

*Hamilton Bluff  
Community Development District*

*Meeting Agenda*

*February 4, 2025*

# AGENDA

# *Hamilton Bluff*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 28, 2025

### **Board of Supervisors Meeting Hamilton Bluff Community Development District**

Dear Board Members:

A Board of Supervisors meeting of the **Hamilton Bluff Community Development District** will be held on **Tuesday, February 4, 2025 at 9:45 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/83614568548>

**Call-In Information:** 1-646-876-9923

**Meeting ID:** 836 1456 8548

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
  - A. Administration of Oaths of Office to Newly Elected Board Members (Emily Caassidy—Seat #3, Bobbie Henley—Seat #4, and Lindsey Roden—Seat #5)
  - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
  - C. Election of Officers
  - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the September 25, 2024 Board of Supervisors Meeting & November 5, 2024 Landowners' Meeting
5. Presentation and Approval of Amended and Restated Engineer's Report Revised January 28, 2025
6. Presentation and Approval of Amended & Restated Master Assessment Methodology Report dated February 4, 2025
7. Consideration of Notice of Boundary Amendment
8. Consideration of Resolution 2025-03 Declaring Special Assessments and Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Lands
9. Consideration of Resolution 2025-04 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels
10. Consideration of Resolution 2025-05 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

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<sup>1</sup> Comments will be limited to three (3) minutes

11. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
12. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
13. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
14. Other Business
15. Supervisors Requests and Audience Comments
16. Adjournment



## SECTION III

## SECTION B

## RESOLUTION 2025-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Hamilton Bluff Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Town of Lake Hamilton, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Emily Cassidy	Seat 3	Votes 100
Bobbie Henley	Seat 4	Votes 150
Lindsey Roden	Seat 5	Votes 150

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Bobbie Henley	4 Year Term
Lindsey Roden	4 Year Term
Emily Cassidy	2 Year Term

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4th day of February 2025.

ATTEST:

**HAMILTON BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson,  
Board of Supervisors

# SECTION D

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Hamilton Bluff Community Development District (hereinafter the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Town of Lake Hamilton, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2025.

ATTEST:

**HAMILTON BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

**MINUTES OF MEETING  
HAMILTON BLUFF  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hamilton Bluff Community Development District was held on Wednesday, **September 25, 2024**, at 9:45 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk  
Bobbie Henley  
Lindsey Roden  
Emily Cassidy

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Patrick Collins  
Rey Malave *via Zoom*

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Engineer, Dewberry

*The following is a summary of the discussions and actions taken at the July 24, 2024, Hamilton Bluff Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:48 a.m. and called roll. Four Supervisors were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no public members present at the meeting or via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 28,  
2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the August 28, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.



On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes from the August 28, 2024 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearings**

##### **A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. Burns stated this public hearing has been advertised and mailed notice was sent to the property owners. She asked for a motion to open the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Cassidy with all in favor, Opening the Public Hearing, was approved.

##### **i. Consideration of Resolution 2024-12 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Burns noted this budget levies an O&M assessment to the unplatted parcels. The assessment is \$446.39 per unit and will be direct billed. Ms. Burns offered to answer any questions on the resolution.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Resolution 2024-12 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.

##### **B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns stated this is a first time O&M levy and asked for a motion to open the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2024-13 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated this will be direct billed. She offered to answer any questions on the collection schedule.

On MOTION by Ms. Roden, seconded by Ms. Schewnk, with all in favor, Resolution 2024-13 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had nothing to report.

**B. Engineer**

**i. Consideration of Work Authorization 2025-01 for District Engineering Services**

Mr. Malave submitted a work authorization for the coming year for District Engineering Services and asked for approval.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Work Authorization 2025-01 for District Engineering Services, was approved.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns asked for a motion to approve the check register from August 20<sup>th</sup> through September 18<sup>th</sup> totaling \$348,619.88.

On MOTION by Ms. Schwenk, seconded by Ms. Cassidy, with all in favor, the Check Register totaling \$348, 619.88, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted financial statements through August are in the agenda package for review.  
No action is necessary from the Board.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Request and Audience  
Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Chairman/Vice Chairman

**MINUTES OF MEETING  
HAMILTON BLUFF  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting and Election of the Board of Supervisors of the Hamilton Bluff Community Development District was held on Tuesday, **November 5, 2024**, at 9:19 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida

Present were:

Bobbie Henley  
Jill Burns

Landowner Representative  
District Manager, GMS

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Ms. Burns stated there is a proxy holder present, Bobbie Henley, representing GLK Hamilton Bluff, LLC, which owns 156.45 acres within the community authorizing her to cast up to 157 votes for each of the three seats up for election on behalf of that entity. The seats available are seats 3, 4, and 5.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Ms. Burns called the meeting to order and called the roll.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Ms. Burns was elected Chairman for the purpose of conducting the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Positions of  
Supervisor**

Ms. Henley nominated Emily Cassidy to Seat #3, Bobbie Henley to Seat #4, and Lindsey Roden to Seat #5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Ms. Burns stated that there were 100 votes cast for Emily Cassidy, 150 votes cast for Bobbie Henley, and 150 votes cast for Lindsey Roden.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Ms. Burns stated Bobbie Henley and Lindsey Roden will serve four-year terms and Emily Cassidy will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowners' Questions and Comments**

There being no questions or comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

REFERENCE NO. 50151874

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# HAMILTON BLUFF

## COMMUNITY DEVELOPMENT DISTRICT

Engineer's Report – Amended and Restated

REVISED JANUARY 28, 2025



**ORIGINAL**

**SUBMITTED BY**

Dewberry Engineers Inc.  
800 North Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
407.843.5120

**SUBMITTED TO**

Hamilton Bluff CDD  
Attention: Jill Burns  
219 E. Livingston Street  
Orlando, Florida 32801  
407.841.5524

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# 1. Introduction

Hamilton Bluff Community Development District (the “District” or “CDD”) is located within the Town of Lake Hamilton, Florida (the “Town”), Polk County, Florida and unincorporated Polk County, Florida. It is located along the east and west sides of Detour Road, with the northern boundary south of Hughes Road, and the southern boundary north of Ridgewood Avenue. The District includes property both east and west of Detour Road. The District currently contains approximately 664 acres and is expected to consist of 3,088 residential lots of various sizes of single-family (SF) units with recreation/amenity areas, parks, and associated infrastructure for the development. The District once expanded will consist of 3,088 SF and additional amenity facilities.

The CDD was established under Town Ordinance O-22-06 which was approved by the Town Commission on March 1, 2022. As amended by ordinance O-2024-16 on January 7, 2025. This Amended and Restated Report is to include the infrastructure required to serve the additional lands described in this report as Hamilton Bluff Phase 3, Overlook at Hamilton Bluff, and Brook Hollow Phase 2. This report has also been updated to reflect the current CDD development plan as well as to further refine cost estimates for the public improvements described herein. The District will own and operate the public roadways, utility systems, and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The Master Developer (“Developer”) GLK Real Estate, LLC, is based in Winter Haven, Florida. The development is approved land use as Residential Medium Density to be constructed in multiple phases. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the Town, Polk County (“County”), Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements is provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) or this Engineer's Report reflects the present intentions of the District and the landowners. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	AREA (AC)
Master Stormwater System	92
Residential Land (Single-Family Lots)	225
Roadways Infrastructure & Public Facilities	101
Open Space/Conservation Areas/Parks	248
TOTAL	664

Table 1.2 Lot Totals by Subdivision

LOT TOTALS BY SUBDIVISION					
LOT WIDTH	PHASE 1	PHASE 2	PHASE 3	OVERLOOK AT HAMILTON BLUFF	BROOK HOLLOW PHASE 2
40-ft SRF Lots	257	167	257	976	105
50-ft SFR Lots	243	103	194	681	105
<b>SUBTOTAL</b>	<b>500</b>	<b>270</b>	<b>451</b>	<b>1657</b>	<b>210</b>
<b>TOTAL</b>					<b>3088</b>

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the best available information, which includes, but is not limited, to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the Town for ownership and maintenance upon completion.

## 2. Purpose and Scope

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District expansion. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. The engineer has considered and in specific instances has relied upon, the information and documentation prepared or supplied by others to prepare this Engineer's Report.

## 3. The Development

The development will consist of a total of 3,088 residential units and associated infrastructure. The development is a planned residential community consisting of 664 acres located along the east and west sides of Detour Road, with the northern boundary south of Hughes Road, and the southern boundary north of Ridgewood Avenue. It is located entirely within the Town of Lake Hamilton, Florida in Polk County. The land use and zoning for the development is Residential Medium Density. The development will be constructed in five (5) phases over an estimated four (4) year period.

## 4. Capital Improvements

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer infrastructure including a lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time as well as the lift station serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. The incremental cost of undergrounding of power within the public rights-of-way or easements will be funded by the District.

The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be open to the public and accessible by the public roadways and sidewalks.

## **5. Capital Improvement Plan Components**

The CIP for the District includes the following:

### **5.1 Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and/or wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the county and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No 12105C0390G dated 12/22/2016 demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required the county and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

### **5.2 Public Roadways**

The proposed public roadway sections include a 24-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 50-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base, and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **5.3 Water and Wastewater Facilities**

A potable drinking water distribution system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the Town of Lake Hamilton. The water system will be designed to provide equal distribution and redundancy. The system will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District. Option for providing irrigation using potable water.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under

the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will pump to an existing force main that will connect to the Town's wastewater treatment facility.

## 5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in approximately four (4) years. Upon completion, the improvements required inspections will be completed and final certifications of completions will be obtained from SWFWMD, FDEP (water distribution and wastewater collection systems), and the Town of Lake Hamilton.

## 5.5 Amenities and Parks

The District will provide funding for an amenity center that is open to the residents and the public to include the following: parking areas, restroom facilities, pool, all-purpose playfields, and walking trails to provide connectivity to the various amenity centers within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails.

## 5.6 Electric Utilities

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the incremental cost of undergrounding for the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke), with Duke providing underground electrical service to the development.

## 5.7 Entry Feature

Landscaping, irrigation, entry features, and walls where required as a buffer at the entrances and along the outside boundary of the development, will be provided by the District. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters where required as a buffer. These items will be funded, owned, and maintained by the CDD.

## 5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report are being financed by the District to benefit all the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

## 5.9 Permitting

Construction permits for all phases are required and include plan approvals from the SWFWMD, FDEP, Town of Lake Hamilton, and Polk county. Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status for Phases 1 & 2

PERMIT STATUS	
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE
Zoning Approval	Residential Planned Unit Development (RPUD) Approved 12/15/2022
Preliminary Plat	Approved 3/9/2023
SWFWMD ERP	Approved 12/5/2022
Construction Plan approvals	Approved 3/2/2023
FDEP Sanitary Sewer General Permit	Approved 5/3/2023
FDEP Polk County Health Dept. Water Distribution General Permit	Approved 5/19/2023

Table 5.2 Permit Status for Phase 3

PERMIT STATUS	
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE
Zoning Approval	Residential Planned Unit Development (RPUD) Approved 12/15/2022
Preliminary Plat	Approved 3/14/2023
SWFWMD ERP	Approved 3/4/2024
Construction Plan approvals	Approved 4/17/2024
FDEP Sanitary Sewer General Permit	Approved 7/31/2024
FDEP Polk County Health De pt. Water Distribution General Permit	Approved 8/21/2024

Table 5.3 Permit Status for Overlook at Hamilton Bluff

PERMIT STATUS	
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE
Zoning Approval	Residential Planned Unit Development (RPUD) Approved 1/9/2024
Preliminary Plat	Approved 3/9/2023
SWFWMD ERP	Approved 12/5/2022
Construction Plan approvals	Approved 3/2/2023
FDEP Sanitary Sewer General Permit	Approved 5/3/2023
FDEP Polk County Health De pt. Water Distribution General Permit	Approved 5/19/2023

Table 5.4 Permit Status for Brook Hollow Phase 2

PERMIT STATUS	
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE
Zoning Approval	Residential Planned Unit Development (RPUD) Approved 12/15/2022
Preliminary Plat	Approved 3/14/2023
SWFWMD ERP	Approved 1/5/2024
Construction Plan approvals	Approved 7/28/2024
FDEP Sanitary Sewer General Permit	Approved 5/10/2023
FDEP Polk County Health Dept. Water Distribution General Permit	Approved 2/3/2024

## 6. Recommendation

As previously described, the public infrastructure, as described, is necessary for the development and functional operation as required by the Town. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of Polk County and SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, FDEP, Polk County, and Town of Lake Hamilton utilities' regulations.

## 7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

## 8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the CDD. The CDD is being designed in accordance with current government regulatory requirements. The Development will serve its intended function provided the construction is in substantial compliance with the design. The Development's construction is based upon current development plans.

## 9. Engineer's Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. Assets will be purchased by the District at the lesser of fair market value or actual cost. All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and the Town. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

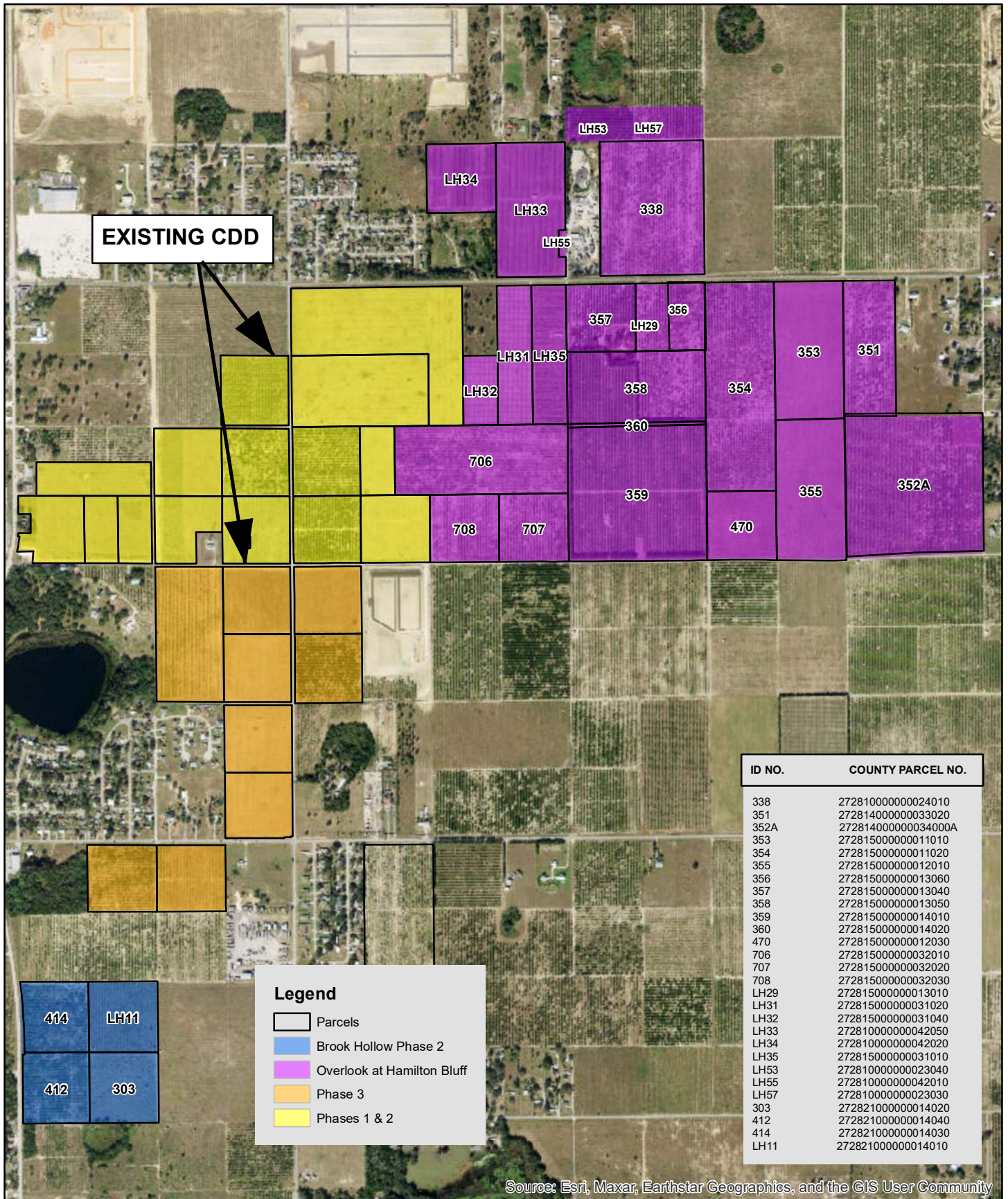
I hereby certify that the foregoing is a true and correct copy of the engineer's report for Hamilton Bluff Community Development District.



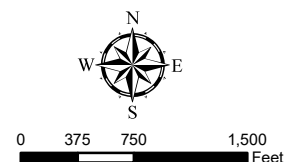
Reinardo Malavé, P.E.

Florida License No. 31588





## EXHIBIT 1 - BOUNDARY MAP HAMILTON BLUFF CDD



### LEGAL DESCRIPTION:

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 1339.61 FEET TO THE SOUTH LINE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°06'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.65 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S00°00'00"E, A DISTANCE OF 670.35 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°04'56"E, ALONG SAID SOUTH LINE, A DISTANCE OF 337.48 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15; THENCE S00°34'06"E, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE N89°58'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE S90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO THE END OF SAID CURVE; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST LINE, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°37'27"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 266 ACRES MORE OR LESS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 08/25/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: WS

CHECKED BY: WPH

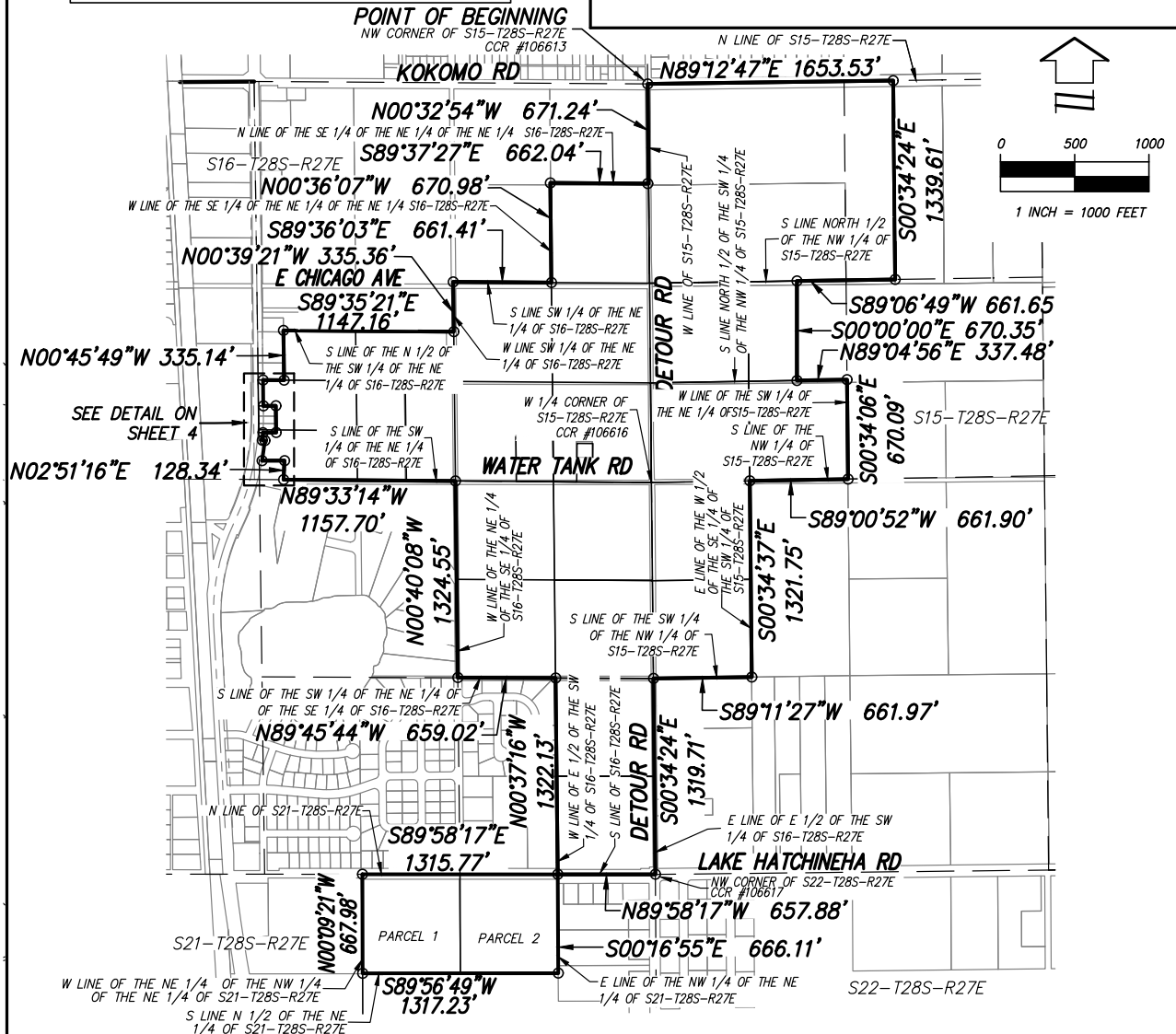
## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD





# LEGEND:

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



## SKETCH OF DESCRIPTION

-OF-

**HAMILTON BLUFF CDD**

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 08/25/2023

REV DATE:

SCALE 1" = 1000'

PROJ: 50151874

DRAWN BY: WS

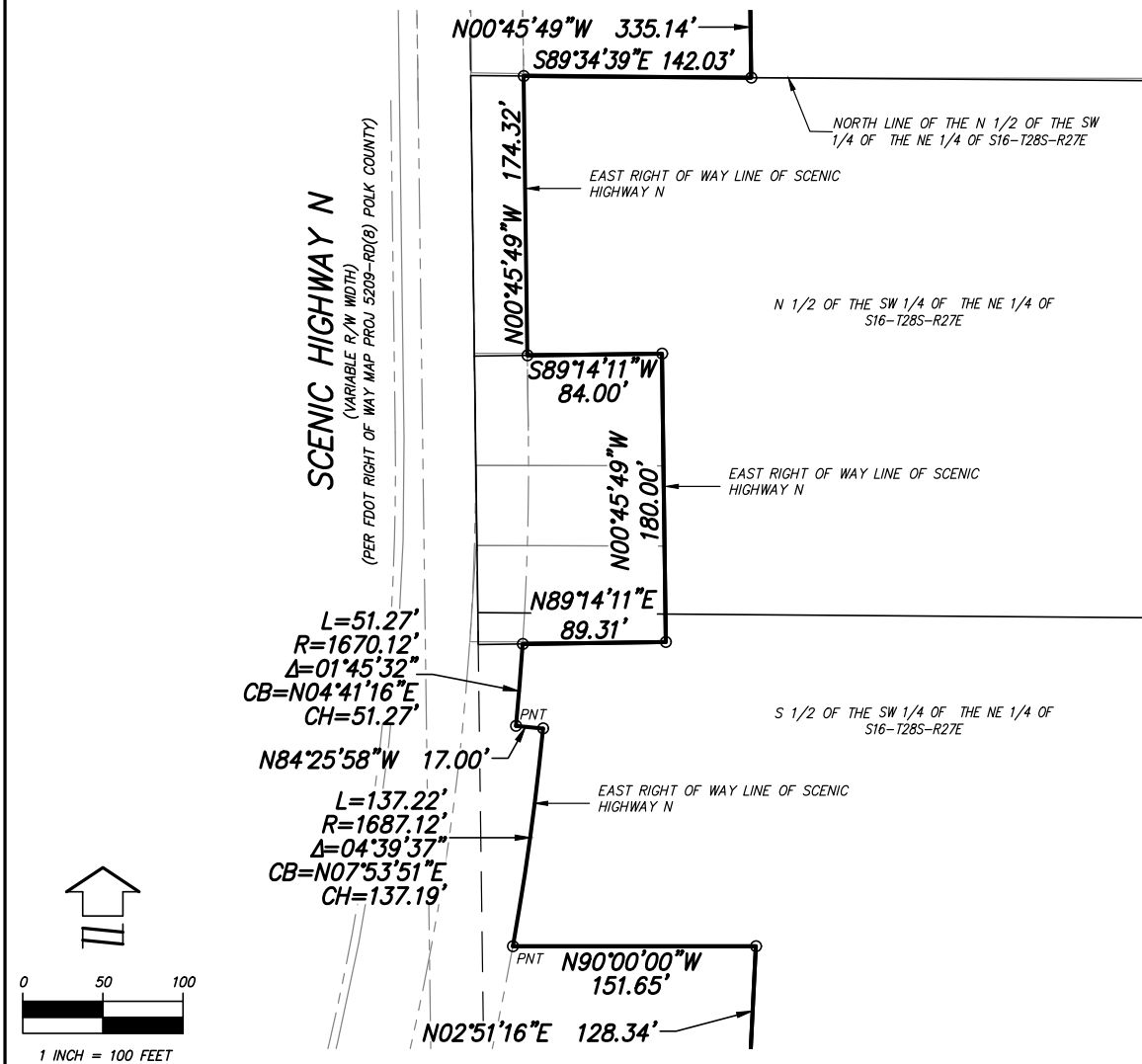
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## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



# LEGEND:

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PNT	POINT OF NON-TANGENCY	Δ	CENTRAL ANGLE
PT	POINT OF TANGENCY	CB	CHORD BEARING
R/W	RIGHT OF WAY	CH	CHORD LENGTH
ORB	OFFICIAL RECORDS BOOK	SF	SQUARE FEET
PB	PLAT BOOK	AC	ACRES
		SEC	SECTION



## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



**LEGAL DESCRIPTION:**

A PORTION OF SECTIONS 10, 14 AND 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID NORTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'06"W, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°03'51"W, ALONG SAID SOUTH LINE, A DISTANCE OF 330.89 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°33'48"W, ALONG SAID WEST LINE, A DISTANCE OF 670.38 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°06'49"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.65 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'24"W, ALONG SAID WEST LINE, A DISTANCE OF 669.81 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE E 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID NORTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

358 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023

REV DATE: 06/18/24

SCALE 1" = N/A

PROJ: 50151874

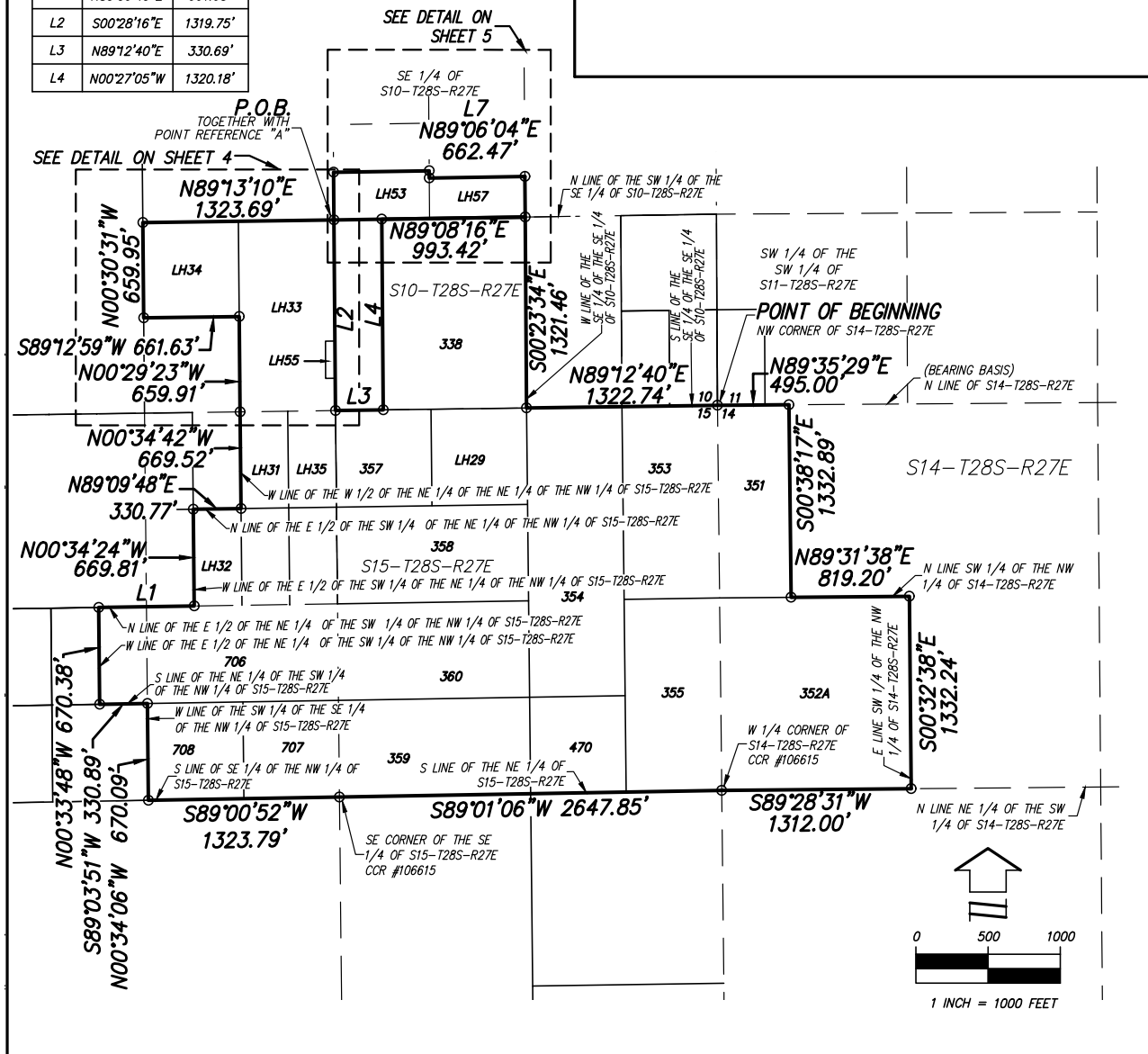
DRAWN BY: WS

CHECKED BY: WPH

**COMPOSITE EXHIBIT 3 -  
EXPANSION PARCELS  
HAMILTON BLUFF CDD**



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

CH DEV LLC

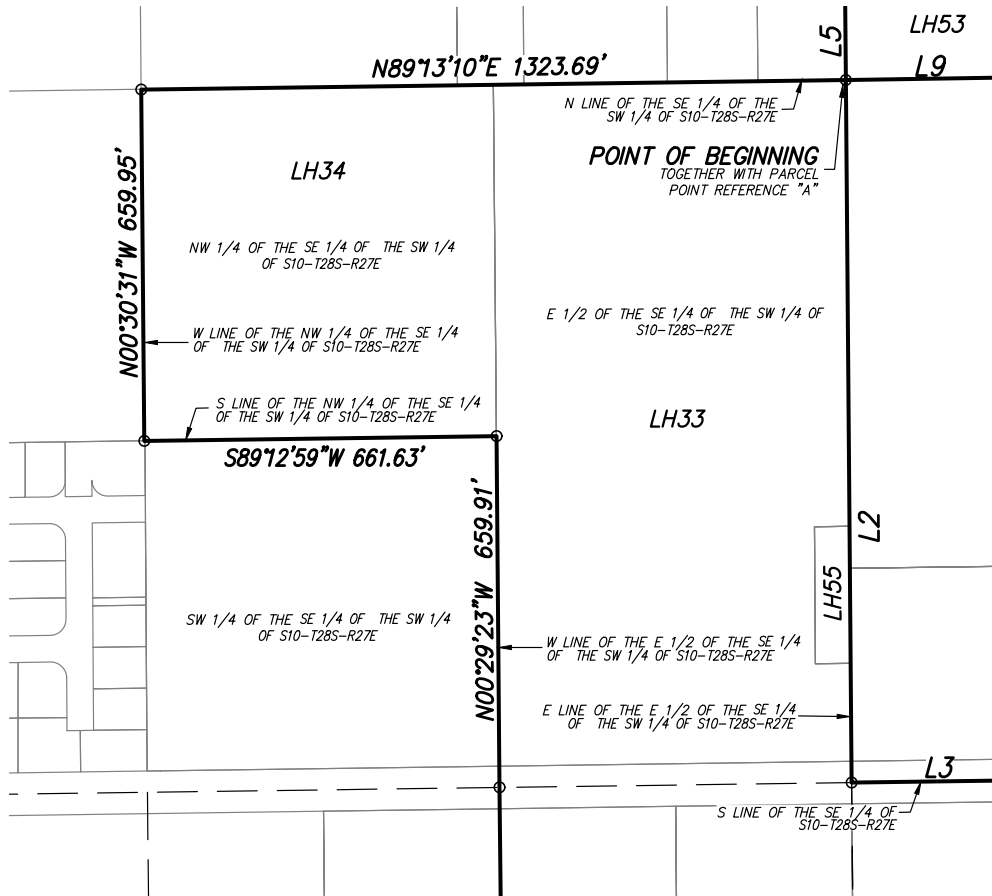
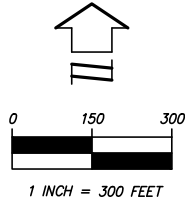
DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 1000'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
POLK COUNTY FLORIDA



**Dewberry**

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

PREPARED FOR:

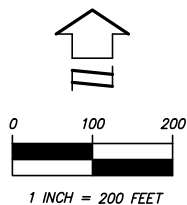
**CH DEV LLC**

DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 300'

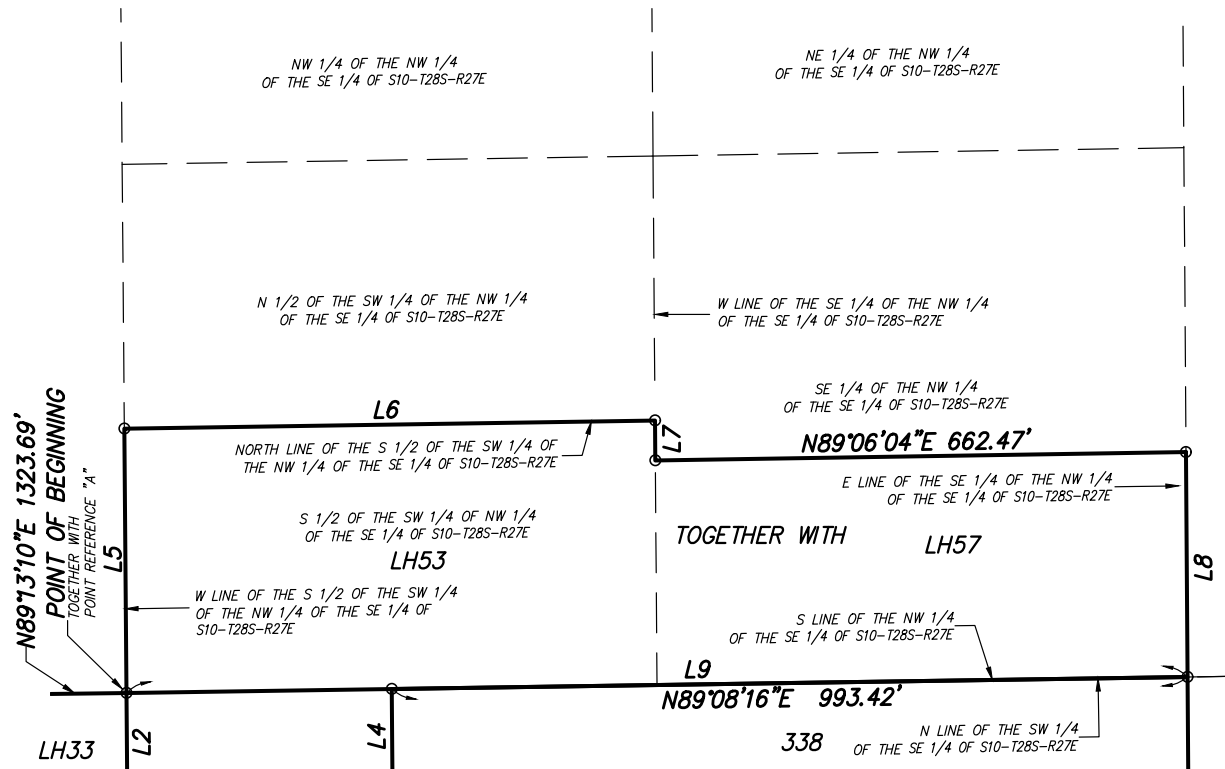
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L2	S00°28'16"E	1319.75'
L4	N00°27'05"W	1320.18'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
POLK COUNTY FLORIDA



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

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 200'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





**LEGAL DESCRIPTION:**

**PARCEL 1**

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

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE  
SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE  
OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF  
EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER  
RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST  
RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°20'43"W, A  
DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY  
HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF  
N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE  
ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO THE END OF SAID CURVE; THENCE  
DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET  
TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO  
A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO  
A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86  
FEET TO THE POINT OF BEGINNING.

TOTAL EXITING CDD LIMITS = 40 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 21 & 22,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

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

PREPARED FOR:

**CH DEV LLC**

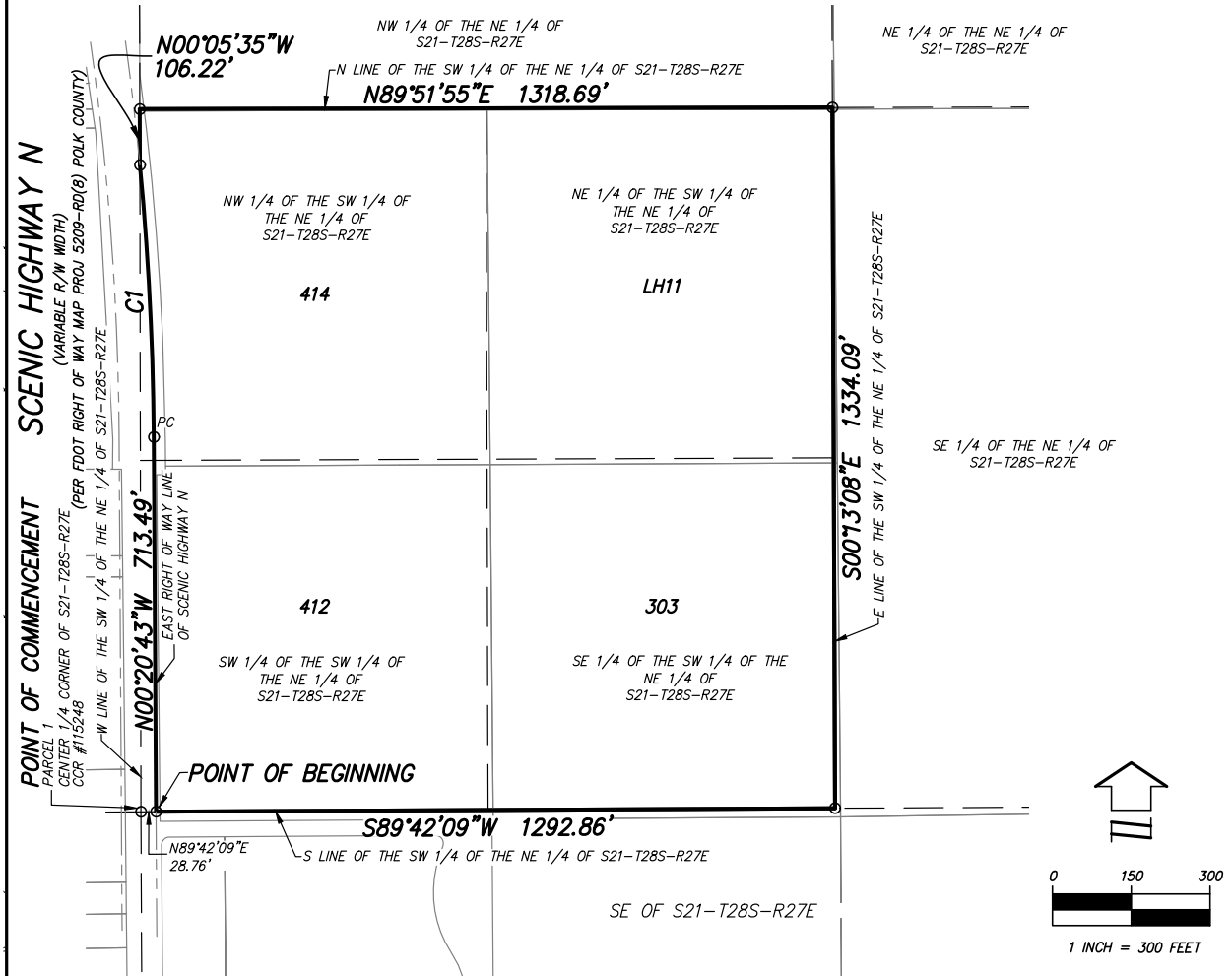
DATE: 09/06/2023  
REV DATE: 08/22/24  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 3 -  
EXPANSION PARCELS  
HAMILTON BLUFF CDD**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

-OF-

**HAMILTON BLUFF CDD**

SECTIONS 21 & 22,  
 TOWNSHIP 28 SOUTH, RANGE 27 EAST  
 POLK COUNTY FLORIDA



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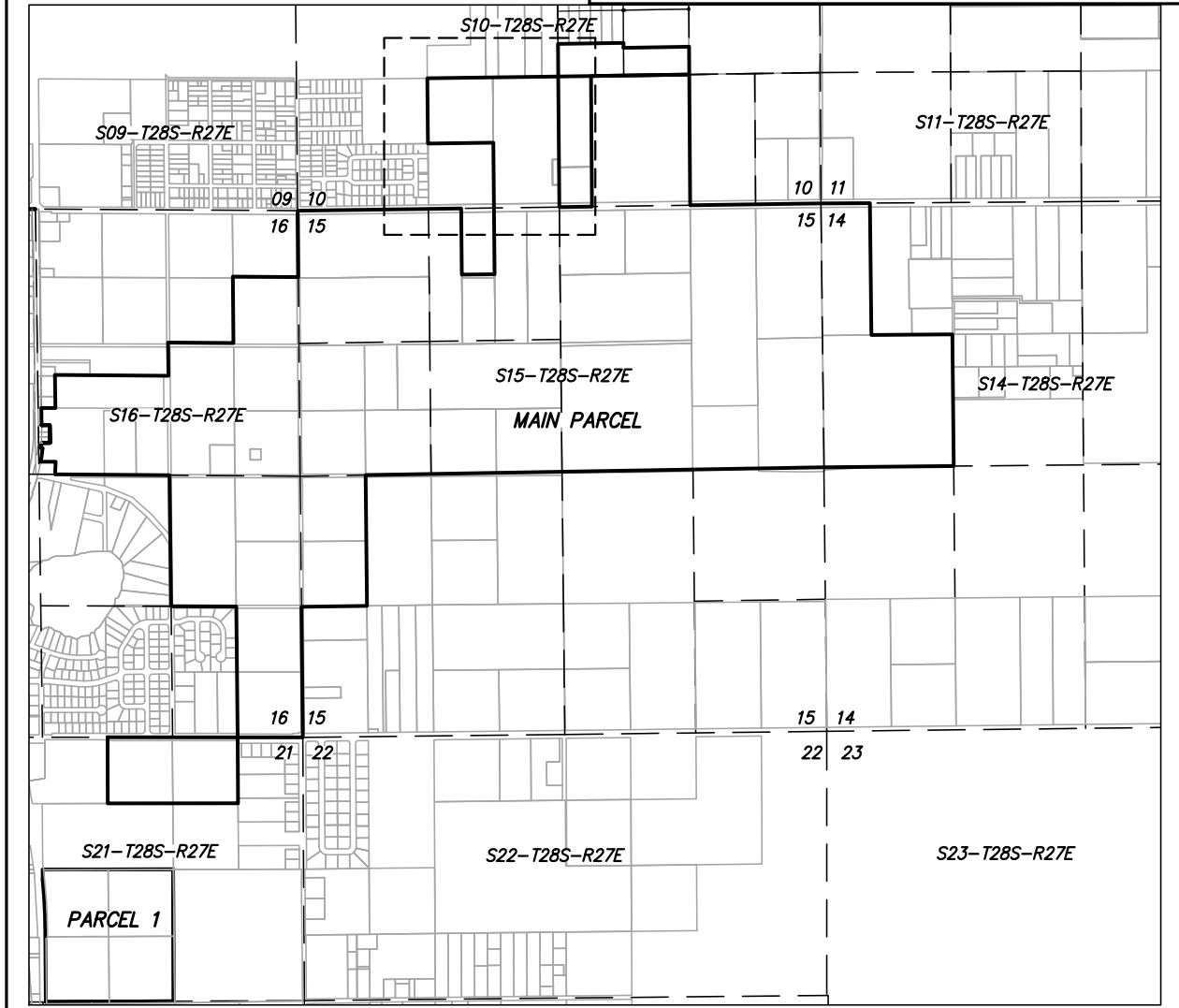
DATE: 09/06/2023  
 REV DATE: 08/22/24  
 SCALE 1" = 1000'

PROJ: 50151874  
 DRAWN BY: WS  
 CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



KEY MAP:  
NOT TO SCALE



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

# COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



**LEGAL DESCRIPTION:**

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W. 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID SOUTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE EAST 1/4 CORNER OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE S89°58'17"E, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70; THENCE N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE N90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE AND A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO A POINT OF NON-TANGENCY; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET;

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**



**LEGAL DESCRIPTION:** (CONTINUE)

THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHT OF WAY, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE AFORE MENTIONED EAST RIGHT OF WAY LINE; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 ; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16 ; THENCE S89°37'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL 1**

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

COMMENCE AT THE CENTER CORNER OF SAID SECTION 21: THENCE N89°42'09"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: N00°20'43"W, A DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10 ; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

TOTAL EXISTING CDD LIMITS = 664 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

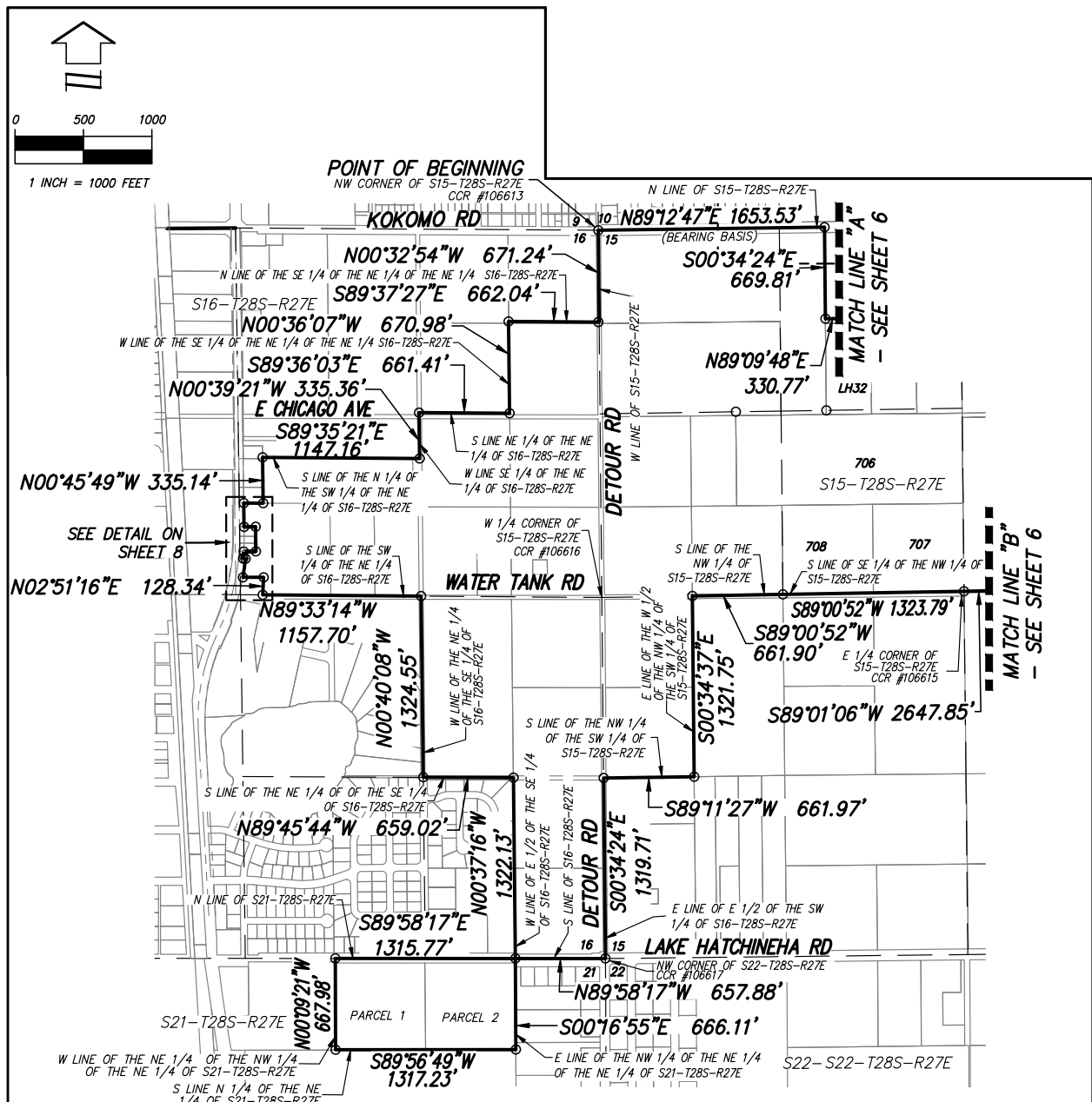
**CH DEV LLC**

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**





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SKETCH OF DESCRIPTION

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HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
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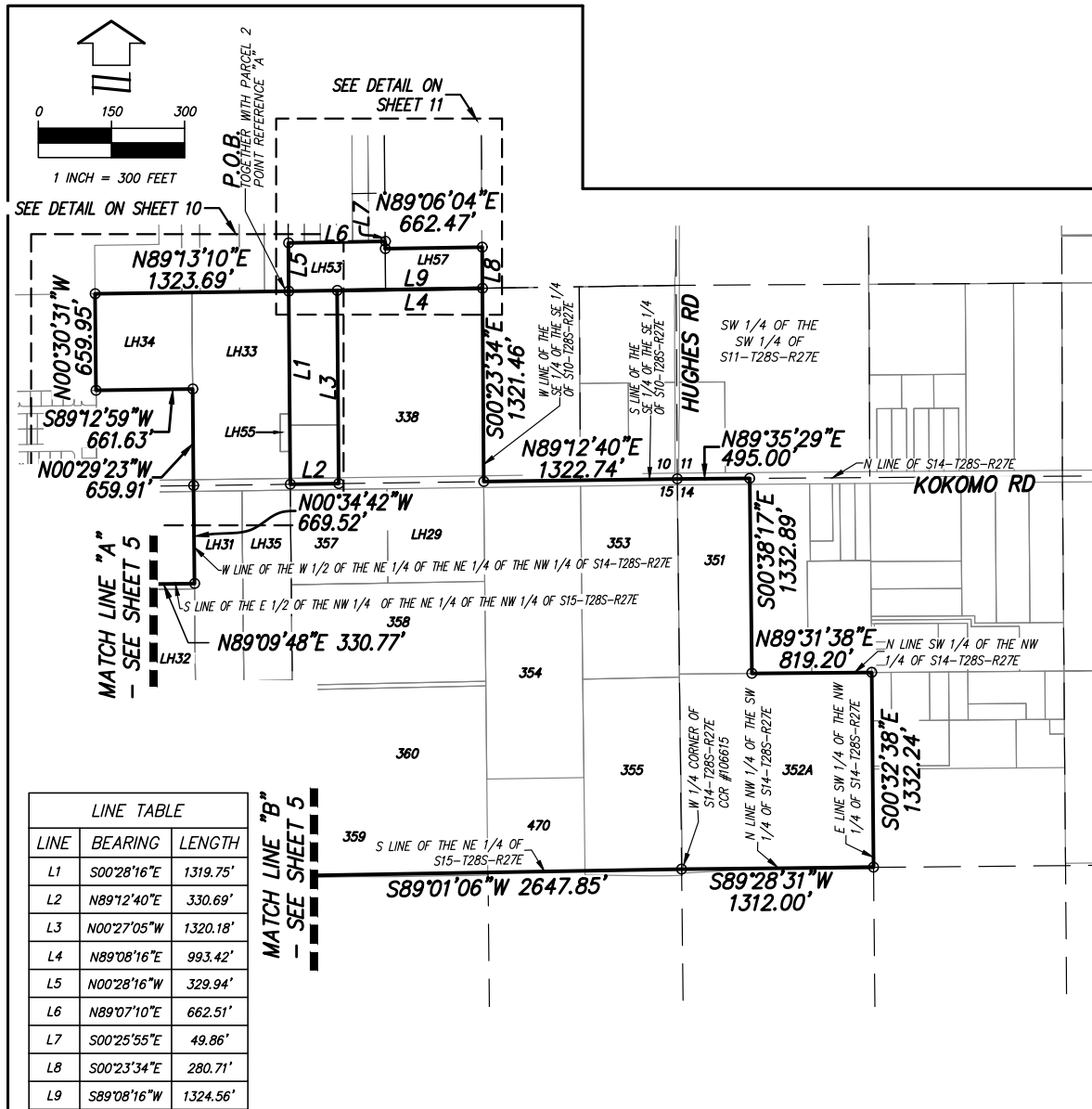
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SCALE 1" = 1000'

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## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD







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SKETCH OF DESCRIPTION

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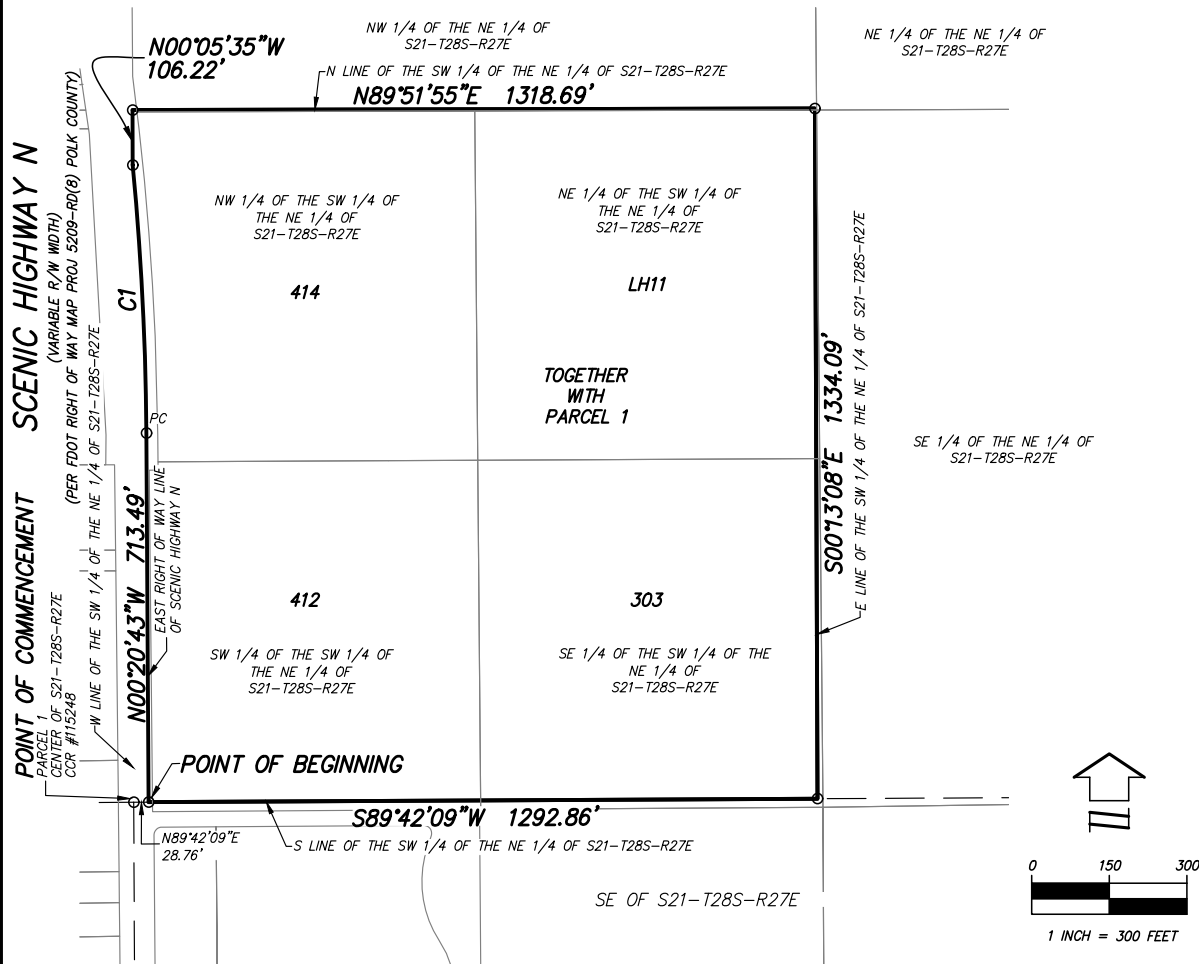
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SCALE 1" = 1000'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

# COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



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### SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
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PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 300'

PROJ: 50151874  
DRAWN BY: WS  
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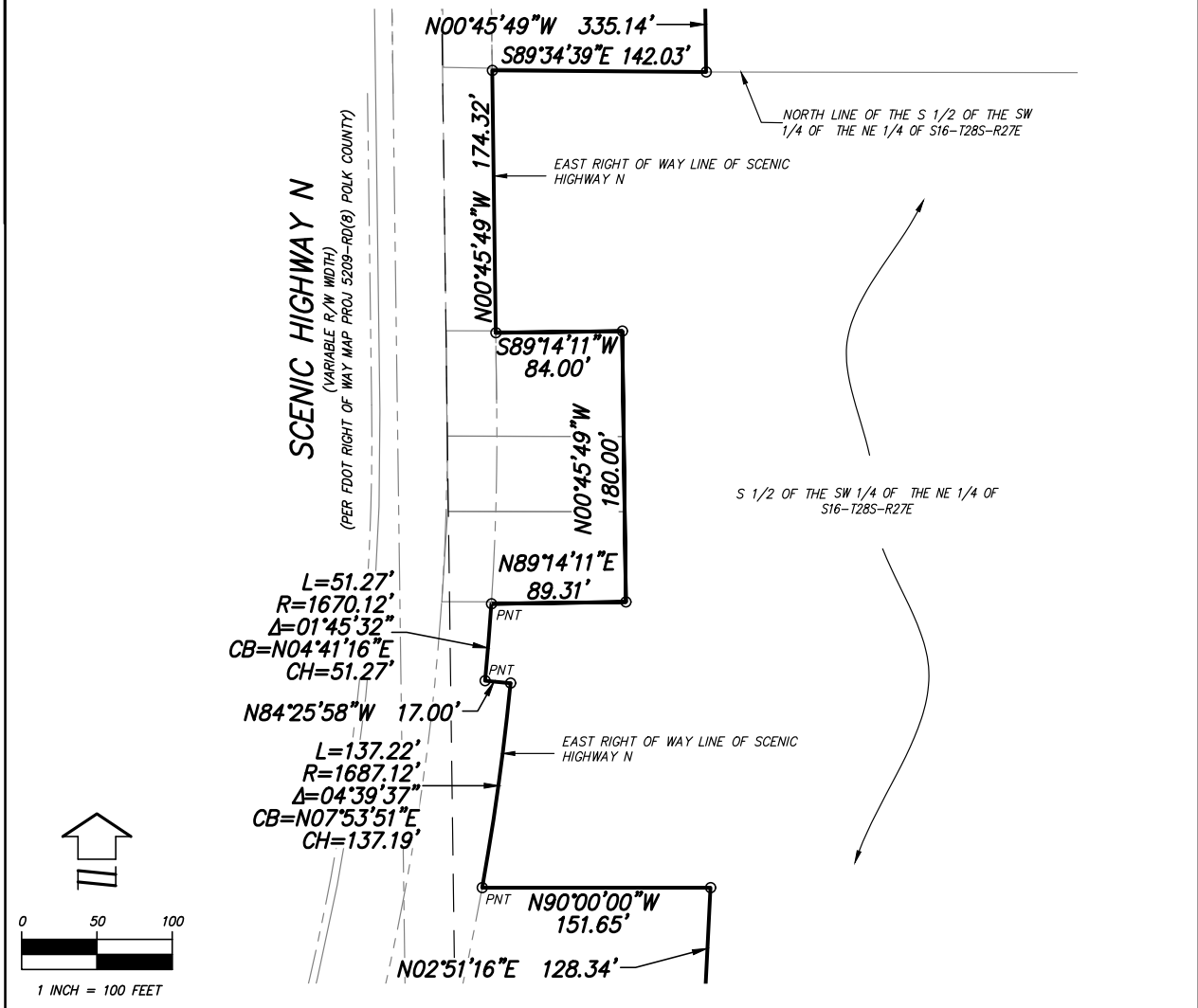
## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





# LEGEND:

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



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HAMILTON BLUFF CDD

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DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 100'

PROJ: 50151874

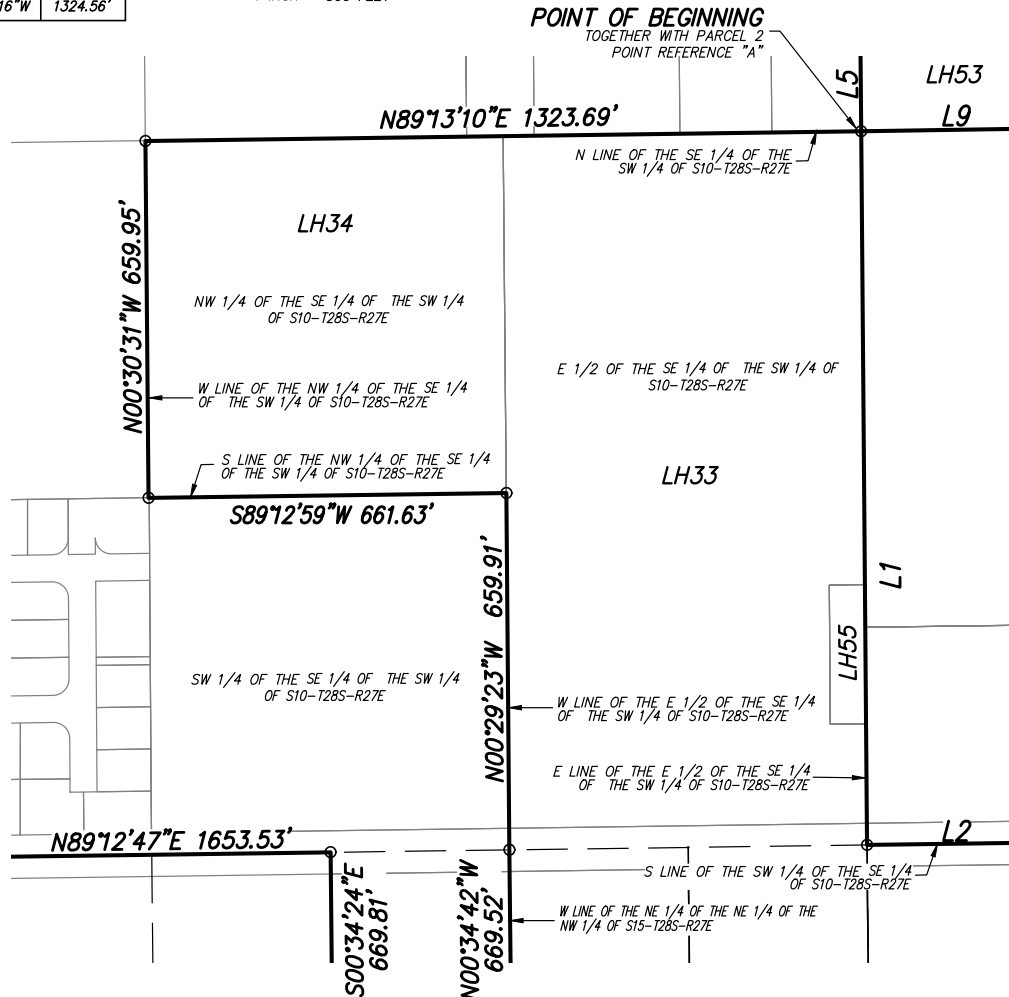
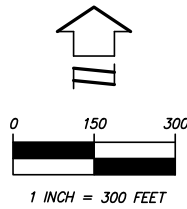
DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L2	N89°12'40"E	330.69'
L5	N00°28'16"W	329.94'
L9	S89°08'16"W	1324.56'



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#### SKETCH OF DESCRIPTION

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**HAMILTON BLUFF CDD**

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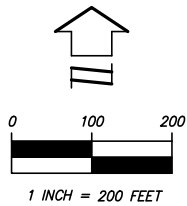
PROJ: 50151874

DRAWN BY: WS

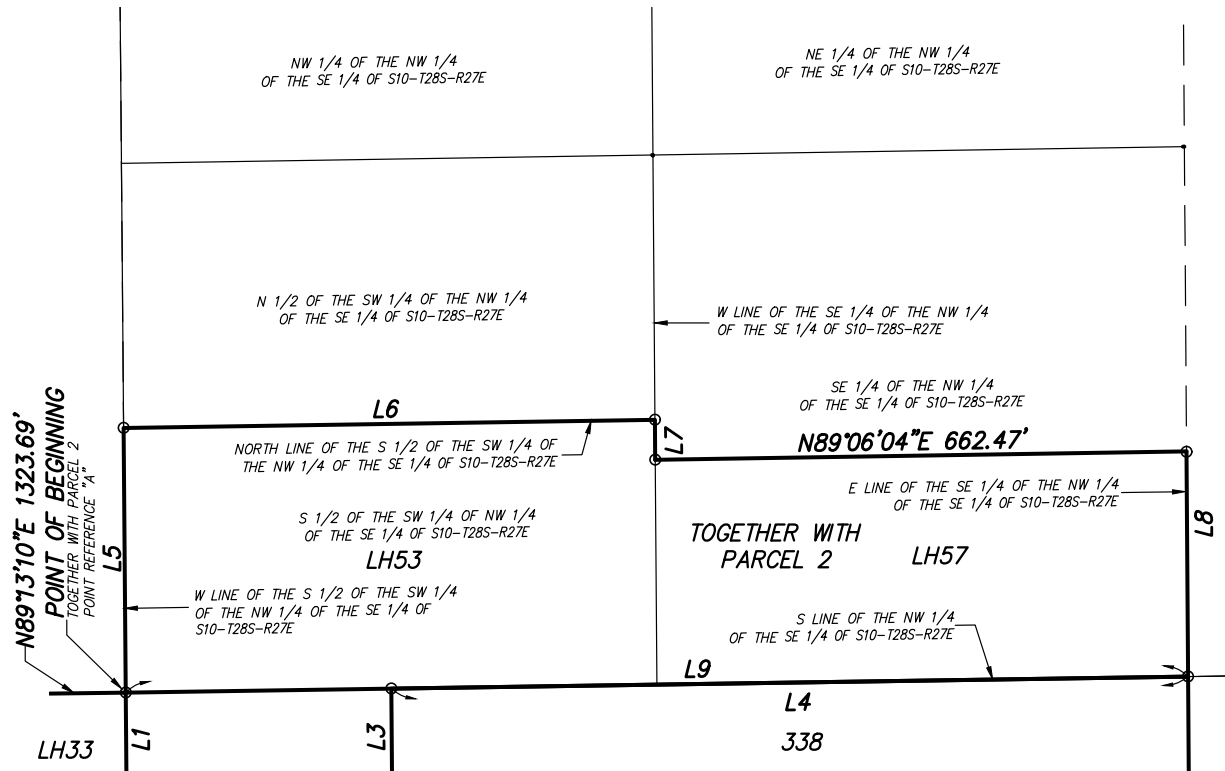
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## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L3	N00°27'05"W	1320.18'
L4	N89°08'16"E	993.42'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

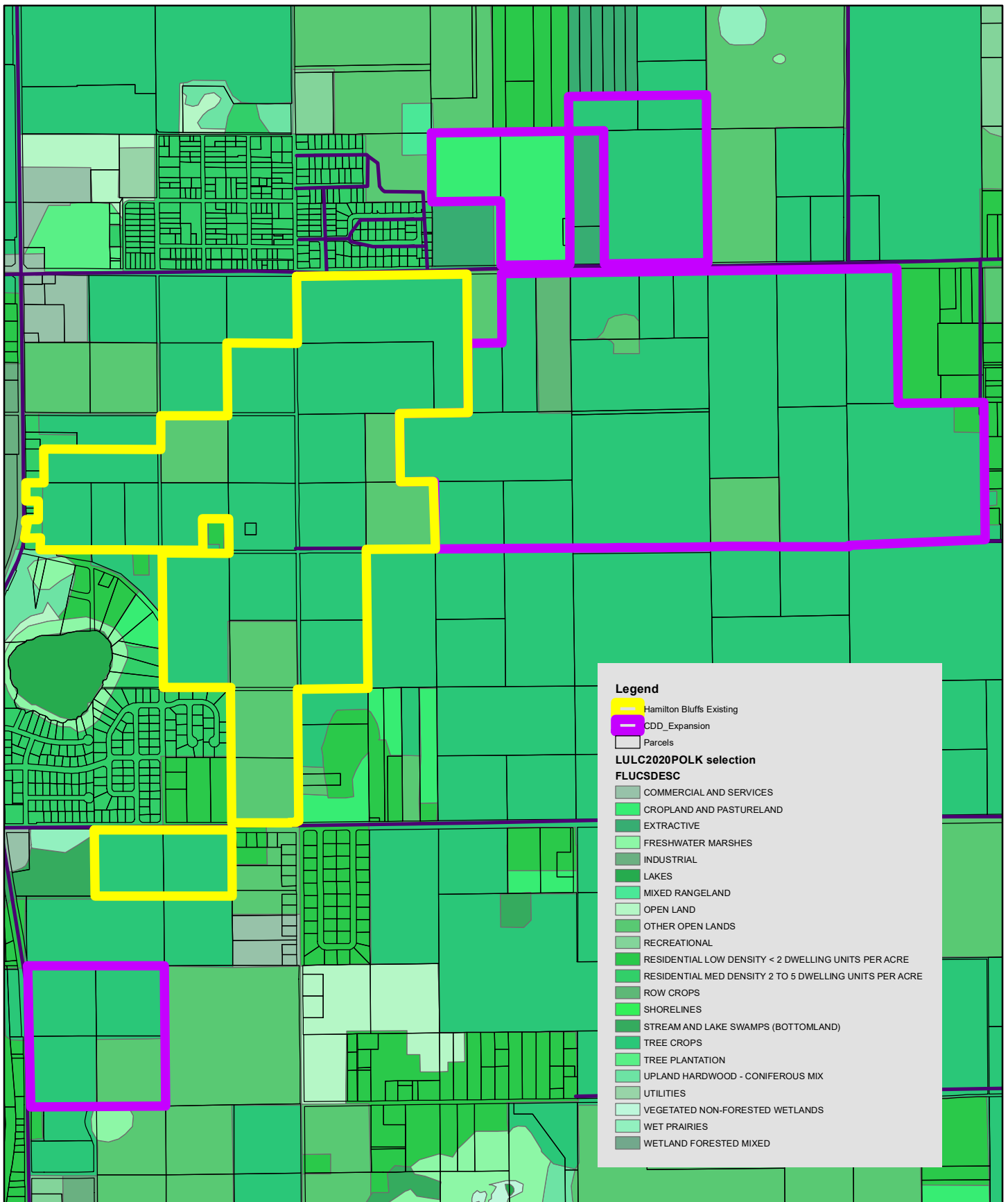
CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 200'

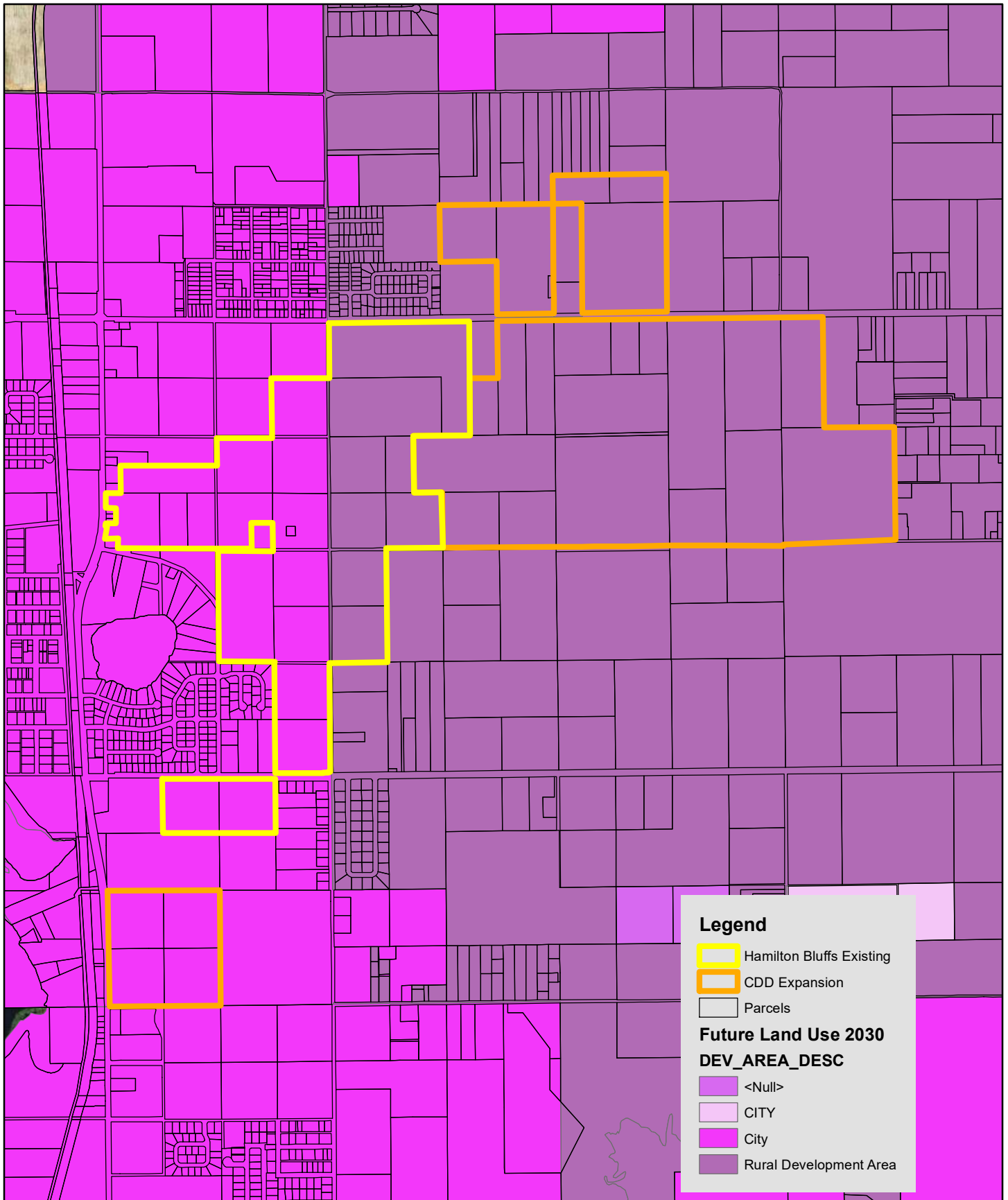
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## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD

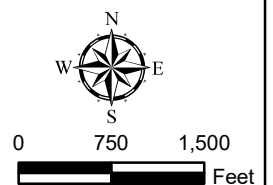


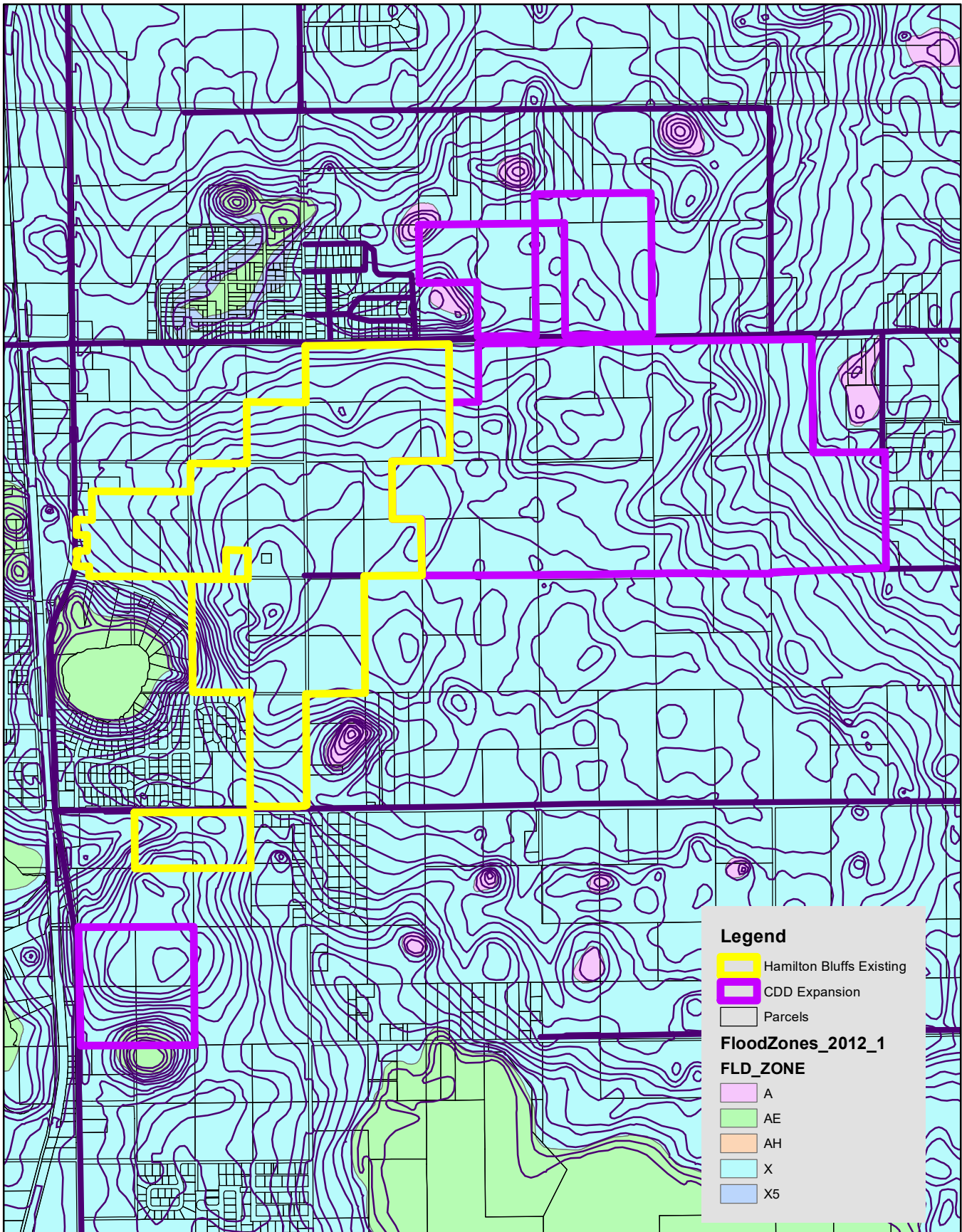


# COMPOSITE EXHIBIT 7 - LAND USE HAMILTON BLUFF CDD

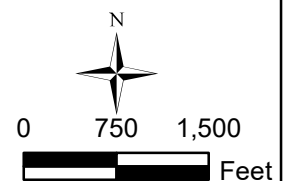


**COMPOSITE EXHIBIT 7 -  
FUTURE LAND USE  
HAMILTON BLUFF CDD**





**COMPOSITE EXHIBIT 8 -  
DRAINAGE & UTILITIES  
HAMILTON BLUFF CDD**



### Composite Exhibit 9

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Town of Lake Hamilton	District Bonds	Town of Lake Hamilton**
Street Lighting****	District	District	District Bonds	District/Duke Energy**
Road Construction	District	Town of Lake Hamilton ***	District Bonds	Town of Lake Hamilton/Polk County***
Offsite Improvements	District	Polk County/Town of Lake Hamilton	District Bonds	Polk County/Town of Lake Hamilton***
Entry Feature & Signage	District	District	District Bonds	District
Recreation Facilities/Amenities	District	District	District Bonds	District

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

\*\*Lift Stations/Water/Sewer to be owned by City of Haines City and operated and maintained by Town of Lake Hamilton

\*\*\*Offsite roads to be owned by Polk County/Town of Lake Hamilton, but operated/maintained by either Town of Lake Hamilton or Polk County

\*\*\*\* District will fund only the incremental cost of undergrounding of electrical conduit



**SUMMARY OF OPINION OF PROBABLE COST  
COMPOSITE EXHIBIT 9**

<b>Infrastructure</b>	<b>Hamilton Bluff Phase 1 2023-2025 500 Lots</b>	<b>Hamilton Bluff Phase 2 2023-2025 270 Lots</b>	<b>Hamilton Bluff Phase 3 2025-2027 451 Lots</b>	<b>Overlook at Hamilton Bluff 2026-2028 1657 Lots</b>	<b>Brook Hollow Phase 2 2025-2027 210 Lots</b>	<b>Total 3088 Lots</b>
Offsite Improvements (1)(5)(7)(11)	\$3,591,950	\$2,230,790	\$3,410,462	\$12,530,234	\$1,588,020	\$23,351,456
Stormwater Management (1)(2)(3)(5)(6)(7)	\$7,089,138	\$4,402,728	\$6,730,950	\$24,729,897	\$3,134,145	\$46,086,856
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7)(9)(11)	\$6,355,405	\$3,947,041	\$6,034,290	\$22,170,329	\$2,809,758	\$41,316,822
Roadway (1)(4)(5)(7)	\$3,167,775	\$1,967,355	\$3,007,719	\$11,050,533	\$1,400,490	\$20,593,872
Entry Feature (1)(7)(8)(9)(11)	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Parks and Amenities (1)(7)(11)	\$1,500,000	\$750,000	\$1,500,000	\$4,000,000	\$55,000	\$7,805,000
General Consulting (11)	-	-	-	-	-	<b>\$14,040,401</b>
Contingency (11)	-	-	-	-	-	<b>\$15,444,441</b>
<b>SUBTOTAL</b>	<b>\$21,954,268</b>	<b>\$13,547,914</b>	<b>\$20,933,420</b>	<b>\$74,730,992</b>	<b>\$9,237,413</b>	<b>\$169,888,848</b>

**Notes:**

(1) District to be constructed as five (5) phases.

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

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

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

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

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

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

(8) Estimates are based on 2025 cost.

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

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

(11) Estimates based on 3088 lots.

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



## SECTION VI

**AMENDED & RESTATED  
MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
HAMILTON BLUFF  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: February 4, 2025**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801**



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**GMS-CF, LLC does not represent Hamilton Bluff Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide Hamilton Bluff Community Development District with financial advisory services or offer investment advice in any form.**

## **1.0 Introduction**

The Hamilton Bluff Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended (the “District”). The District plans to issue up to \$171,270,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Engineer’s Report – Amended and Restated revised January 28, 2025, prepared by Dewberry Engineers Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

### **1.1 Purpose**

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology Report dated March 8, 2022 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefiting from the District’s capital improvement plan (“CIP”). Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$19,165,000 Special Assessment Bonds, Series 2024 (the “Series 2024 Bonds”), Supplemental Assessment Methodology for Assessment Area One dated March 1, 2024 (the “Series 2024 Supplemental Report”). The Series 2024 Bonds remain unchanged by this report. The Series 2024 Supplemental Report applied the methodology to the details of the Series 2024 Bonds to allocate debt assessments (“Series 2024 Assessments”) to the properties consisting of Phase 1 & Phase 2 within the District to secure the repayment of the Series 2024 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to the District’s boundaries to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include an additional 1,843 lots.

This Amended and Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an assessment methodology that reflects the additional parcels, improvements, and planned lots.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the CIP. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

## **1.2 Background**

The District originally consisted of approximately 266 acres and has recently been expanded to include an additional 398 acres (the "Expansion Area"), for a total of 664 acres. The District currently includes approximately 664 acres entirely within the Town of Lake Hamilton, Polk County, Florida. The development program currently envisions approximately 3,088 residential lots (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadways, entry features, parks and amenities, general consulting and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is

platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to assessable property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$133,362,387. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and

capitalized interest, will be approximately \$171,270,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District is planning to issue up to \$171,270,000 in Bonds to fund all or a portion of the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$171,270,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$133,362,387. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$171,270,000. Table 3 shows the breakdown of the bond sizing.

### **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements. Assessments for Phases 1-3 will remain unchanged based on this report. The initial assessments for the the Expansion Area improvements of the District's CIP will levied on an equal acreage basis to assessable property within the Expansion Area within the District.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 3,088 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be

calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The CIP consists of offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadways, entry features, parks and amenities, general consulting, and contingency. There are *two* residential product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadways, entry features, parks and amenities, general consulting, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.



## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

#### **4.0 Assessment Roll**

The District liens for Phases 1-3 remain unchanged. The initial District liens for the Expansion Area improvements will be allocated across the property within the Expansion Area within the District on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1  
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

**Phases 1-3**

Product Types	Phase 1	Phase 2	Phase 3	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family 40'	257	167	257	681	0.80	544.80
Single Family 50'	243	103	194	540	1.00	540.00
<b>Total Units</b>				<b>1,221</b>		<b>1084.80</b>

**Expansion Area**

	Overlook at Hamilton Bluff	Brook Hollow Phase 2	No. of Units *	ERUs per Unit (1)	Total ERUs
Product Types					
Single Family 40'	976	105	1081	0.80	864.80
Single Family 50'	681	105	786	1.00	786.00
<b>Total Units</b>			<b>1,867</b>		<b>1650.80</b>

**Combined**

Product Types	Total Units
Single Family 40'	1,762
Single Family 50'	1,326
<b>Total Units</b>	<b>3,088</b>

(1) 50' Single Family unit equal to 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2**  
**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**INFRASTRUCTURE COST ESTIMATES**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	<b>Original CIP (Phases 1-3)</b>	Overlook at Hamilton Bluff	Brook Hollow Phase 2	<b>Expansion Area CIP Total</b>	<b>Combined Total</b>
Offsite Improvements	\$5,244,166	\$12,530,234	\$1,558,020	\$14,088,254	\$ 19,332,420
Stormwater Management	\$8,825,016	\$24,729,897	\$3,134,145	\$27,864,042	\$ 36,689,058
Utilities	\$8,049,139	\$22,107,329	\$2,809,758	\$24,917,087	\$ 32,966,226
Roadway	\$4,006,649	\$11,050,533	\$1,400,490	\$12,451,023	\$ 16,457,672
Entry Feature	\$498,440	\$250,000	\$250,000	\$500,000	\$ 998,440
Parks and Amenities	\$2,093,460	\$4,000,000	\$55,000	\$4,055,000	\$ 6,148,460
General Consulting	\$0	\$7,466,799	\$1,012,815	\$8,479,615	\$ 8,479,615
Contingency	\$3,156,276	\$8,213,479	\$920,741	\$9,134,221	\$ 12,290,497
<b>Total</b>	<b>\$31,873,146</b>	<b>\$90,348,272</b>	<b>\$11,140,970</b>	<b>\$101,489,241</b>	<b>\$133,362,387</b>

(1) A detailed description of these improvements is provided in the Master Engineer's Report - Amended & Restated dated March 8, 2022, revised January 28, 2025

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

**Bond Sizings**

<b>Description</b>	<b>Phases 1-3</b>	<b>Expansion Area</b>	<b>Combined Total</b>
Construction Funds	\$31,873,146	\$101,489,241	\$133,362,387
Debt Service Reserve	\$2,868,583	\$9,456,709	\$12,325,292
Capitalized Interest	\$4,932,000	\$15,620,400	\$20,552,400
Underwriters Discount	\$822,000	\$2,603,400	\$3,425,400
Cost of Issuance	\$600,000	\$1,000,000	\$1,600,000
Rounding	\$4,271	\$250	\$4,521
<b>Par Amount*</b>	<b>\$41,100,000</b>	<b>\$130,170,000</b>	<b>\$171,270,000</b>

<b>Bond Assumptions:</b>	<b>Phases 1-3</b>	<b>Expansion Area</b>
Average Coupon	6.00%	6.00%
Amortization	30 years	30 years
Capitalized Interest	24 months	24 months
Debt Service Reserve	Max Annual D/S	Max Annual D/S
Underwriters Discount	2%	2%

\* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF BENEFIT  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

**Phases 1-3**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	681	0.80	544.80	50.22%	\$16,007,089	\$23,505
Single Family 50'	540	1.00	540.00	49.78%	\$15,866,057	\$29,382
<b>Totals</b>	<b>1,221</b>		<b>1,084.80</b>	<b>100.00%</b>	<b>\$31,873,146</b>	

**Expansion Area**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	1081	0.80	864.80	52.39%	\$53,166,886	\$49,183
Single Family 50'	786	1.00	786.00	47.61%	\$48,322,355	\$61,479
<b>Totals</b>	<b>1,867</b>		<b>1,650.80</b>	<b>100.00%</b>	<b>\$101,489,241</b>	

\* Unit mix is subject to change based on marketing and other factor

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

**Phases 1-3**

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	681	\$ 16,007,089	\$ 20,640,929	\$ 30,310
Single Family 50'	540	\$ 15,866,057	\$ 20,459,071	\$ 37,887
<b>Totals</b>	<b>1,221</b>	<b>\$ 31,873,146</b>	<b>\$ 41,100,000</b>	

**Expansion Area**

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	1081	\$ 53,166,886	\$ 68,191,796	\$ 63,082
Single Family 50'	786	\$ 48,322,355	\$ 61,978,205	\$ 78,853
<b>Totals</b>	<b>1,867</b>	<b>\$ 101,489,241</b>	<b>\$ 130,170,000</b>	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6  
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

**Phases 1-3**

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	681	\$20,640,929	\$30,310	\$1,440,638	\$2,115	\$2,275
Single Family 50'	540	\$20,459,071	\$37,887	\$1,427,945	\$2,644	\$2,843
<b>Totals</b>	<b>1,221</b>	<b>\$41,100,000</b>		<b>\$2,868,583</b>		

**Expansion Area**

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	1081	\$68,191,796	\$63,082	\$4,954,060	\$4,583	\$4,928
Single Family 50'	786	\$61,978,205	\$78,853	\$4,502,649	\$5,729	\$6,160
<b>Totals</b>	<b>1,867</b>	<b>\$130,170,000</b>		<b>\$9,456,709</b>		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 7**  
**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

**Phases 1-3**

Owner	Parcel ID*	Acres	Total Par Debt	Total Par Debt	Net Annual Debt	Gross Annual
			Allocation Per Acre		Assessment Allocation	Debt Assessment Allocation (1)
PHC I Property, LLC	272815-000000-033010	29.40	\$163,147	\$4,796,523	\$334,774.29	\$359,972.36
PHC I Property, LLC	272815-000000-033020	20.52	\$163,147	\$3,347,777	\$233,658.79	\$251,246.01
GAMA Investors, LLC	272816-823000-038040	9.89	\$163,147	\$1,613,524	\$112,616.25	\$121,092.74
Cassidy Property Investments, LLC	272816-823000-040012	8.12	\$163,147	\$1,324,754	\$92,461.47	\$99,420.94
Northeast Polk Land Investments, LLC	272816-823000-037020	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
CH DEV LLC	272816-823000-037010	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
Atlanticblue Capital, LLC	272815-000000-034040	9.74	\$163,147	\$1,589,052	\$110,908.22	\$119,256.15
Northeast Polk Land Investments, LLC	272815-000000-034020	5.01	\$163,147	\$817,367	\$57,048.27	\$61,342.23
Cassidy Property Investments, LLC	272816-823000-040035	8.46	\$163,147	\$1,380,224	\$96,333.01	\$103,583.88
Cassidy Property Investments, LLC	272816-823000-040042	4.77	\$163,147	\$778,211	\$54,315.42	\$58,403.68
Cassidy Property Investments, LLC	272816-823000-040041	4.77	\$163,147	\$778,211	\$54,315.42	\$58,403.68
Cassidy Property Investments, LLC	272816-823000-037031	7.83	\$163,147	\$1,277,441	\$89,159.28	\$95,870.19
CH DEV LLC	272816-823000-037041	9.28	\$163,147	\$1,514,004	\$105,670.25	\$113,623.93
CH DEV LLC	272815-000000-034050	9.49	\$163,147	\$1,548,265	\$108,061.50	\$116,195.16
Northeast Polk Land Investments, LLC	272815-000000-034010	9.81	\$163,147	\$1,600,472	\$111,705.30	\$120,113.23
T J Peaches, LLC	272816-823000-036020	19.10	\$163,147	\$3,116,108	\$217,489.42	\$233,859.59
Chicago Ave Development	272816-823000-036010	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
Chicago Ave Development	272815-000000-043020	9.49	\$163,147	\$1,548,265	\$108,061.50	\$116,195.16
Northeast Polk Land Investments, LLC	272816-823000-036040	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
ABC IRA, LLC	272815-000000-043030	9.70	\$163,147	\$1,582,526	\$110,452.74	\$118,766.39
Northeast Polk Land Investments, LLC	272816-823000-035010	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
Northeast Polk Land Investments, LLC	272816-823000-035040	9.26	\$163,147	\$1,510,742	\$105,442.52	\$113,379.05
Cassidy Holdings, LLC	272821-000000-013010	9.65	\$163,147	\$1,574,369	\$109,883.40	\$118,154.19
Cassidy Holdings, LLC	272821-000000-011020	9.61	\$163,147	\$1,567,843	\$109,427.92	\$117,664.43
CH DEV LLC	272816-823000-037042	0.27	\$163,147	\$44,050	\$3,074.46	\$3,305.87
<b>Phases 1-3 Total</b>		<b>251.92</b>		<b>\$41,100,000</b>	<b>\$2,868,583</b>	<b>\$3,084,498</b>

**Expansion Area**

Owner	Parcel ID**	Acres	Total Par Debt	Total Par Debt	Net Annual Debt	Gross Annual
			Allocation Per Acre		Assessment Allocation	Debt Assessment Allocation (1)
LOS IRA R LLC & CCS INVESTMENTS LLC	272810-000000-024010	29.19	\$327,060.30	\$9,546,890.21	\$693,571.18	\$745,775.46
WHITE CLAY INVESTORS LLC	272814-000000-033020	14.70	\$327,060.30	\$4,807,786.43	\$349,280.45	\$375,570.38
CASSIDY HOLDINGS LLC	272814-000000-034000	43.23	\$327,060.30	\$14,138,816.84	\$1,027,169.65	\$1,104,483.50
PHC I PROPERTY LLC	272815-000000-011010	19.98	\$327,060.30	\$6,534,664.83	\$474,736.29	\$510,469.13
CASSIDY HOLDINGS LLC	272815-000000-011020	30.32	\$327,060.30	\$9,916,468.35	\$720,420.63	\$774,645.84
PHC I PROPERTY LLC	272815-000000-012010	20.53	\$327,060.30	\$6,714,547.99	\$487,804.60	\$524,521.08

Owner	Parcel ID*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
DWJE INVESTMENTS LLC	272815-000000-013060	4.88	\$327,060.30	\$1,596,054.27	\$115,951.61	\$124,679.15
CASSIDY HOLDINGS LLC	272815-000000-013040	9.80	\$327,060.30	\$3,205,190.96	\$232,853.63	\$250,380.25
CASSIDY HOLDINGS LLC	272815-000000-013050	20.79	\$327,060.30	\$6,799,583.67	\$493,982.35	\$531,163.82
CASSIDY HOLDINGS LLC	272815-000000-014010	39.14	\$327,060.30	\$12,801,140.21	\$929,988.90	\$999,988.07
CASSIDY HOLDINGS LLC	272815-000000-014020	0.97	\$327,060.30	\$317,248.49	\$23,047.76	\$24,782.54
ABC IRA LLC	272815-000000-012030	10.06	\$327,060.30	\$3,290,226.63	\$239,031.38	\$257,022.99
CASSIDY HOLDINGS LLC	272815-000000-032010	25.06	\$327,060.30	\$8,196,131.16	\$595,440.01	\$640,258.07
CASSIDY HOLDINGS LLC	272815-000000-032020	9.87	\$327,060.30	\$3,228,085.18	\$234,516.87	\$252,168.68
CASSIDY HOLDINGS LLC	272815-000000-032030	9.84	\$327,060.30	\$3,218,273.37	\$233,804.06	\$251,402.21
JHF INVESTMENTS LLC	272815-000000-013010	4.89	\$327,060.30	\$1,599,324.88	\$116,189.21	\$124,934.64
NORTHEAST POLK LAND INVESTMENTS LLC	272815-000000-031020	10.11	\$327,060.30	\$3,306,579.65	\$240,219.41	\$258,300.44
NORTHEAST POLK LAND INVESTMENTS LLC	272815-000000-031040	5.05	\$327,060.30	\$1,651,654.52	\$119,990.90	\$129,022.48
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042050	19.07	\$327,060.30	\$6,237,039.95	\$453,114.16	\$487,219.53
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042020	10.02	\$327,060.30	\$3,277,144.22	\$238,080.96	\$256,001.03
MCGRADY ROAD INVESTMENT LLC	272815-000000-031010	10.12	\$327,060.30	\$3,309,850.25	\$240,457.02	\$258,555.93
CASSIDY PROPERTY INVESTMENTS LLC	272821-000000-014020	10.24	\$327,060.30	\$3,349,097.49	\$243,308.29	\$261,621.81
JAM DEV PARTNERS LLC	272821-000000-014040	9.84	\$327,060.30	\$3,218,273.37	\$233,804.06	\$251,402.21
JAM DEV PARTNERS LLC	272821-000000-014030	9.76	\$327,060.30	\$3,192,108.54	\$231,903.21	\$249,358.29
RDI PROPERTIES POLK LLC	272821-000000-014010	10.23	\$327,060.30	\$3,345,826.89	\$243,070.68	\$261,366.32
MCGRADY ROAD INVESTMENT LLC	272810-000000-023040	5.01	\$327,060.30	\$1,638,572.11	\$119,040.48	\$128,000.52
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042010	0.39	\$327,060.30	\$127,553.52	\$9,266.62	\$9,964.11
MCGRADY ROAD INVESTMENT LLC	272810-000000-023030	4.91	\$327,060.30	\$1,605,866.08	\$116,664.42	\$125,445.62
<b>Expansion Area Total</b>		<b>398.00</b>		<b>\$130,170,000</b>	<b>\$9,456,709</b>	<b>\$10,168,504</b>
<b>Phases 1-3 &amp; Expansion Area Combined Total</b>		<b>Hamilton Bluff CDD***</b>	<b>649.92</b>	<b>\$171,270,000</b>	<b>\$12,325,292</b>	<b>\$13,253,002</b>

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

\*See legal description for Phases 1-3 attached as "Exhibit A"

\*See legal description for the Expansion Area attached as "Exhibit B"

\*See legal description for Hamilton Bluff CDD attached as "Exhibit C"

	Phases 1-3	Expansion Area
Annual Assessment Periods	30	30
Average Coupon Rate (%)	6.00%	6.00%
Maximum Annual Debt Service	\$2,868,583	\$9,456,709

Prepared by: Governmental Management Services - Central Florida, LLC

**LEGAL DESCRIPTION:**

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 1339.61 FEET TO THE SOUTH LINE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°06'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.65 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S00°00'00"E, A DISTANCE OF 670.35 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°04'56"E, ALONG SAID SOUTH LINE, A DISTANCE OF 337.48 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15; THENCE S00°34'06"E, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE N89°58'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE S90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO THE END OF SAID CURVE; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST LINE, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°37'27"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 266 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.****SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 08/25/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: WS

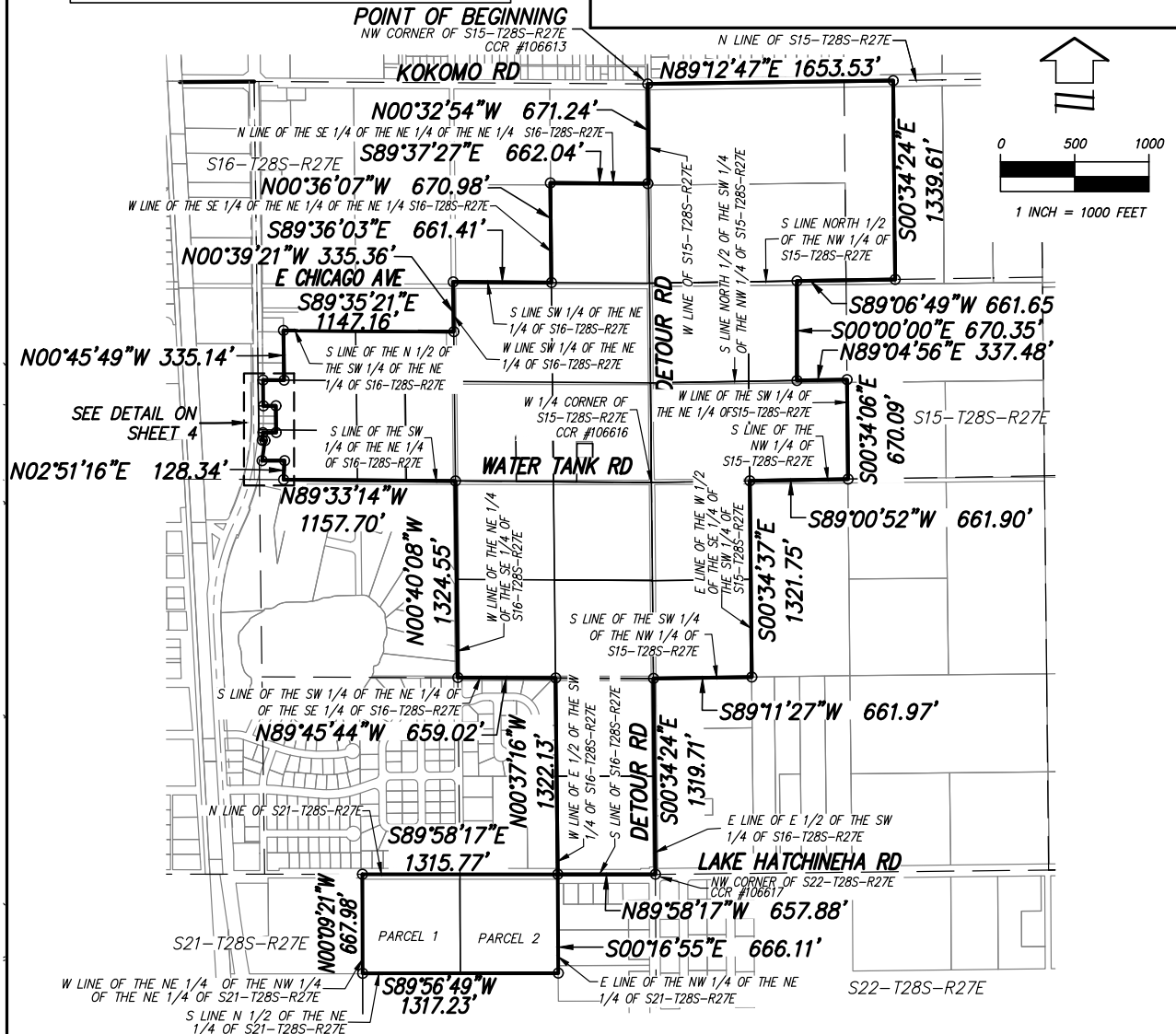
CHECKED BY: WPH

**COMPOSITE EXHIBIT 2 -  
CURRENT DISTRICT  
HAMILTON BLUFF CDD**



# LEGEND:

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



## SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 08/25/2023

REV DATE:

SCALE 1" = 1000'

PROJ: 50151874

DRAWN BY: WS

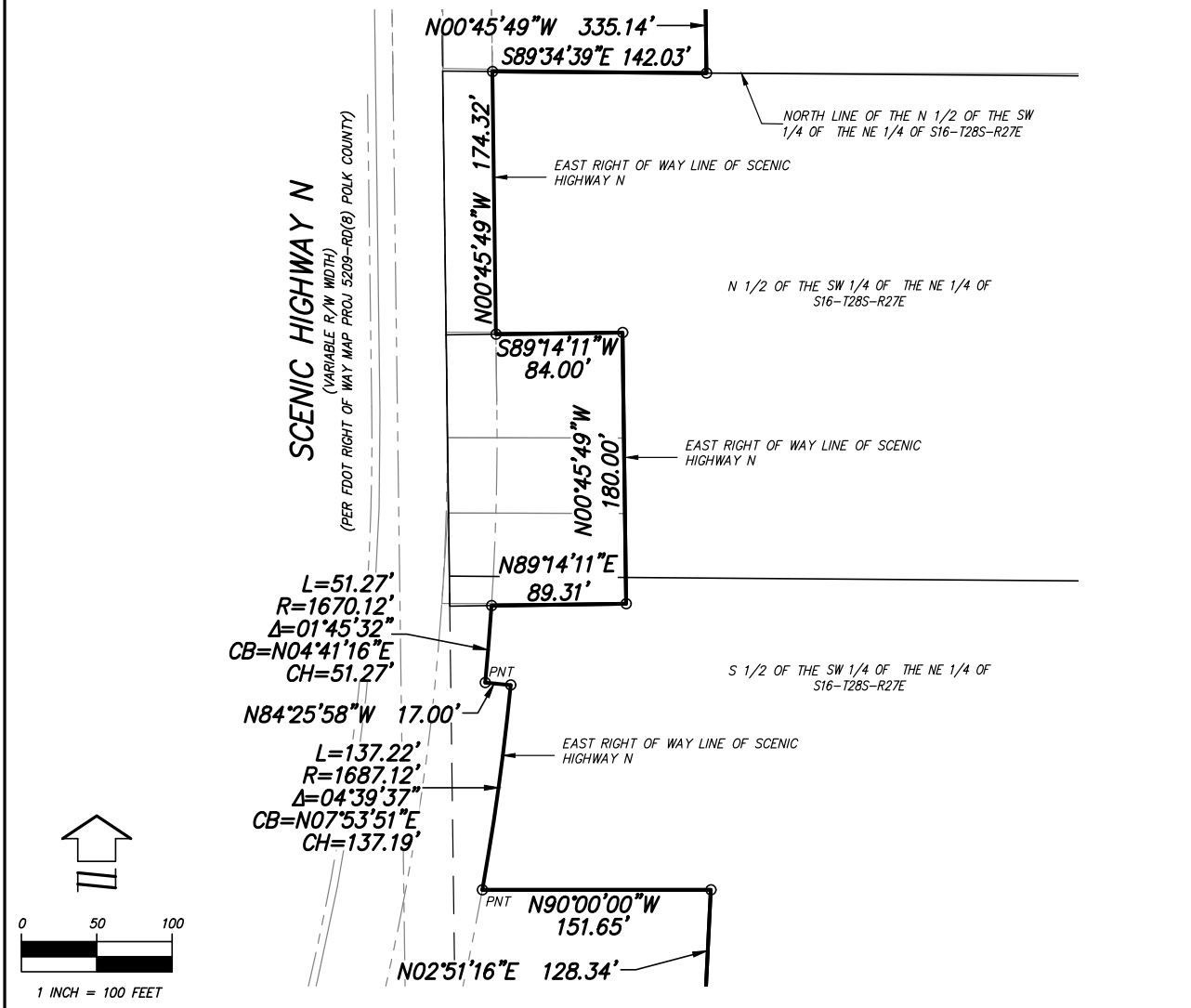
CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



# LEGEND:

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



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

## SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 08/25/2023

REV DATE:

SCALE 1" = 100'

PROJ: 50151874

DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



# Exhibit B

## LEGAL DESCRIPTION:

A PORTION OF SECTIONS 10, 14 AND 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID NORTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'06"W, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°03'51"W, ALONG SAID SOUTH LINE, A DISTANCE OF 330.89 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°33'48"W, ALONG SAID WEST LINE, A DISTANCE OF 670.38 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°06'49"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.65 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'24"W, ALONG SAID WEST LINE, A DISTANCE OF 669.81 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE E 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID NORTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

358 ACRES MORE OR LESS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 06/18/24

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: WS

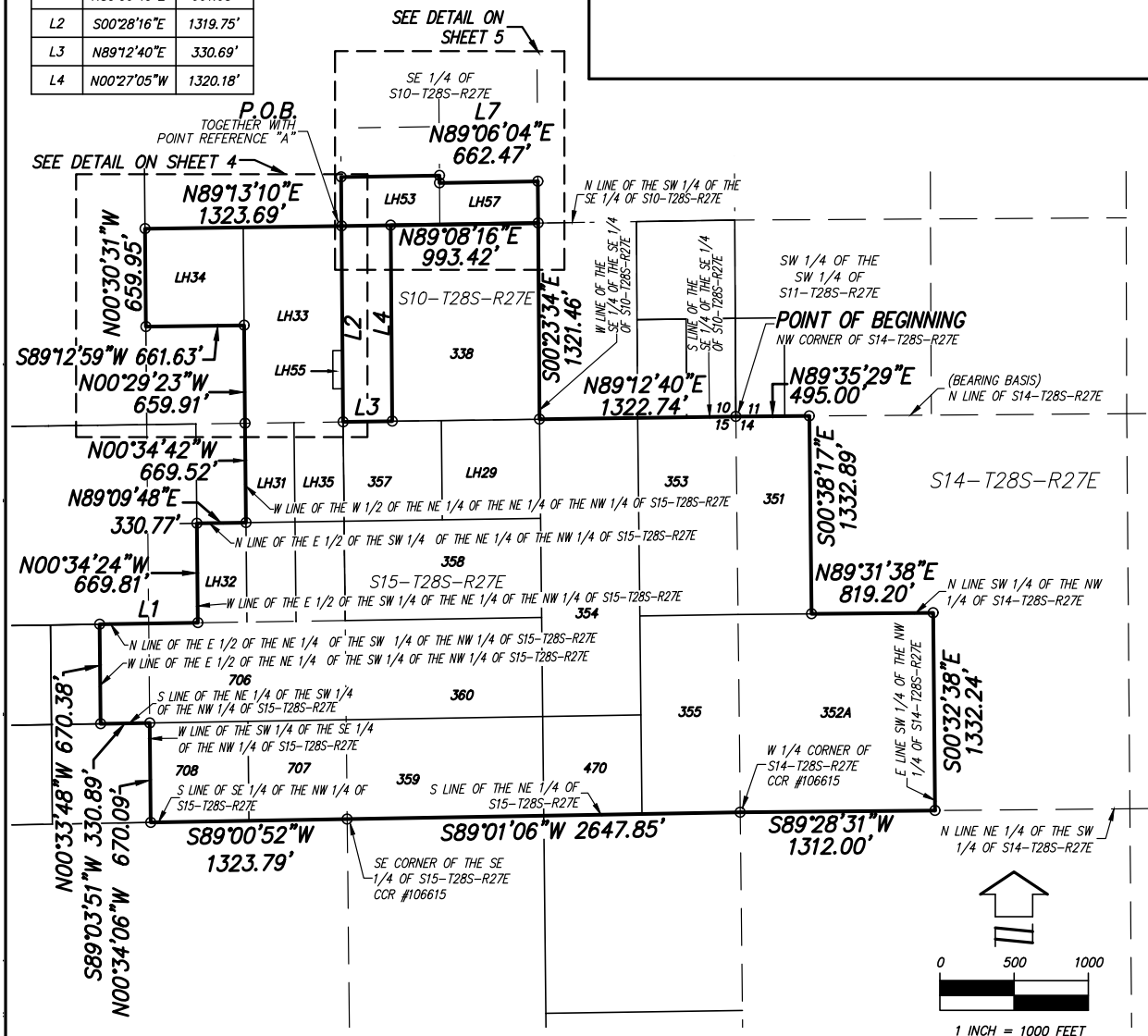
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

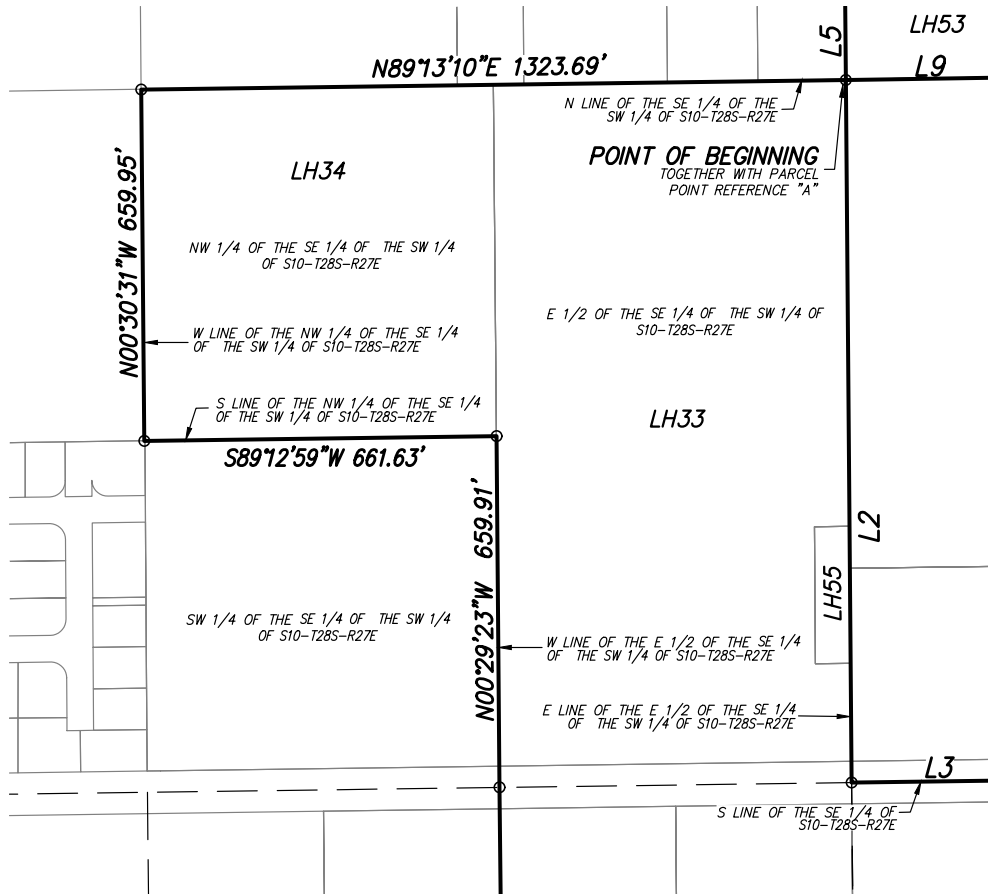
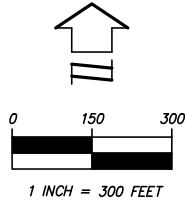
DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 1000'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
POLK COUNTY FLORIDA



**Dewberry**

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ORLANDO, FLORIDA 32806  
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

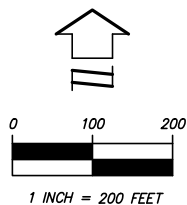
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REV DATE: 06/18/24  
SCALE 1" = 300'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

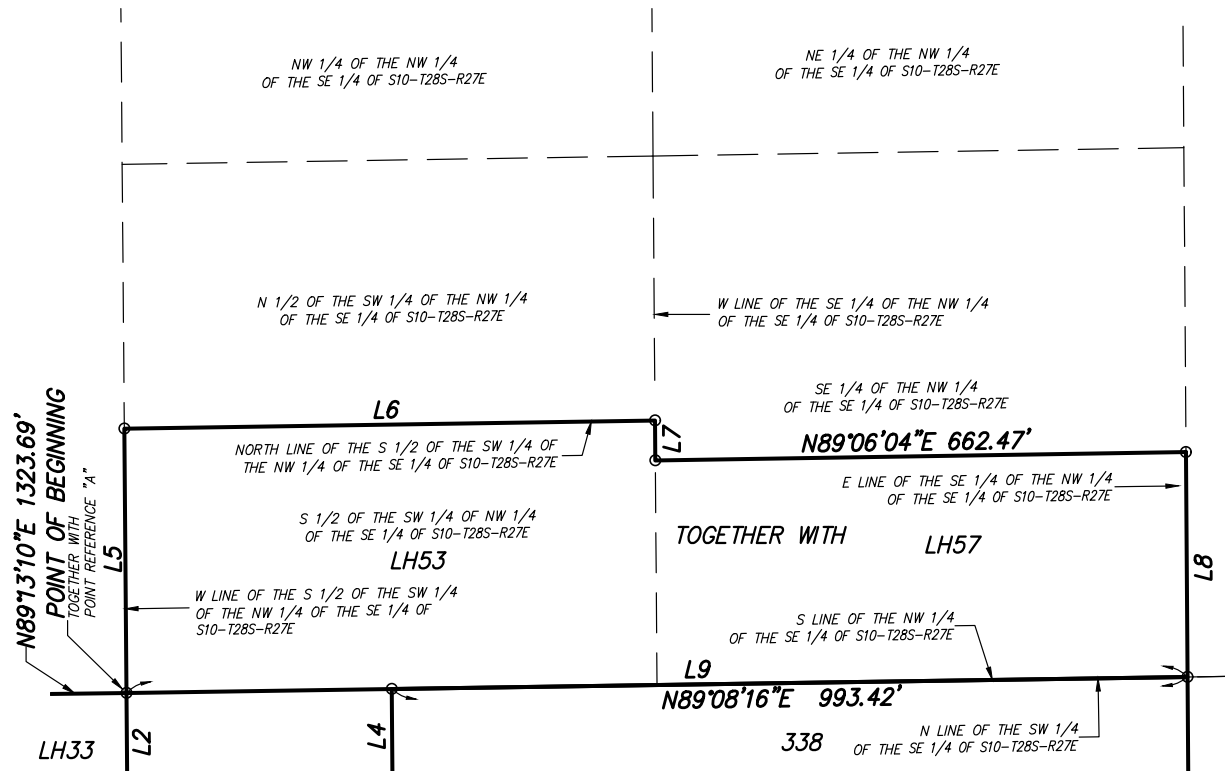
## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD







LINE TABLE		
LINE	BEARING	LENGTH
L2	S00°28'16"E	1319.75'
L4	N00°27'05"W	1320.18'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
POLK COUNTY FLORIDA



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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 200'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



**LEGAL DESCRIPTION:**

**PARCEL 1**

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

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE  
SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE  
OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF  
EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER  
RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST  
RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°20'43"W, A  
DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY  
HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF  
N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE  
ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO THE END OF SAID CURVE; THENCE  
DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET  
TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO  
A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO  
A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86  
FEET TO THE POINT OF BEGINNING.

TOTAL EXITING CDD LIMITS = 40 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 21 & 22,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
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PHONE: 321.354.9826 FAX: 407.648.9104  
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

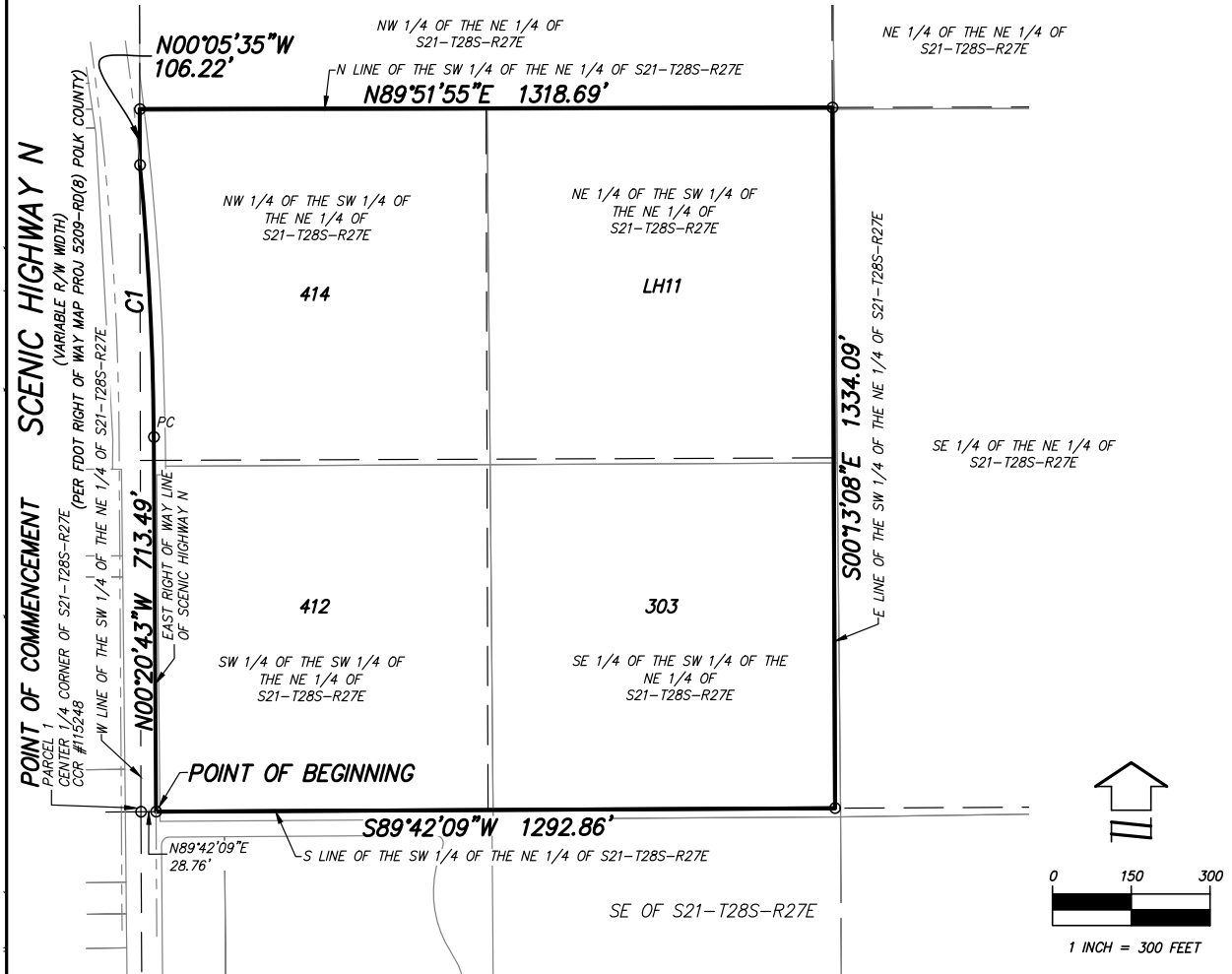
DATE: 09/06/2023  
REV DATE: 08/22/24  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 3 -  
EXPANSION PARCELS  
HAMILTON BLUFF CDD**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 21 & 22,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
POLK COUNTY FLORIDA



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

PREPARED FOR:

CH DEV LLC

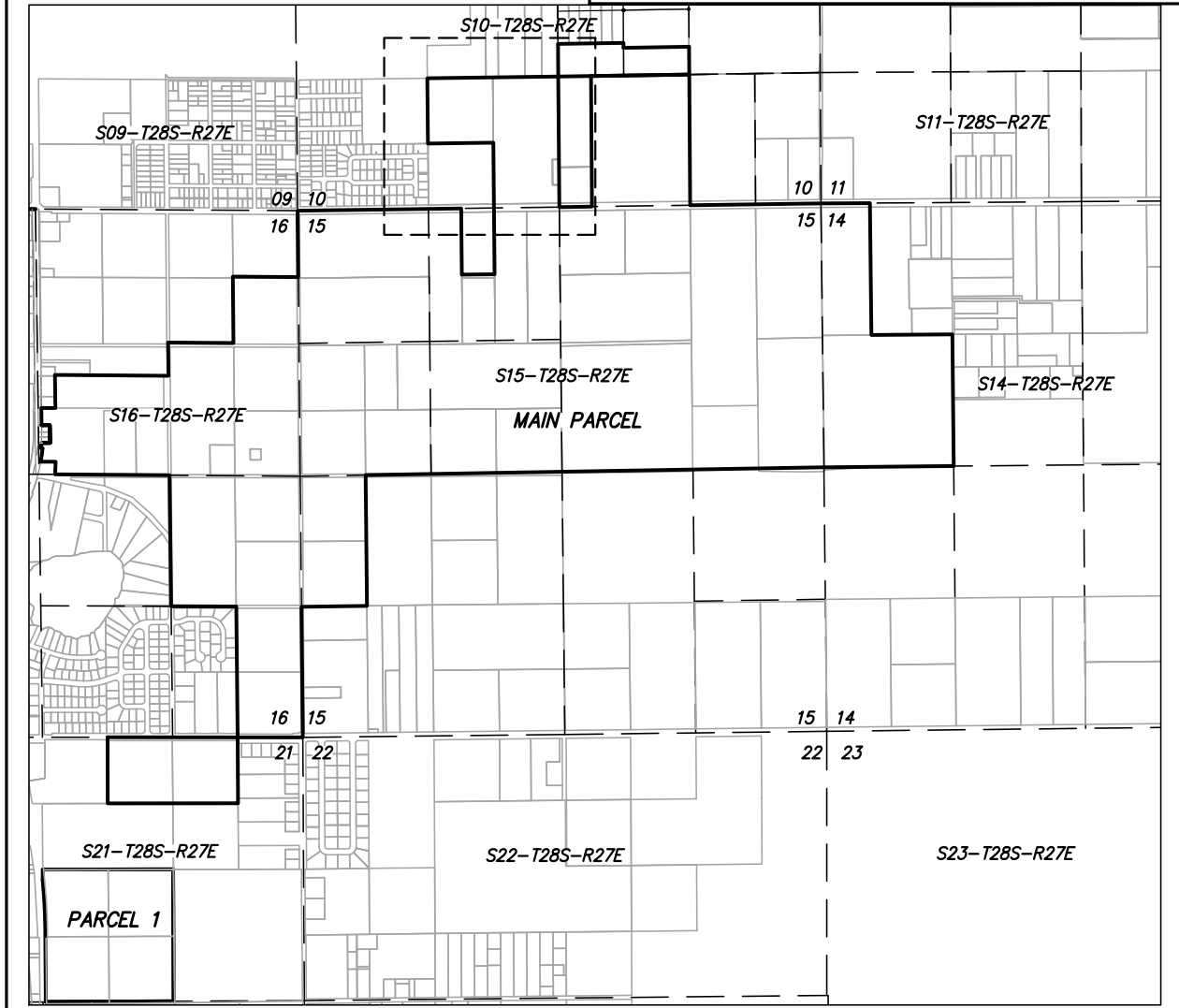
DATE: 09/06/2023  
REV DATE: 08/22/24  
SCALE 1" = 1000'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



KEY MAP:  
NOT TO SCALE



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD



# Exhibit C

## LEGAL DESCRIPTION:

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W. 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID SOUTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE EAST 1/4 CORNER OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID WEST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE S89°58'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70; THENCE N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE N90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE AND A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (3) COURSES AND DISTANCES: SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO A POINT OF NON-TANGENCY; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET;

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



**LEGAL DESCRIPTION:** (CONTINUE)

THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHT OF WAY, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE AFORE MENTIONED EAST RIGHT OF WAY LINE; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 ; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16 ; THENCE S89°37'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL 1**

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

COMMENCE AT THE CENTER CORNER OF SAID SECTION 21: THENCE N89°42'09"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: N00°20'43"W, A DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10 ; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

TOTAL EXISTING CDD LIMITS = 664 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

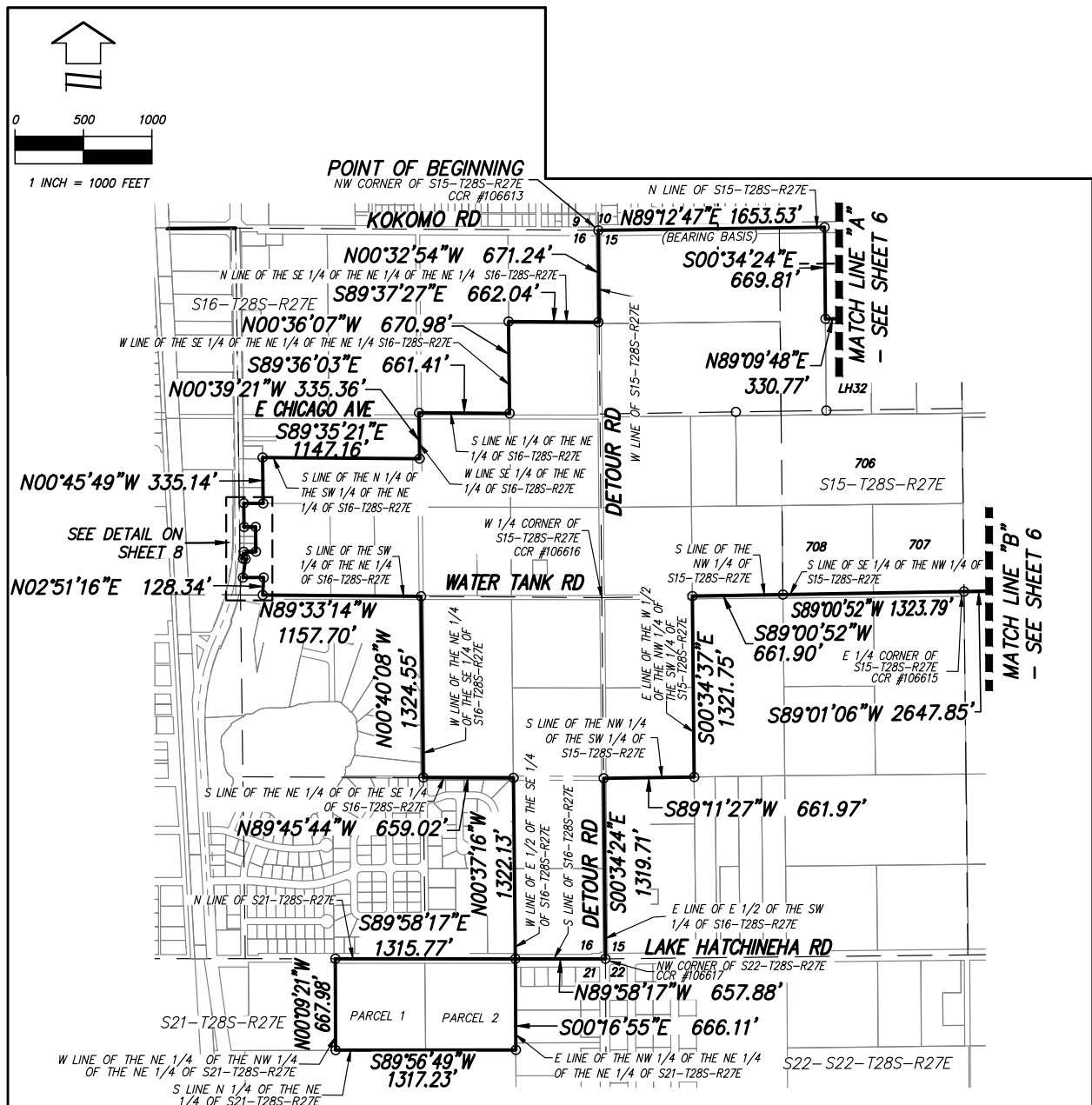
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**



**Dewberry**





SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

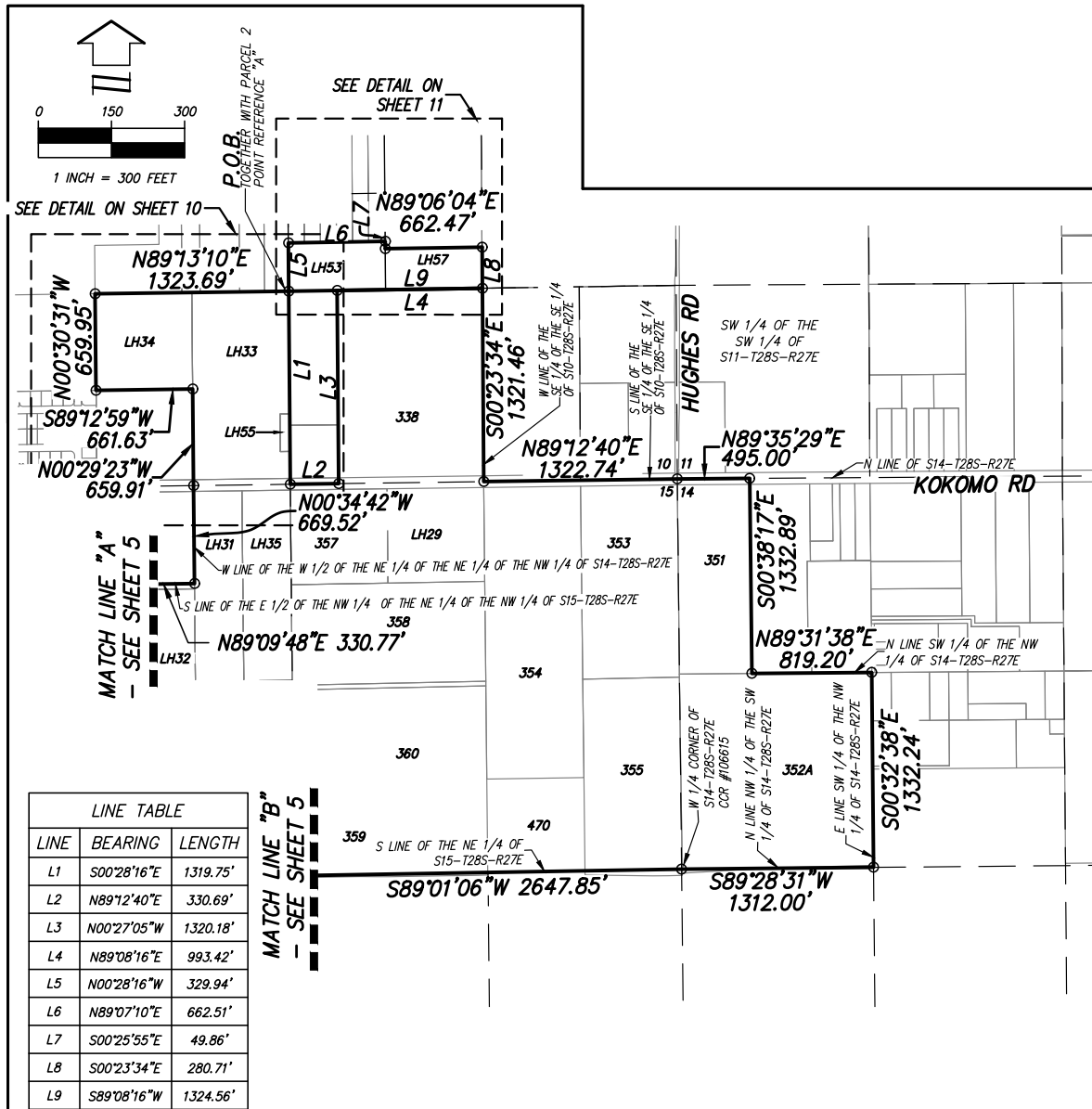
CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 1000'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 1000'

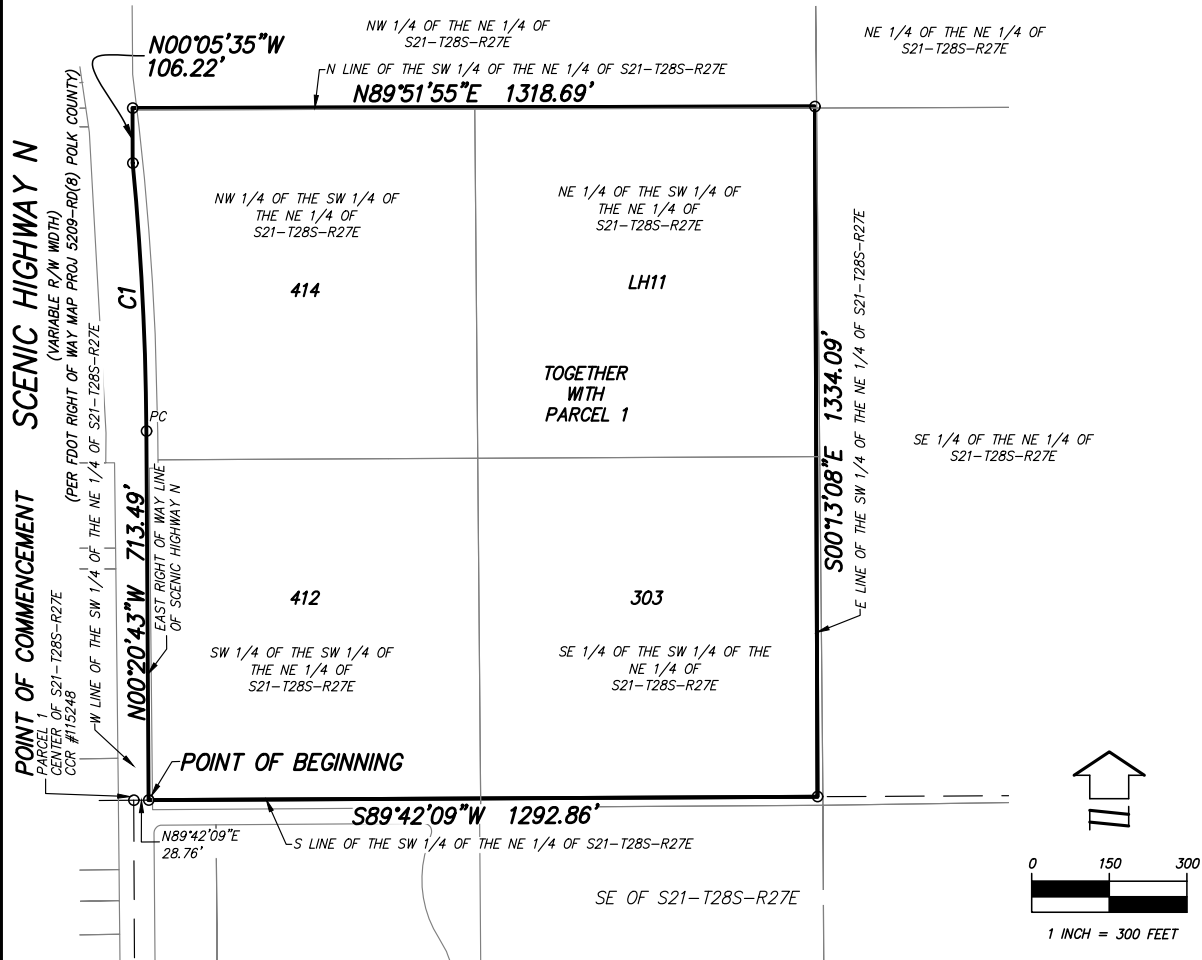
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

# COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 300'

PROJ: 50151874

DRAWN BY: WS

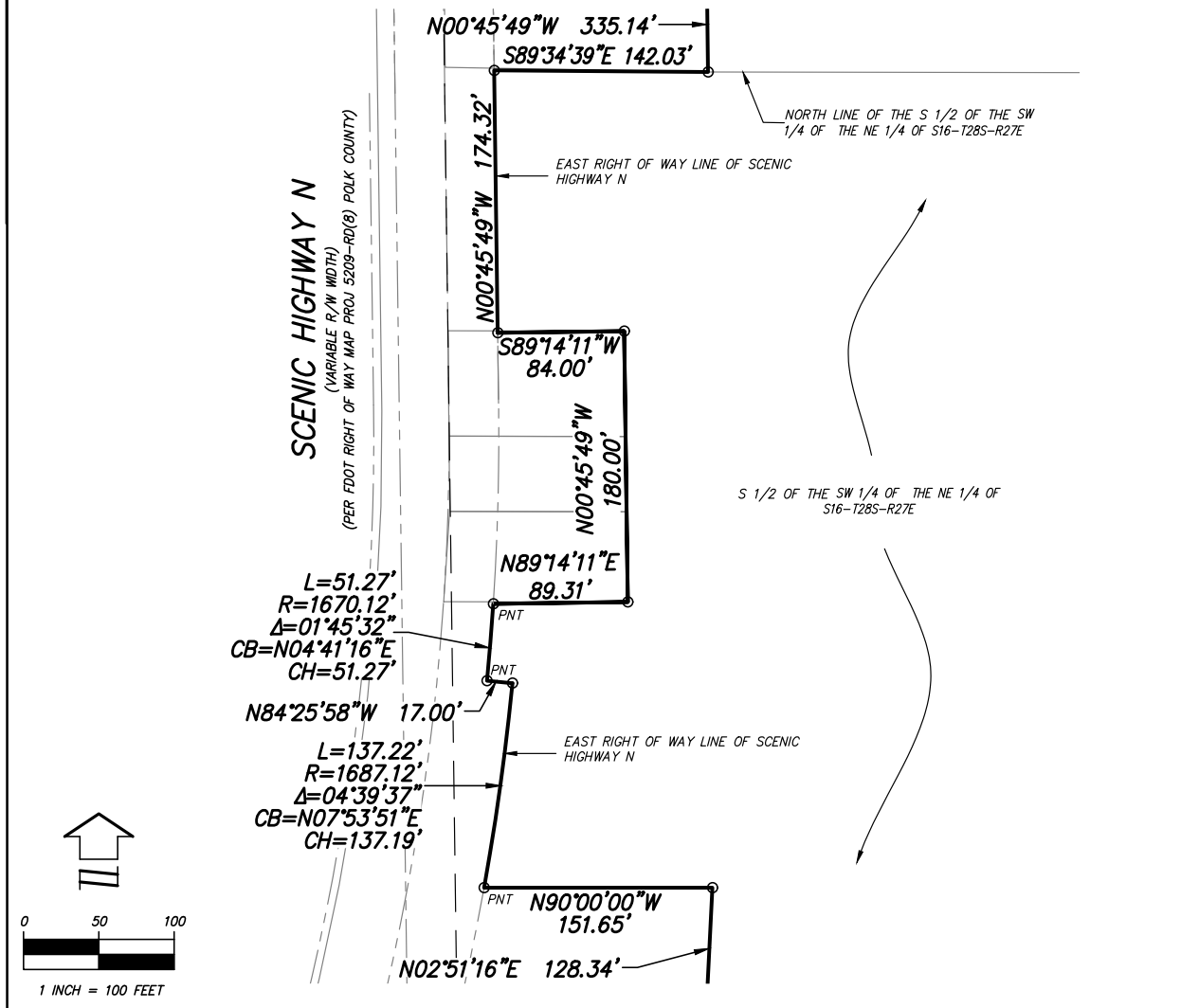
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



# LEGEND:

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



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

## SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 100'

PROJ: 50151874

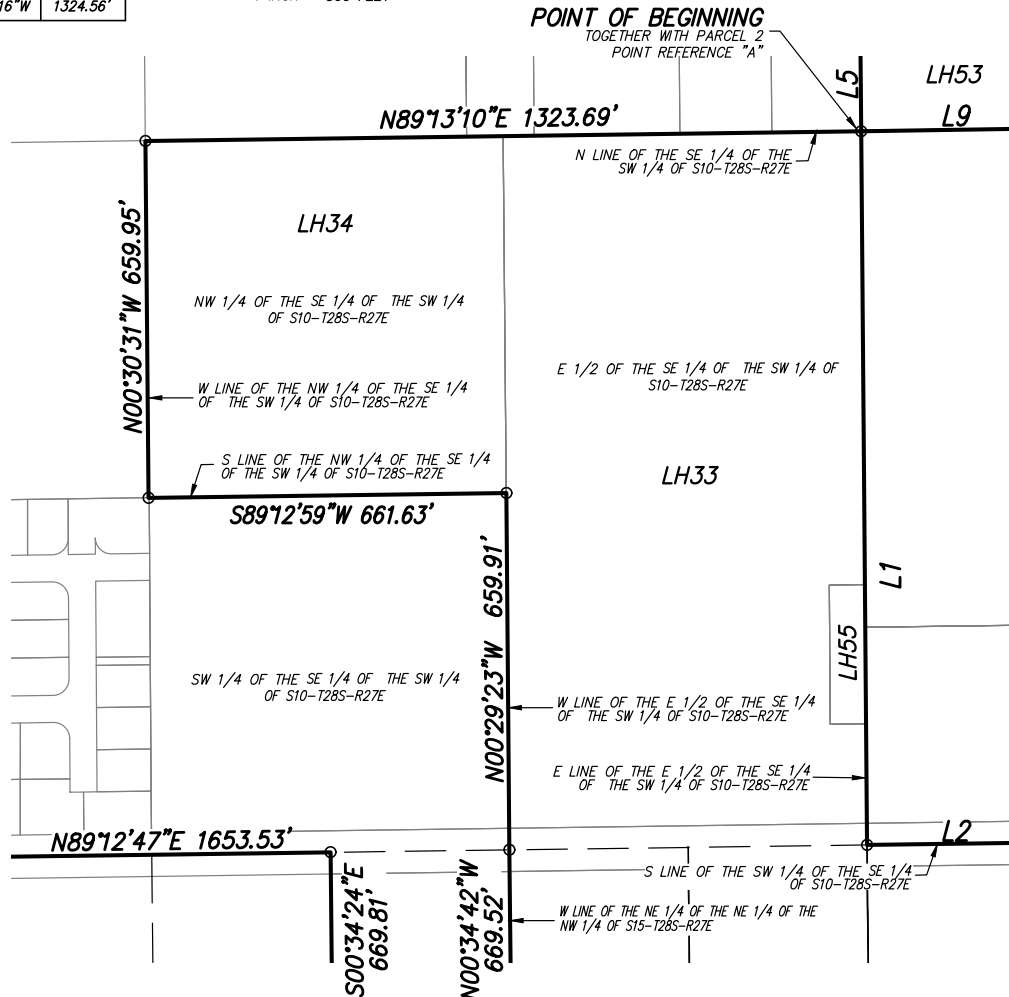
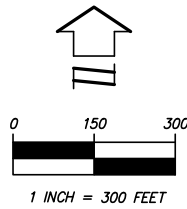
DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L2	N89°12'40"E	330.69'
L5	N00°28'16"W	329.94'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

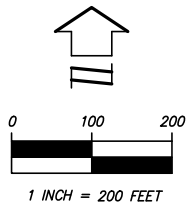
CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 300'

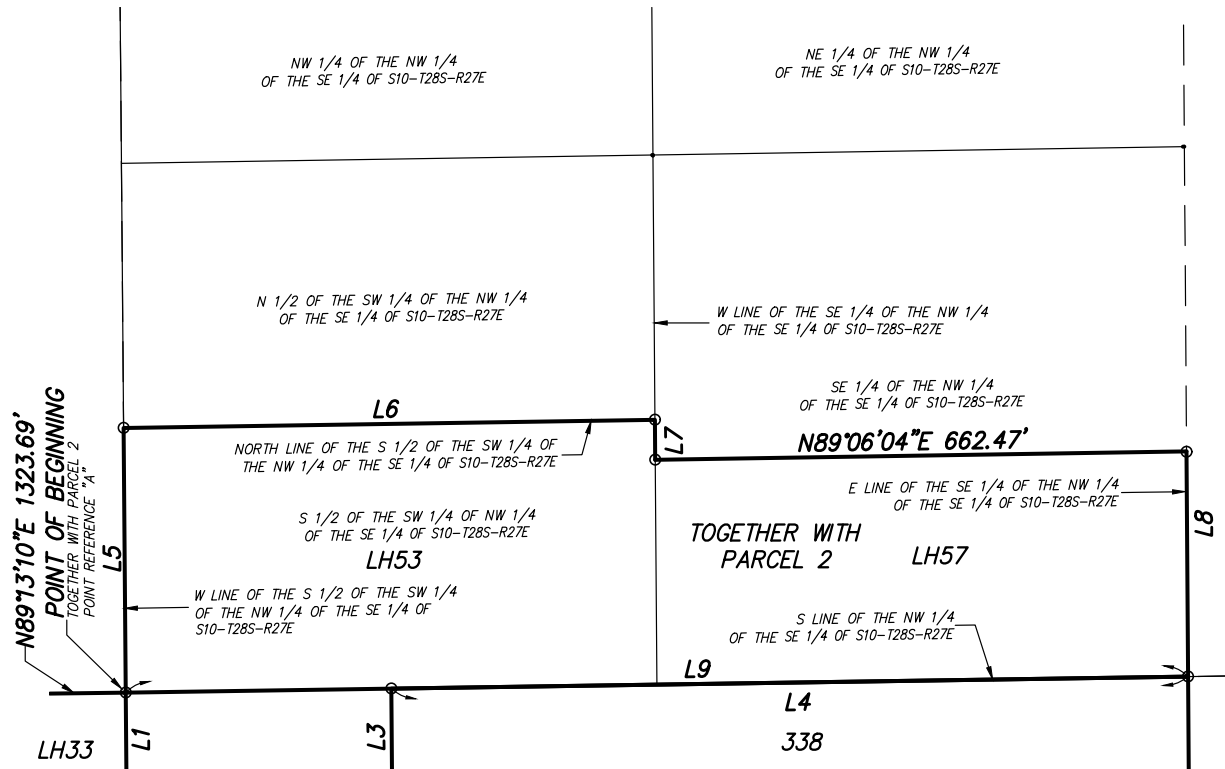
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L3	N00°27'05"W	1320.18'
L4	N89°08'16"E	993.42'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 200'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



## SECTION VII

This instrument was prepared by  
and upon recording should be returned to:

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

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**NOTICE OF BOUNDARY AMENDMENT OF THE  
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on January 7, 2025, the Town Council of the Town of Lake Hamilton, Florida (“Town”) adopted Ordinance O-2024-16, effective January 7, 2025, amending the boundaries of the Hamilton Bluff Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as **Exhibit A**. The Hamilton Bluff Community Development District was established by the Town’s Ordinance O-22-06, which became effective on March 1, 2022. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*.

**THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice has been executed on this 4<sup>th</sup> day of February 2025, and recorded in the Official Records of Polk County, Florida.

*[Signature page follows.]*

**HAMILTON BLUFF  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Warren K. (Rennie) Heath II, Chairperson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name  
Address: 346 East Central Avenue  
Winter Haven, Florida 33880

\_\_\_\_\_  
Print Name  
Address: 346 East Central Avenue  
Winter Haven, Florida 33880

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

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of January 2025, by Warren K. (Rennie) Heath II, as Chairperson of the Board of Supervisors of the Hamilton Bluff Community Development District.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)

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

Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

**Exhibit A**  
**District Legal Description, as Amended**

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID SOUTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE EAST 1/4 CORNER OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE N89°58'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70; THENCE N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE N90°00'00"W, A DISTANCE OF 151.65 FEET A POINT ON A NON-TANGENT CURVE AND A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (3) COURSES AND DISTANCES: SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO A POINT OF NON-TANGENCY; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET;

THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHT OF WAY, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE AFORE MENTIONED EAST RIGHT OF WAY LINE; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16; THENCE S89°37'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.



TOGETHER WITH

**PARCEL 1**

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

COMMENCE AT THE CENTER CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°20'43"W, A DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10 ; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

TOTAL EXISTING CDD LIMITS = 664 ACRES MORE OR LESS

## SECTION VIII

## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Hamilton Bluff Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within the Town of Lake Hamilton, Florida; and

**WHEREAS**, the District was established by Ordinance O-22-16 (“**Original Ordinance**”), adopted by the Town Council of the Town of Lake Hamilton, Florida (“**Town**”), on March 1, 2022, as amended by Ordinance O-2024-16, adopted by the Town on January 7, 2025 (“**Expansion Ordinance**”, with the Original Ordinance, the “**Ordinance**”), which Expansion Ordinance served to expand the external boundaries of the District to include an additional 398 acres of land, more or less (“**2025 Assessment Area**”); and

**WHEREAS**, the District is authorized by Chapter 190, *Florida Statutes*, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: roadways, stormwater facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

**WHEREAS**, the District evidenced its intent to defray the cost of such Improvements through the levy and collection of special assessments against property within the District benefitted by such improvements; and

**WHEREAS**, the District Board of Supervisors (“**Board**”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the *Amended and Restated Master Engineer’s Report*, dated January 28, 2025 (“**Amended and Restated Master Engineer’s Report**”), and the improvements described therein, the “**Improvements**”); and

**WHEREAS**, the Amended and Restated Engineer’s Report details the scope and cost of public improvements necessary to serve the District, including the 2025 Assessment Area; and

**WHEREAS**, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by the levy of the Assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), including upon the 2025 Assessment Area; and

**WHEREAS**, the District is empowered by Chapters 170, 190, and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the District lands including the 2025 Assessment Area, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology for Hamilton Bluff Community Development District*, dated February 4, 2025, attached hereto as **Exhibit B** (“**Amended Master Assessment Report**”), that is on file at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District Records Office**”); and

**WHEREAS**, the lands within the District including the 2025 Assessment Area benefit from the entire capital improvement plan described in the Amended and Restated Engineer’s Report and this Resolution will not amend the previous assessments proceedings on the lands described in any previously approved assessment resolutions or proceedings; and

**WHEREAS**, as set forth in the Amended Master Assessment Report, the District hereby finds and determines as follows:

- (i) benefits from the Improvements will accrue to the property improved, including the 2025 Assessment Area;
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated; and

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARING ASSESSMENTS.** The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof within the 2025 Assessment Area by the Assessments and is as set forth in the Assessment Report attached as **Exhibit B**.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A** and as set forth in the Amended and Restated Engineer’s Report, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

- A. The total estimated construction cost of the Improvements is **\$169,888,848** (“**Estimated Cost**”), which includes **\$83,968,405** of Improvements related to the 2025 Assessment Area.

- B.** The Assessments on the District lands including the 2025 Assessment Area will defray approximately \$\_\_\_\_\_, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in **Exhibit B**. \$\_\_\_\_\_ is the anticipated maximum par value of any bonds to be issued for the 2025 Assessment Area, as further shown in **Exhibit B**.
- C.** The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as **Exhibit B**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**5. DESIGNATING THE 2025 ASSESSMENT AREA LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED.** The Assessments shall be levied within the 2025 Assessment Area on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**6. ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

**7. PRELIMINARY ASSESSMENT ROLL.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, among other provisions of Florida law, there is hereby declared a public hearing to be held as follows:

**NOTICE OF PUBLIC HEARINGS**

---

DATE: Tuesday, April 1, 2025  
TIME: 9:45 AM  
LOCATION: 346 E. Central Avenue  
Winter Haven, Florida 33880

The purpose of the public hearing is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the Amended and Restated Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office.

Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Polk County, Florida (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **ASSESSMENT RESOLUTIONS REMAIN IN EFFECT.** This Resolution is intended to supplement any assessment resolutions relating to the District's levy of assessments on certain lands within the boundaries of the District benefiting from the Improvements. As such, all such prior resolutions remain in full force and effect, except to the extent provided for herein.

10. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Polk County, Florida and to provide such other notice as may be required by law or desired in the best interests of the District.

11. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

12. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2025.

ATTEST:

**HAMILTON BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** *Amended and Restated Master Engineer's Report*, dated January 28, 2025  
**Exhibit B:** *Amended and Restated Master Assessment Methodology*, dated February 4, 2025

**Exhibit A:**

REFERENCE NO. 50151874

\*\*\*\*\*

# HAMILTON BLUFF

## COMMUNITY DEVELOPMENT DISTRICT

Engineer's Report – Amended and Restated

REVISED JANUARY 28, 2025



ORIGINAL

SUBMITTED BY

Dewberry Engineers Inc.  
800 North Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
407.843.5120

SUBMITTED TO

Hamilton Bluff CDD  
Attention: Jill Burns  
219 E. Livingston Street  
Orlando, Florida 32801  
407.841.5524



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1. Introduction

Hamilton Bluff Community Development District (the “District” or “CDD”) is located within the Town of Lake Hamilton, Florida (the “Town”), Polk County, Florida and unincorporated Polk County, Florida. It is located along the east and west sides of Detour Road, with the northern boundary south of Hughes Road, and the southern boundary north of Ridgewood Avenue. The District includes property both east and west of Detour Road. The District currently contains approximately 664 acres and is expected to consist of 3,088 residential lots of various sizes of single-family (SF) units with recreation/amenity areas, parks, and associated infrastructure for the development. The District once expanded will consist of 3,088 SF and additional amenity facilities.

The CDD was established under Town Ordinance O-22-06 which was approved by the Town Commission on March 1, 2022. As amended by ordinance O-2024-16 on January 7, 2025. This Amended and Restated Report is to include the infrastructure required to serve the additional lands described in this report as Hamilton Bluff Phase 3, Overlook at Hamilton Bluff, and Brook Hollow Phase 2. This report has also been updated to reflect the current CDD development plan as well as to further refine cost estimates for the public improvements described herein. The District will own and operate the public roadways, utility systems, and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The Master Developer (“Developer”) GLK Real Estate, LLC, is based in Winter Haven, Florida. The development is approved land use as Residential Medium Density to be constructed in multiple phases. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the Town, Polk County (“County”), Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements is provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) or this Engineer’s Report reflects the present intentions of the District and the landowners. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	AREA (AC)
Master Stormwater System	92
Residential Land (Single-Family Lots)	225
Roadways Infrastructure & Public Facilities	101
Open Space/Conservation Areas/Parks	248
TOTAL	664

Table 1.2 Lot Totals by Subdivision

LOT TOTALS BY SUBDIVISION					
LOT WIDTH	PHASE 1	PHASE 2	PHASE 3	OVERLOOK AT HAMILTON BLUFF	BROOK HOLLOW PHASE 2
40-ft SRF Lots	257	167	257	976	105
50-ft SFR Lots	243	103	194	681	105
<b>SUBTOTAL</b>	<b>500</b>	<b>270</b>	<b>451</b>	<b>1657</b>	<b>210</b>
<b>TOTAL</b>					<b>3088</b>

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the best available information, which includes, but is not limited, to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the Town for ownership and maintenance upon completion.

## 2. Purpose and Scope

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District expansion. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. The engineer has considered and in specific instances has relied upon, the information and documentation prepared or supplied by others to prepare this Engineer's Report.

## 3. The Development

The development will consist of a total of 3,088 residential units and associated infrastructure. The development is a planned residential community consisting of 664 acres located along the east and west sides of Detour Road, with the northern boundary south of Hughes Road, and the southern boundary north of Ridgewood Avenue. It is located entirely within the Town of Lake Hamilton, Florida in Polk County. The land use and zoning for the development is Residential Medium Density. The development will be constructed in five (5) phases over an estimated four (4) year period.

## 4. Capital Improvements

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer infrastructure including a lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time as well as the lift station serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. The incremental cost of undergrounding of power within the public rights-of-way or easements will be funded by the District.

The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be open to the public and accessible by the public roadways and sidewalks.

## **5. Capital Improvement Plan Components**

The CIP for the District includes the following:

### **5.1 Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and/or wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the county and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No 12105C0390G dated 12/22/2016 demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required the county and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

### **5.2 Public Roadways**

The proposed public roadway sections include a 24-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 50-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base, and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **5.3 Water and Wastewater Facilities**

A potable drinking water distribution system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the Town of Lake Hamilton. The water system will be designed to provide equal distribution and redundancy. The system will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District. Option for providing irrigation using potable water.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under

the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will pump to an existing force main that will connect to the Town's wastewater treatment facility.

## 5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in approximately four (4) years. Upon completion, the improvements required inspections will be completed and final certifications of completions will be obtained from SWFWMD, FDEP (water distribution and wastewater collection systems), and the Town of Lake Hamilton.

## 5.5 Amenities and Parks

The District will provide funding for an amenity center that is open to the residents and the public to include the following: parking areas, restroom facilities, pool, all-purpose playfields, and walking trails to provide connectivity to the various amenity centers within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails.

## 5.6 Electric Utilities

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the incremental cost of undergrounding for the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke), with Duke providing underground electrical service to the development.

## 5.7 Entry Feature

Landscaping, irrigation, entry features, and walls where required as a buffer at the entrances and along the outside boundary of the development, will be provided by the District. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters where required as a buffer. These items will be funded, owned, and maintained by the CDD.

## 5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report are being financed by the District to benefit all the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

## 5.9 Permitting

Construction permits for all phases are required and include plan approvals from the SWFWMD, FDEP, Town of Lake Hamilton, and Polk county. Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status for Phases 1 & 2

PERMIT STATUS	
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE
Zoning Approval	Residential Planned Unit Development (RPUD) Approved 12/15/2022
Preliminary Plat	Approved 3/9/2023
SWFWMD ERP	Approved 12/5/2022
Construction Plan approvals	Approved 3/2/2023
FDEP Sanitary Sewer General Permit	Approved 5/3/2023
FDEP Polk County Health Dept. Water Distribution General Permit	Approved 5/19/2023

Table 5.2 Permit Status for Phase 3

PERMIT STATUS	
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE
Zoning Approval	Residential Planned Unit Development (RPUD) Approved 12/15/2022
Preliminary Plat	Approved 3/14/2023
SWFWMD ERP	Approved 3/4/2024
Construction Plan approvals	Approved 4/17/2024
FDEP Sanitary Sewer General Permit	Approved 7/31/2024
FDEP Polk County Health De pt. Water Distribution General Permit	Approved 8/21/2024

Table 5.3 Permit Status for Overlook at Hamilton Bluff

PERMIT STATUS	
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE
Zoning Approval	Residential Planned Unit Development (RPUD) Approved 1/9/2024
Preliminary Plat	Approved 3/9/2023
SWFWMD ERP	Approved 12/5/2022
Construction Plan approvals	Approved 3/2/2023
FDEP Sanitary Sewer General Permit	Approved 5/3/2023
FDEP Polk County Health De pt. Water Distribution General Permit	Approved 5/19/2023

Table 5.4 Permit Status for Brook Hollow Phase 2

PERMIT STATUS	
PERMITS/APPROVALS	APPROVAL/EXPECTED APPROVAL DATE
Zoning Approval	Residential Planned Unit Development (RPUD) Approved 12/15/2022
Preliminary Plat	Approved 3/14/2023
SWFWMD ERP	Approved 1/5/2024
Construction Plan approvals	Approved 7/28/2024
FDEP Sanitary Sewer General Permit	Approved 5/10/2023
FDEP Polk County Health Dept. Water Distribution General Permit	Approved 2/3/2024

## 6. Recommendation

As previously described, the public infrastructure, as described, is necessary for the development and functional operation as required by the Town. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of Polk County and SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, FDEP, Polk County, and Town of Lake Hamilton utilities' regulations.

## 7. Report Modification



During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

## 8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the CDD. The CDD is being designed in accordance with current government regulatory requirements. The Development will serve its intended function provided the construction is in substantial compliance with the design. The Development's construction is based upon current development plans.

## 9. Engineer's Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. Assets will be purchased by the District at the lesser of fair market value or actual cost. All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and the Town. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

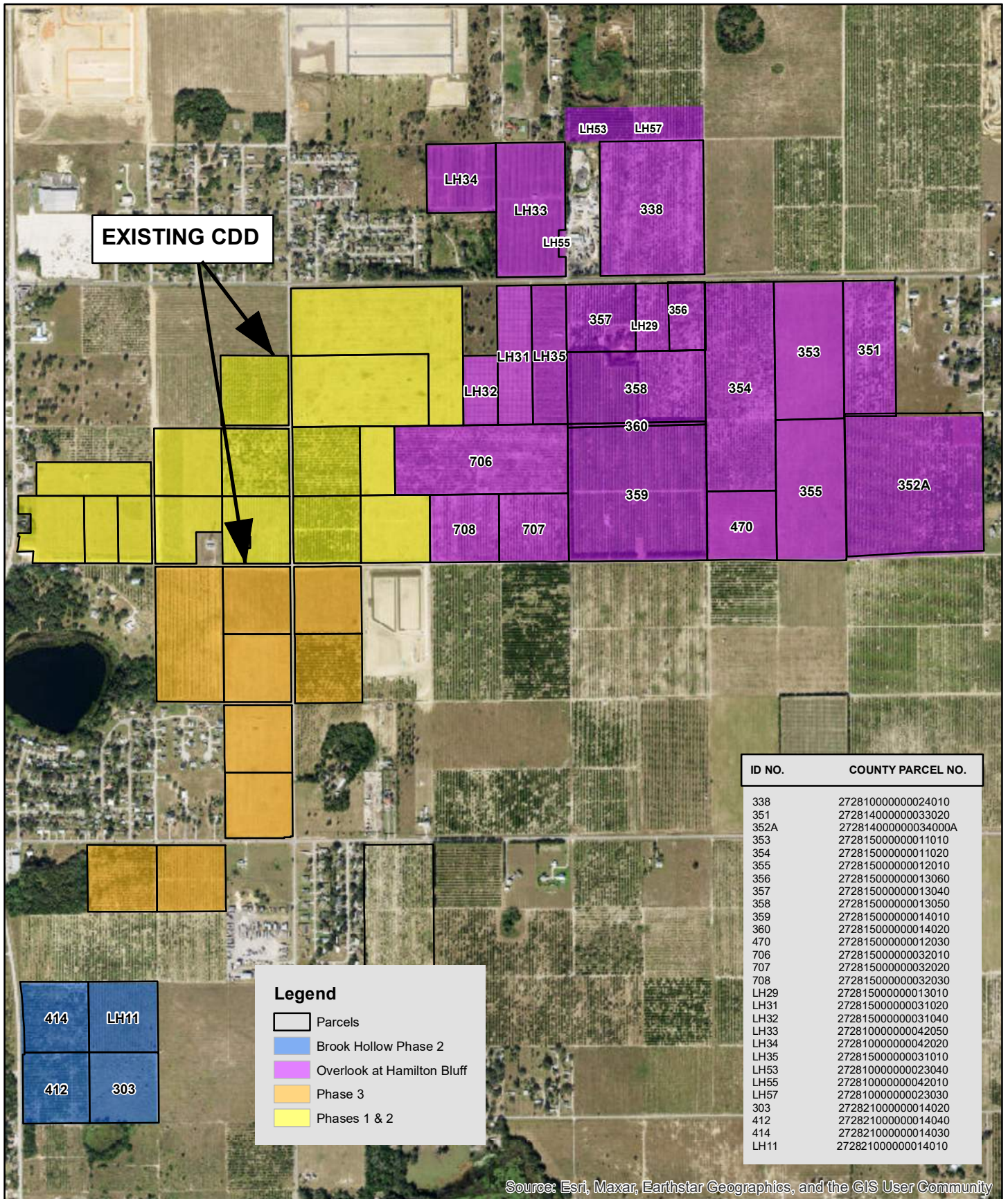
Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for Hamilton Bluff Community Development District.



Reinardo Malavé, P.E.

Florida License No. 31588



# EXHIBIT 1 - BOUNDARY MAP HAMILTON BLUFF CDD



### LEGAL DESCRIPTION:

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 1339.61 FEET TO THE SOUTH LINE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°06'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.65 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S00°00'00"E, A DISTANCE OF 670.35 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°04'56"E, ALONG SAID SOUTH LINE, A DISTANCE OF 337.48 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15; THENCE S00°34'06"E, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE N89°58'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE S90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO THE END OF SAID CURVE; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST LINE, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°37'27"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 266 ACRES MORE OR LESS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 08/25/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: WS

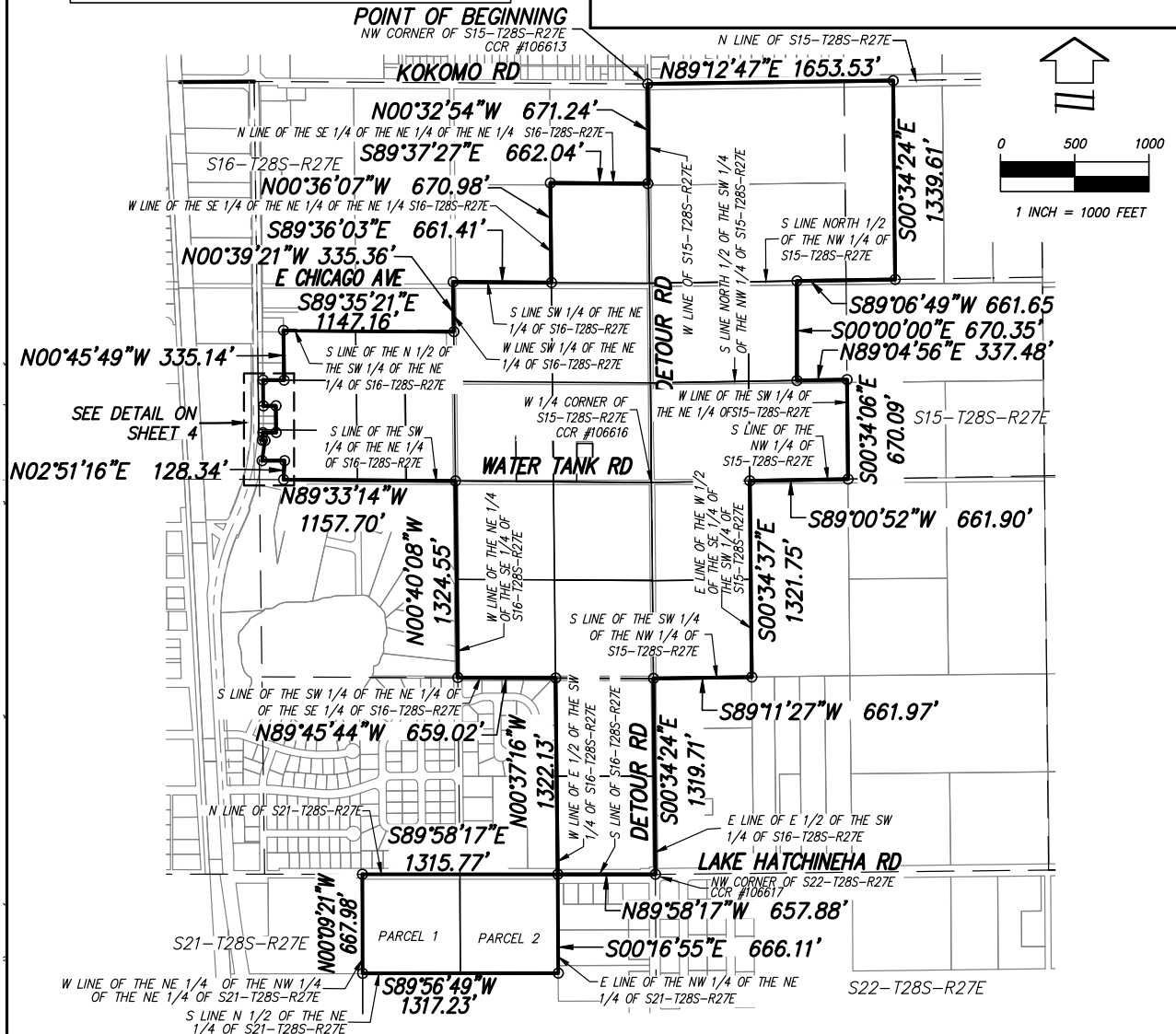
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## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



# LEGEND:

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



## SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 08/25/2023

REV DATE:

SCALE 1" = 1000'

PROJ: 50151874

DRAWN BY: WS

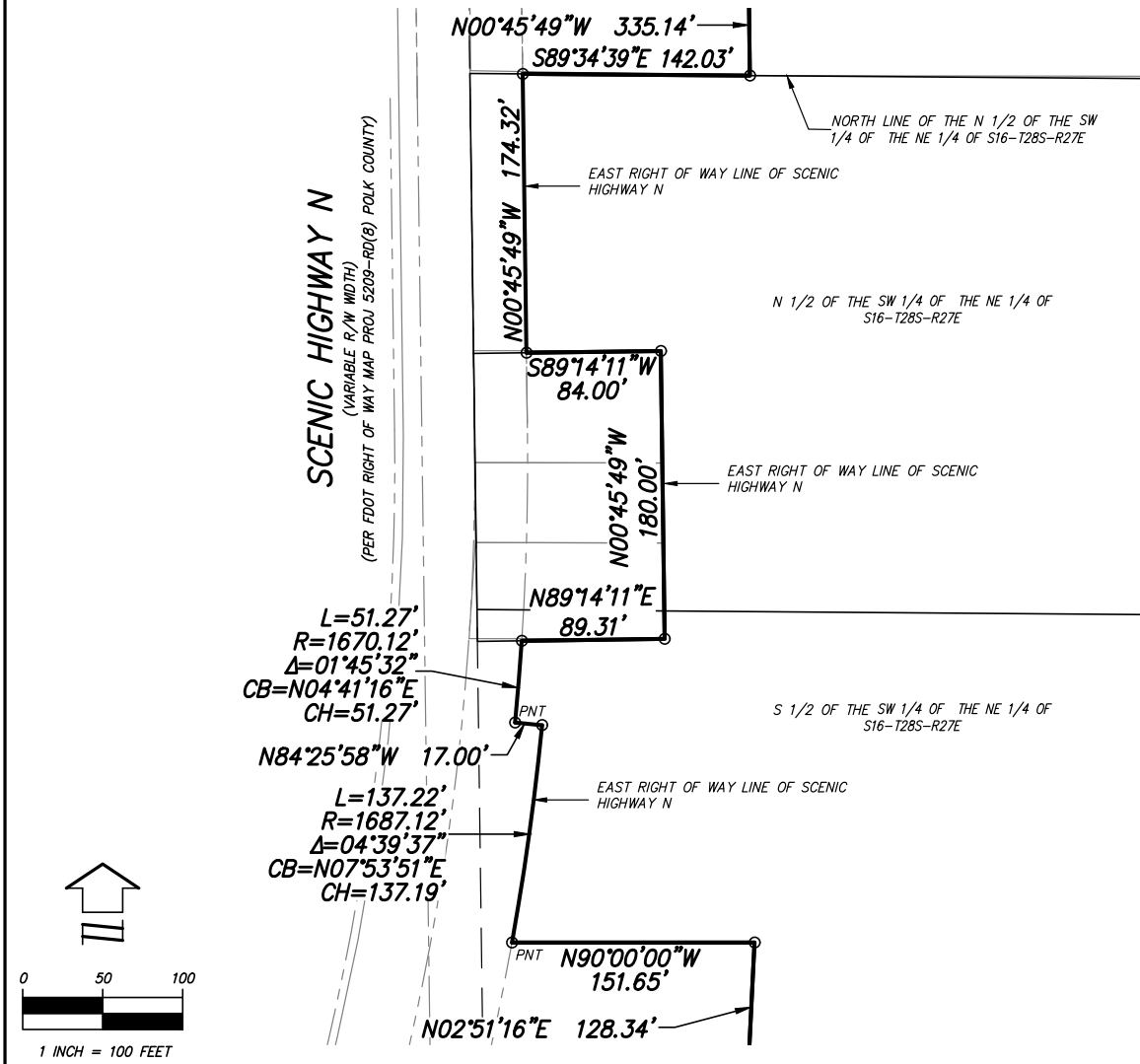
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## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



# LEGEND:

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



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

## SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 08/25/2023

REV DATE:

SCALE 1" = 100'

PROJ: 50151874

DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



### LEGAL DESCRIPTION:

A PORTION OF SECTIONS 10, 14 AND 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID NORTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'06"W, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°03'51"W, ALONG SAID SOUTH LINE, A DISTANCE OF 330.89 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°33'48"W, ALONG SAID WEST LINE, A DISTANCE OF 670.38 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°06'49"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.65 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'24"W, ALONG SAID WEST LINE, A DISTANCE OF 669.81 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE E 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID NORTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

358 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

#### SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023

REV DATE: 06/18/24

SCALE 1" = N/A

PROJ: 50151874

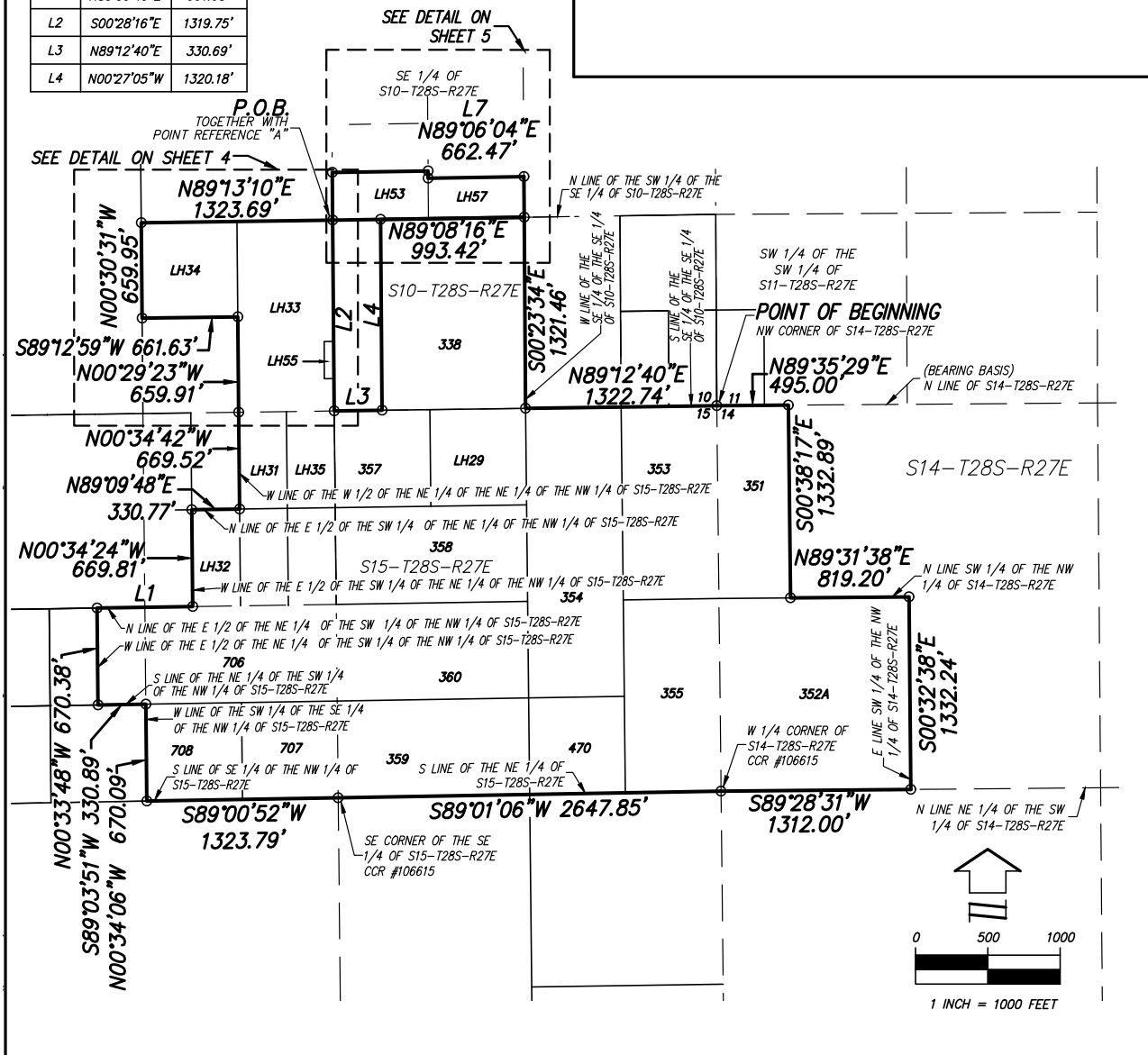
DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 1000'

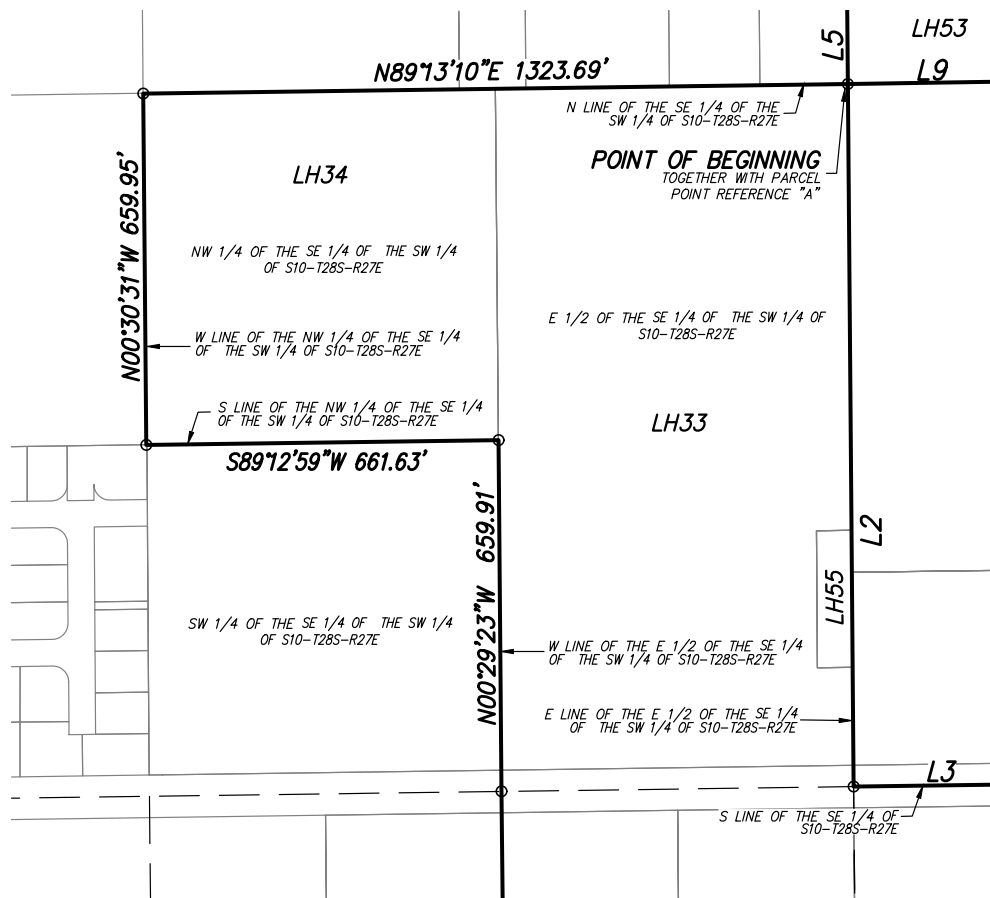
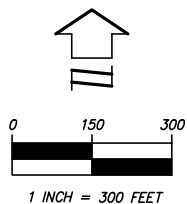
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
POLK COUNTY FLORIDA



**Dewberry**

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

PREPARED FOR:

**CH DEV LLC**

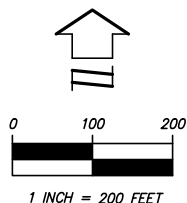
DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 300'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

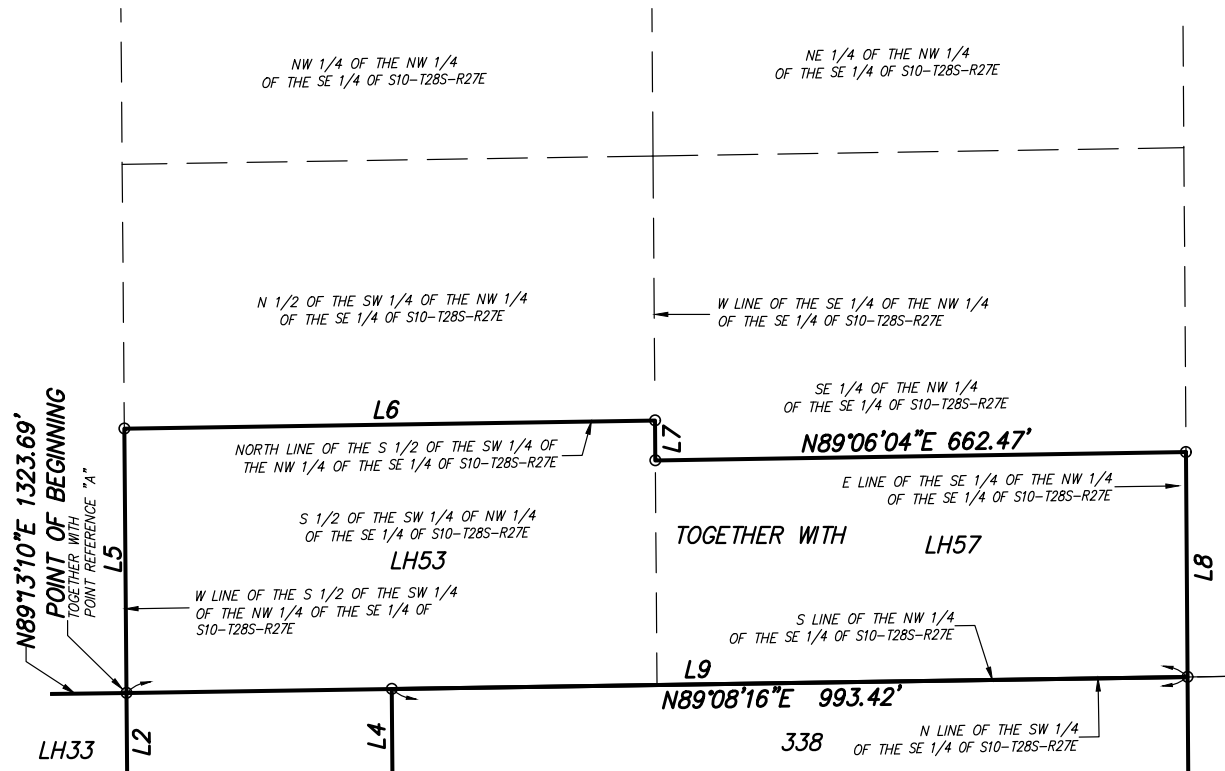
## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD







LINE TABLE		
LINE	BEARING	LENGTH
L2	S00°28'16"E	1319.75'
L4	N00°27'05"W	1320.18'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
POLK COUNTY FLORIDA



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

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 200'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



**LEGAL DESCRIPTION:**

**PARCEL 1**

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

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE  
SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE  
OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF  
EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER  
RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST  
RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°20'43"W, A  
DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY  
HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF  
N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE  
ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO THE END OF SAID CURVE; THENCE  
DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET  
TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO  
A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO  
A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86  
FEET TO THE POINT OF BEGINNING.

TOTAL EXITING CDD LIMITS = 40 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 21 & 22,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

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

PREPARED FOR:

**CH DEV LLC**

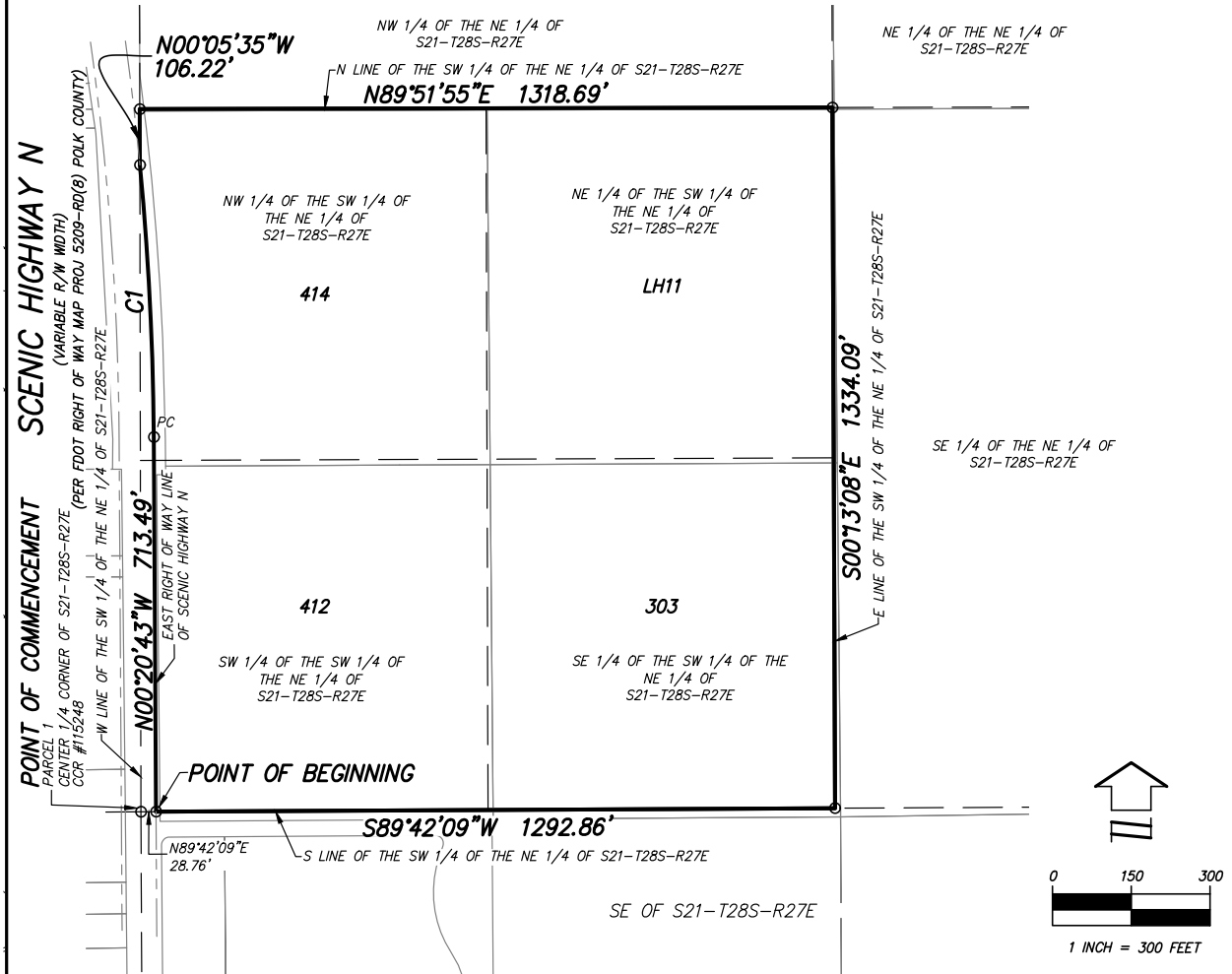
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REV DATE: 08/22/24  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 3 -  
EXPANSION PARCELS  
HAMILTON BLUFF CDD**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

-OF-

**HAMILTON BLUFF CDD**

SECTIONS 21 & 22,  
 TOWNSHIP 28 SOUTH, RANGE 27 EAST  
 POLK COUNTY FLORIDA



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 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
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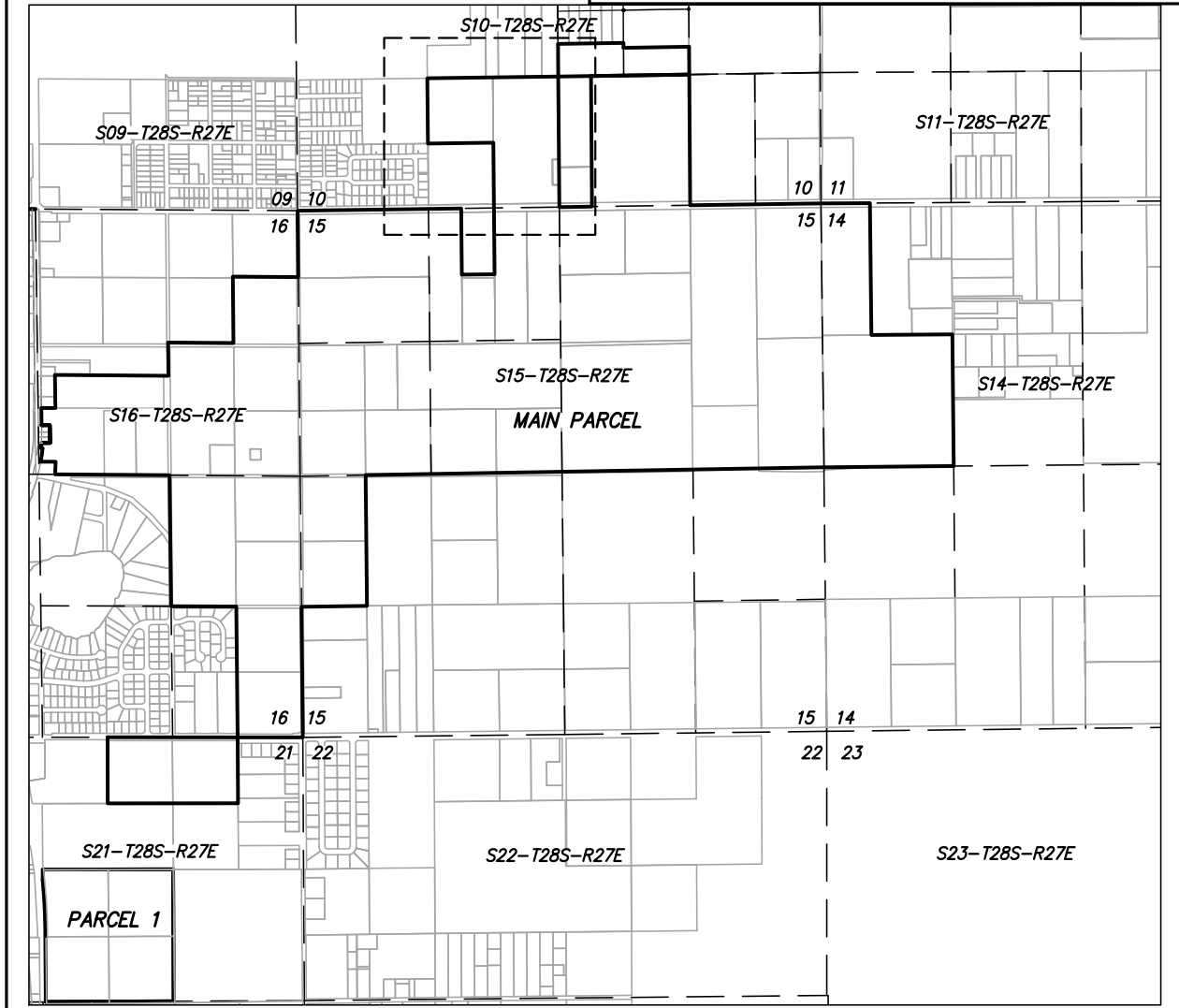
DATE: 09/06/2023  
 REV DATE: 08/22/24  
 SCALE 1" = 1000'

PROJ: 50151874  
 DRAWN BY: WS  
 CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



KEY MAP:  
NOT TO SCALE



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



**LEGAL DESCRIPTION:**

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W. 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID SOUTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE EAST 1/4 CORNER OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE S89°58'17"E, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70; THENCE N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE N90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE AND A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO A POINT OF NON-TANGENCY; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET;

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**



**LEGAL DESCRIPTION:** (CONTINUE)

THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHT OF WAY, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE AFORE MENTIONED EAST RIGHT OF WAY LINE; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 ; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16 ; THENCE S89°37'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL 1**

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

COMMENCE AT THE CENTER CORNER OF SAID SECTION 21: THENCE N89°42'09"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: N00°20'43"W, A DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10 ; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

TOTAL EXISTING CDD LIMITS = 664 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

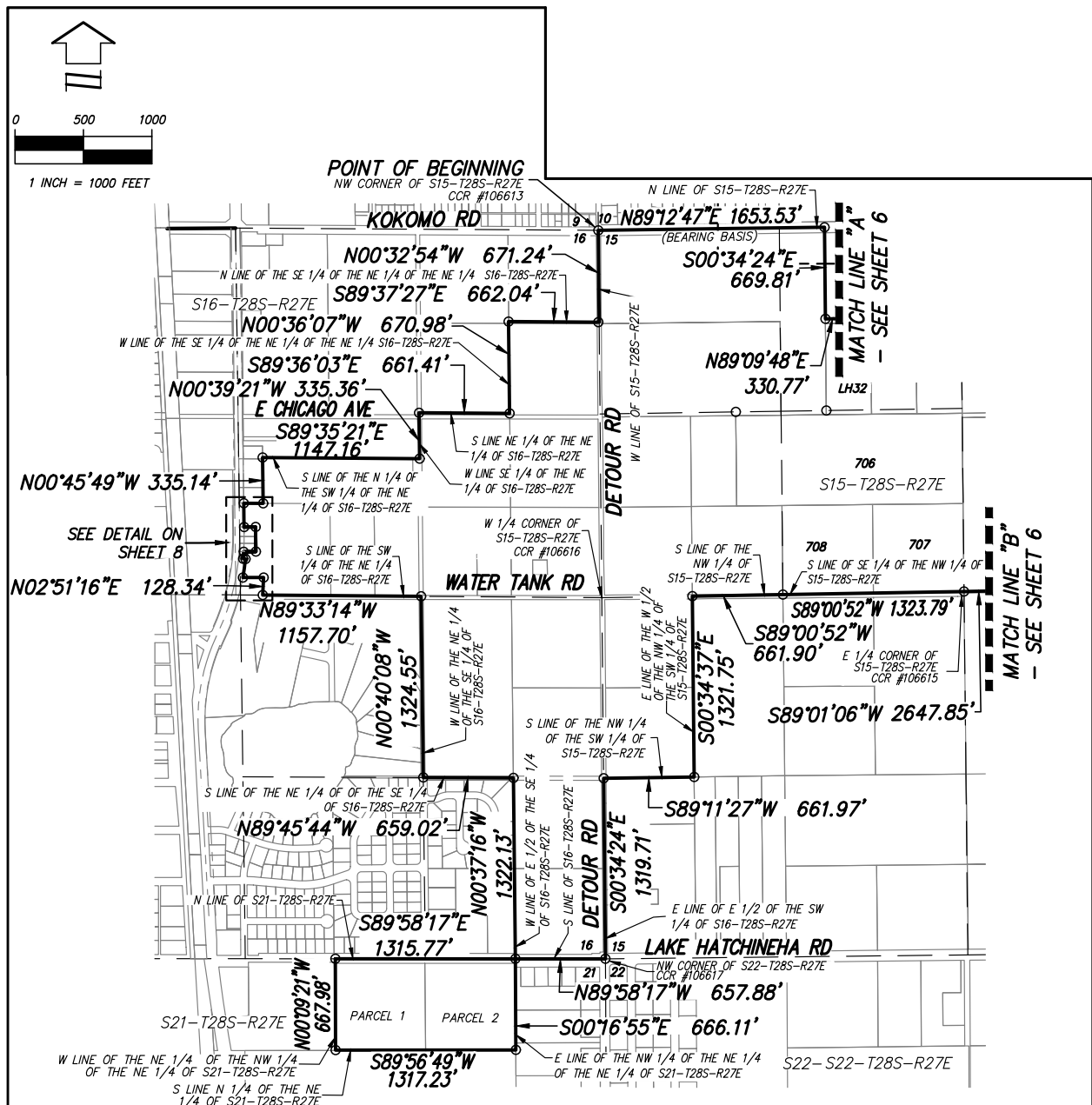
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SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**







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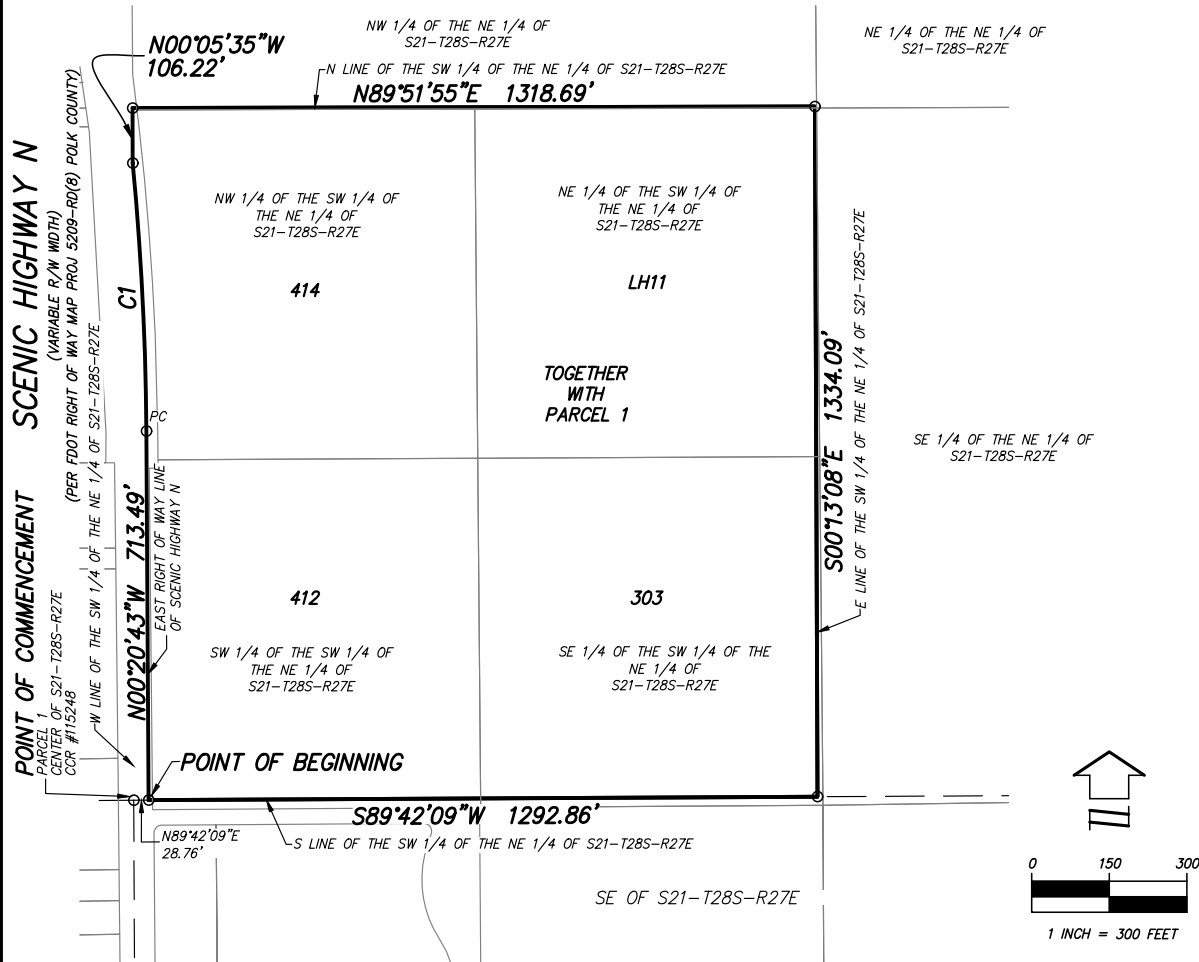
<p>SKETCH OF DESCRIPTION —OF— HAMILTON BLUFF CDD</p> <p>SECTIONS 10, 14, 15, 16, 21, &amp; 22 TOWNSHIP 28 SOUTH, RANGE 27 EAST</p> <p>POLK COUNTY FLORIDA</p>	<p><b>Dewberry</b></p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM</p> <p>CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR: CH DEV LLC</p> <p>DATE: 09/06/2023 REV DATE: 08/22/2024 SCALE 1" = 1000'</p> <p>PROJ: 50151874 DRAWN BY: WS CHECKED BY: WPH</p>
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# COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 300'

PROJ: 50151874

DRAWN BY: WS

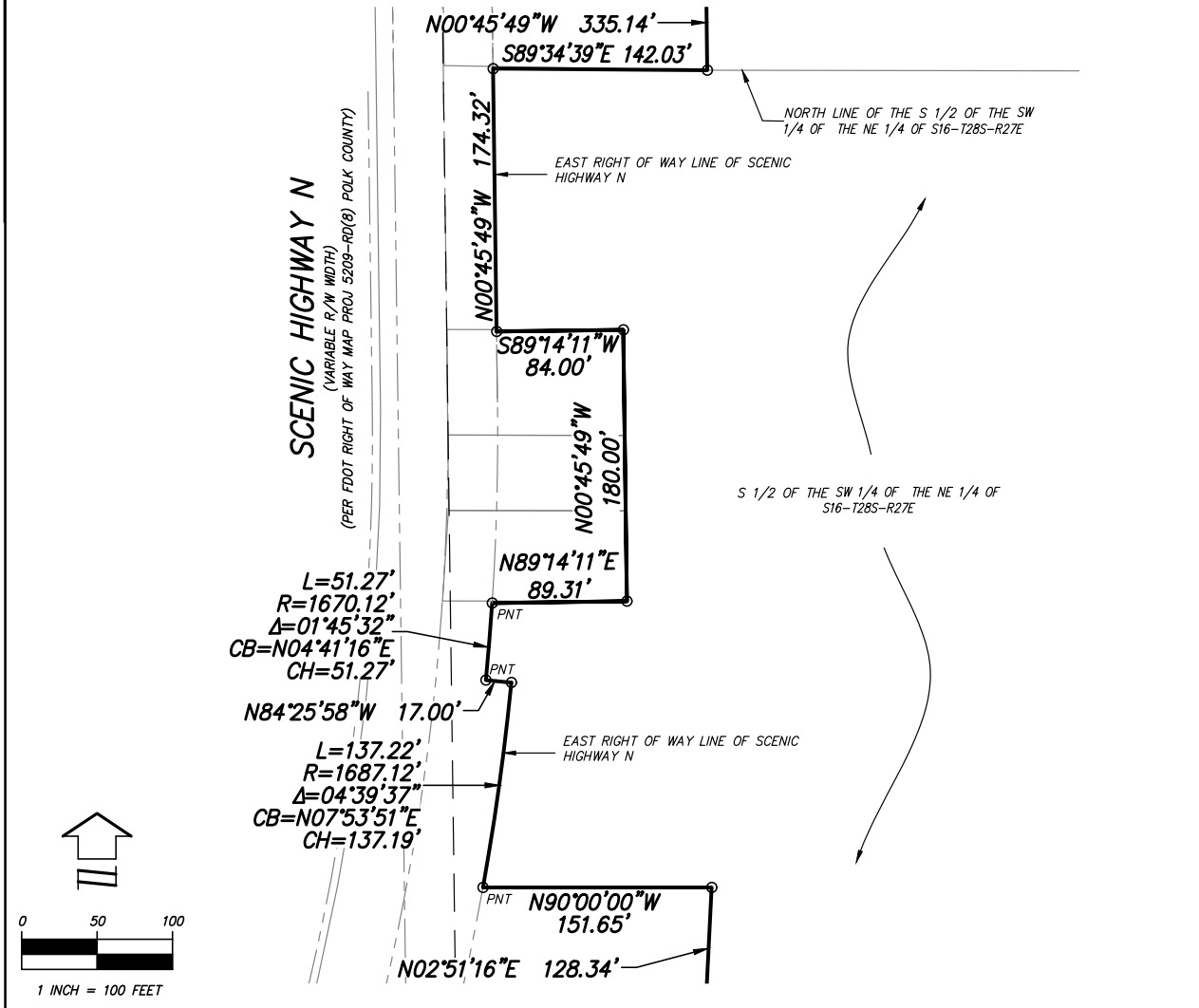
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



# LEGEND:

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



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

## SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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ORLANDO, FLORIDA 32806

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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 100'

PROJ: 50151874

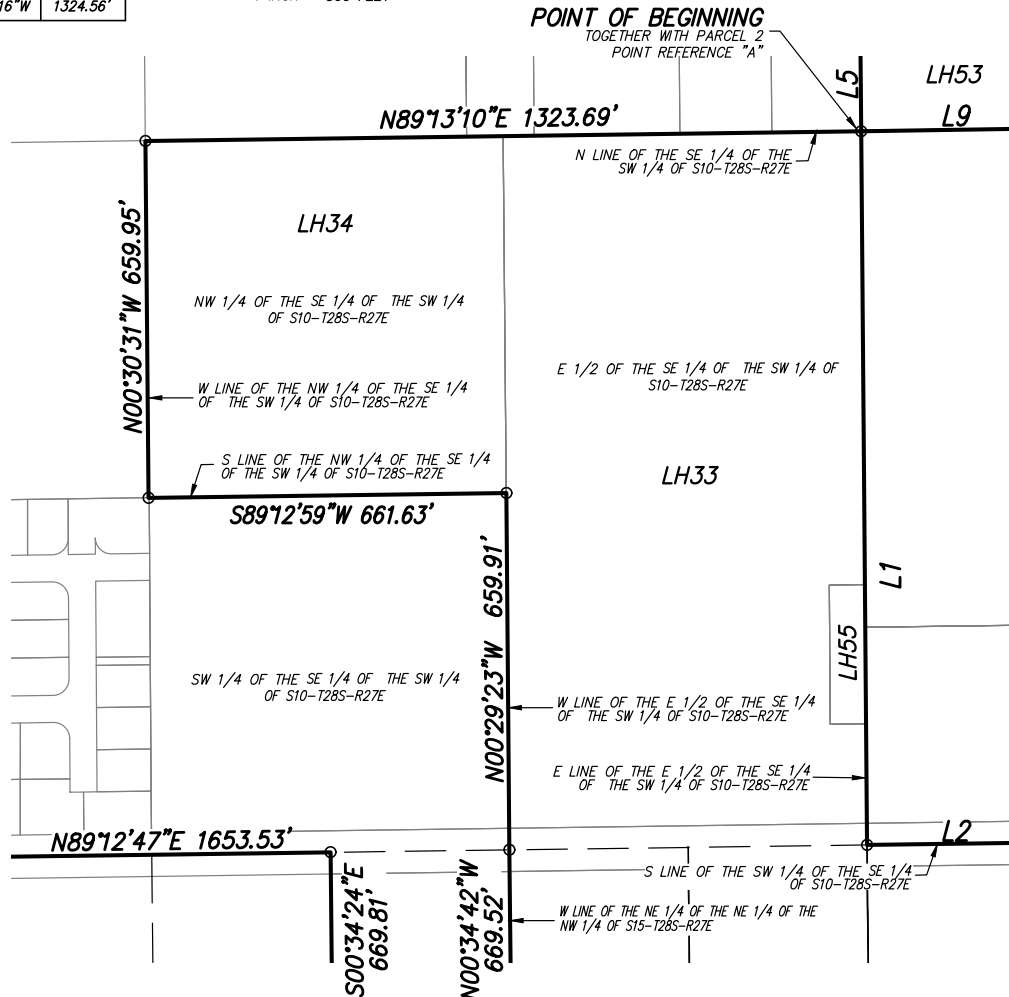
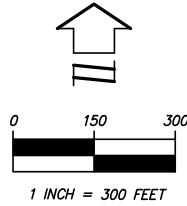
DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L2	N89°12'40"E	330.69'
L5	N00°28'16"W	329.94'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 300'

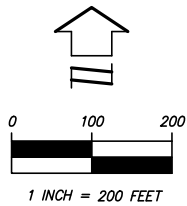
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DRAWN BY: WS

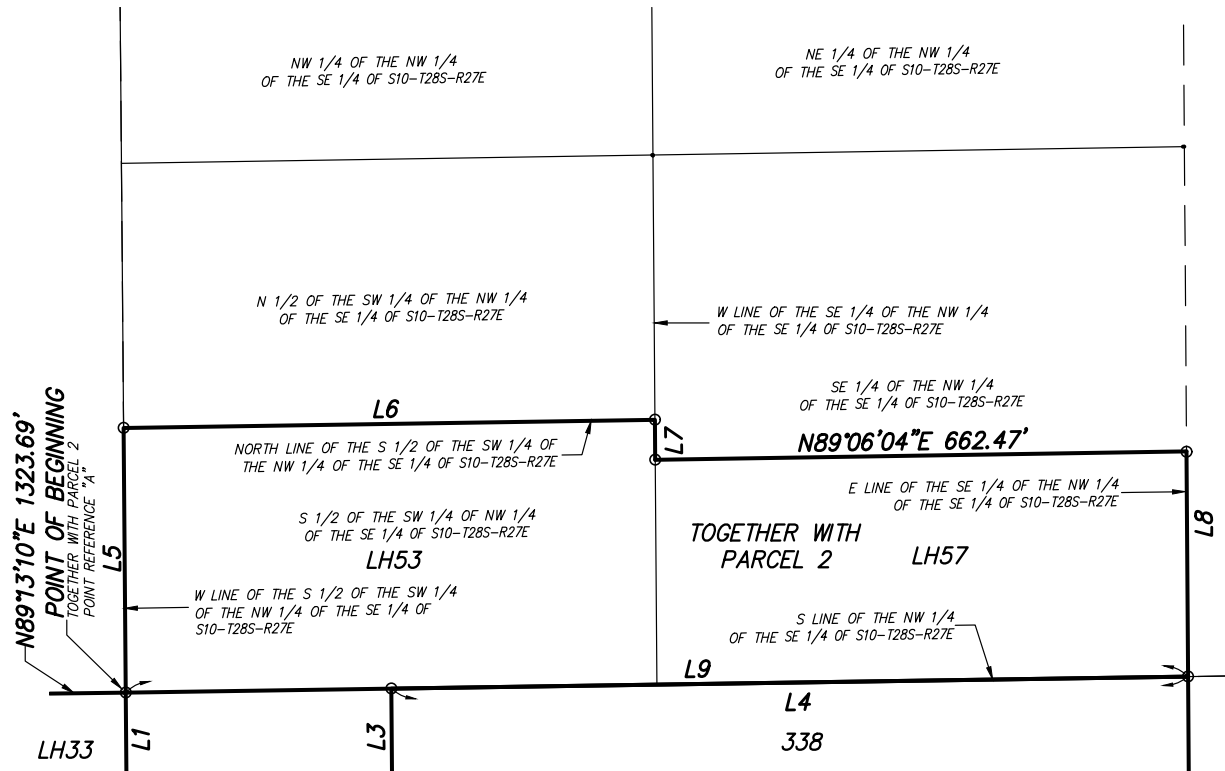
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L3	N00°27'05"W	1320.18'
L4	N89°08'16"E	993.42'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

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

PREPARED FOR:

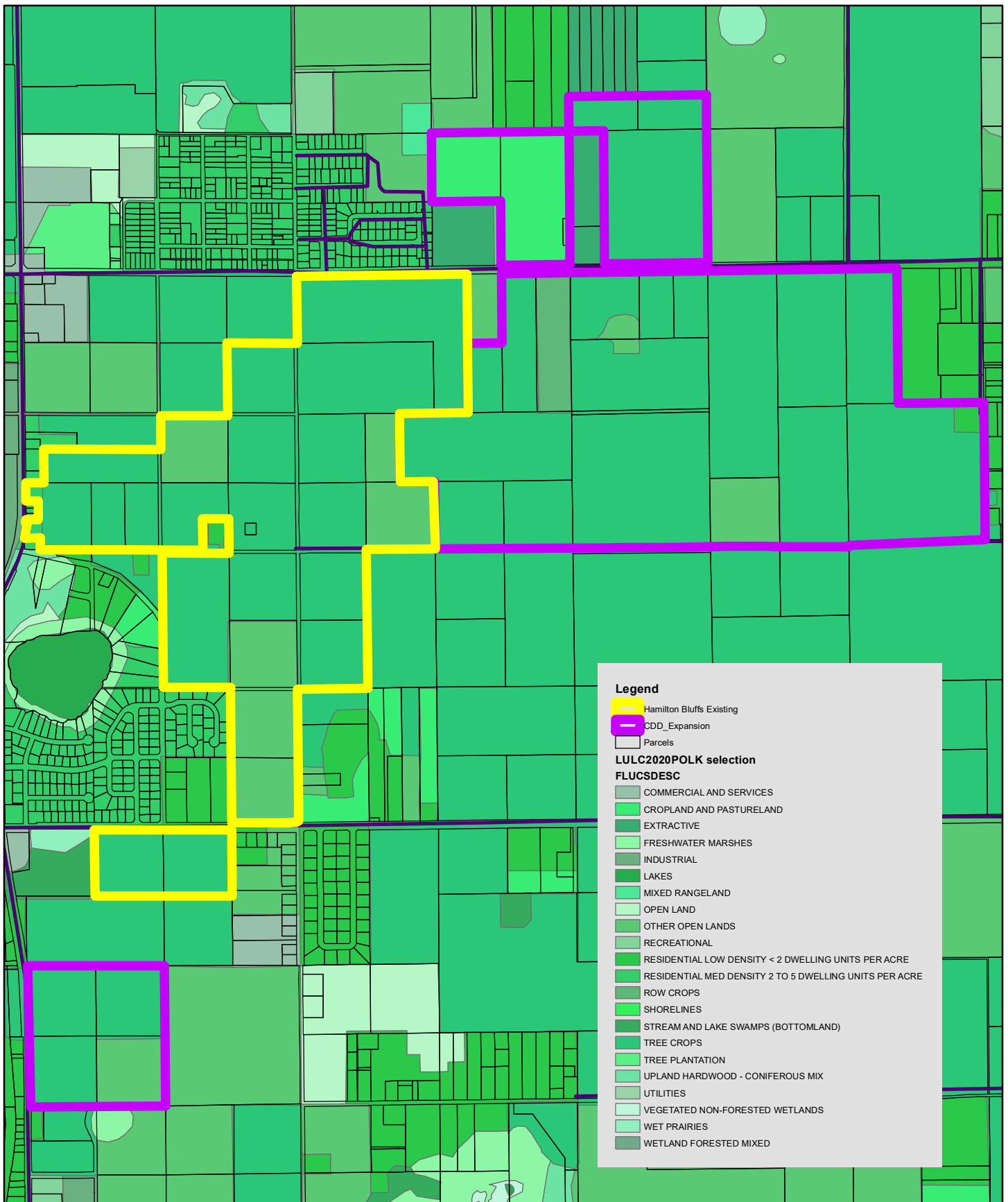
CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 200'

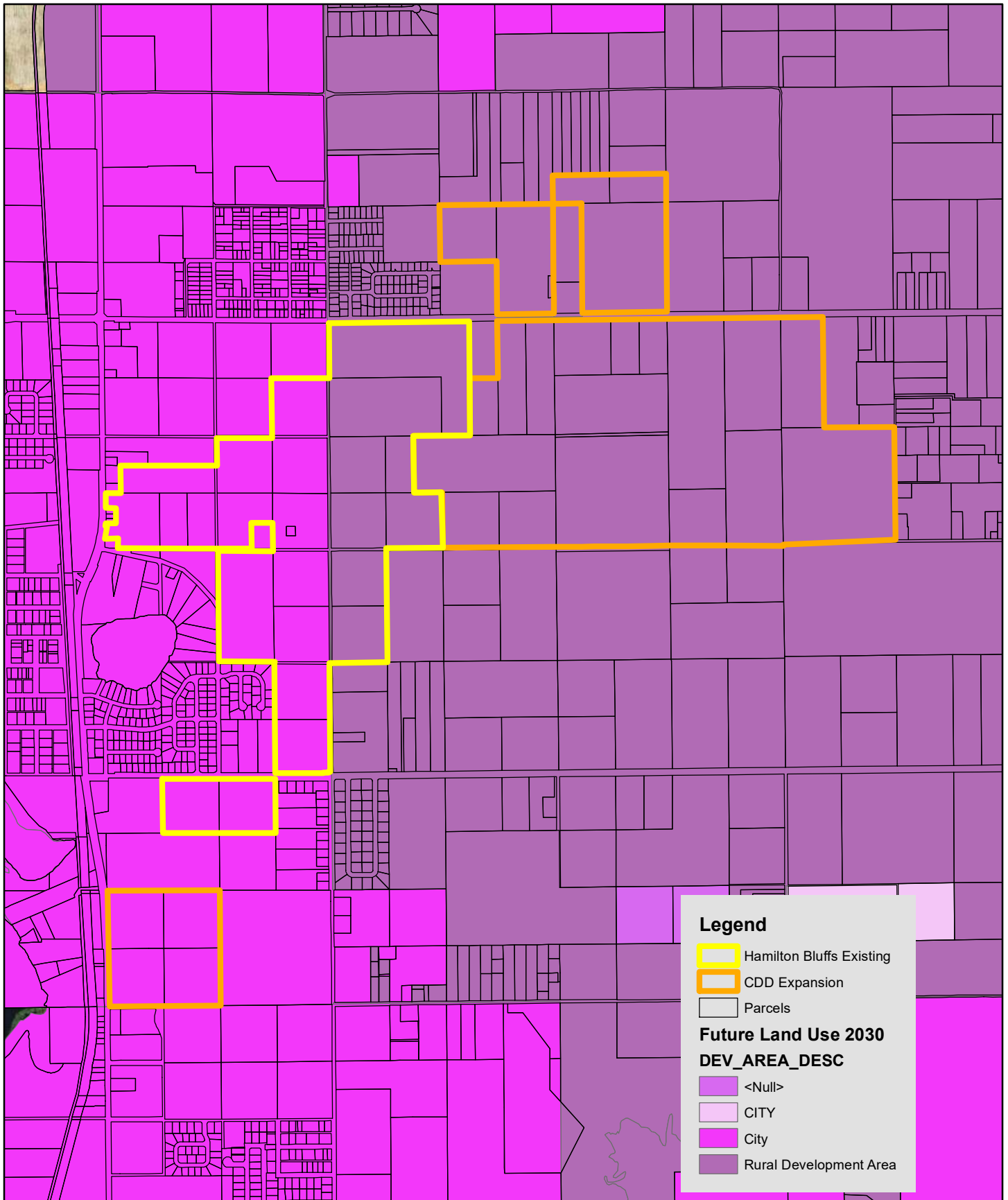
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DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD

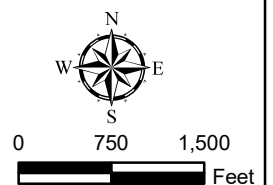




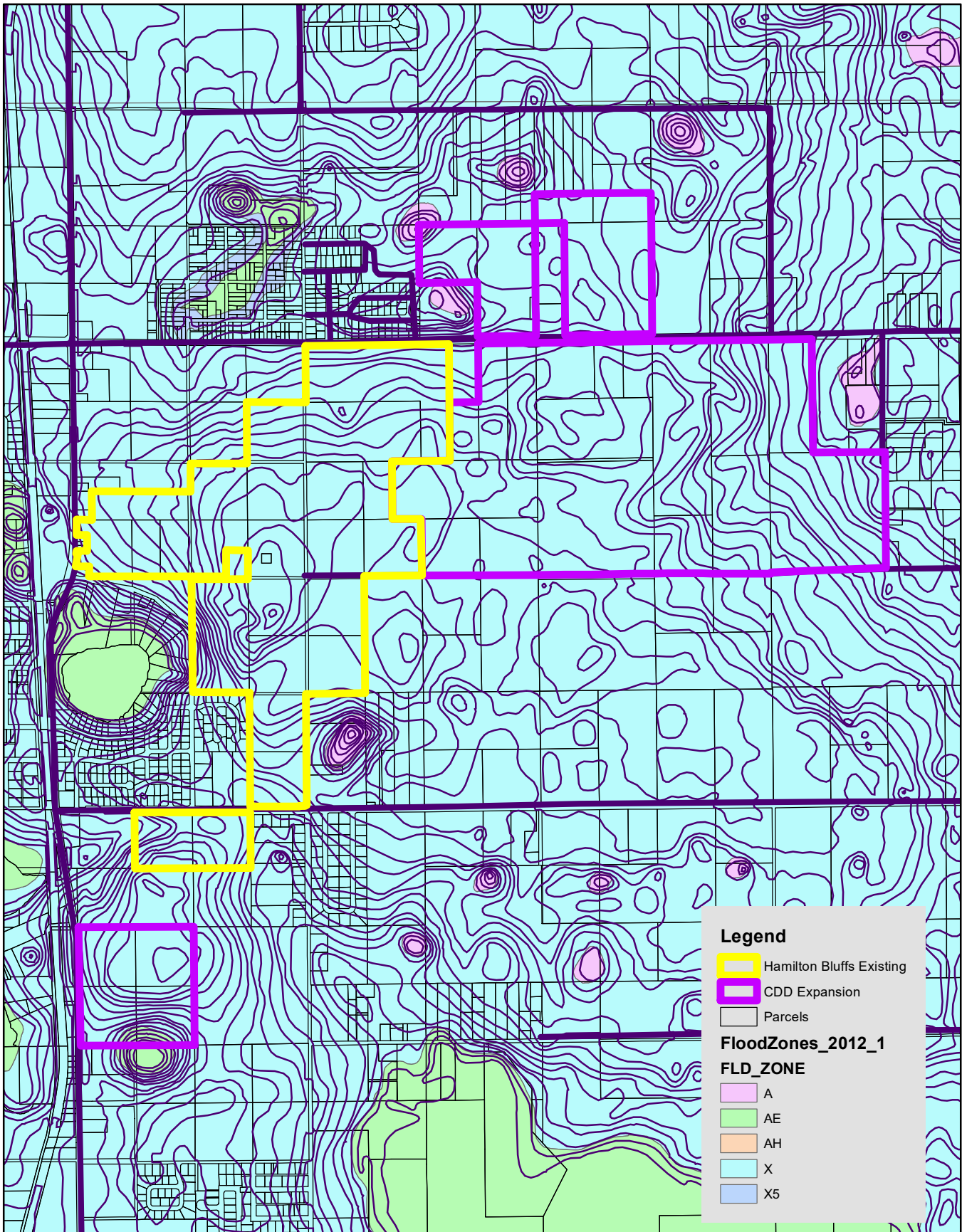
# COMPOSITE EXHIBIT 7 - LAND USE HAMILTON BLUFF CDD



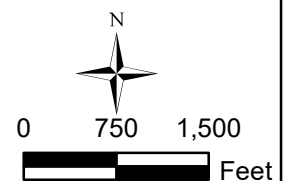
**COMPOSITE EXHIBIT 7 -  
FUTURE LAND USE  
HAMILTON BLUFF CDD**







**COMPOSITE EXHIBIT 8 -  
DRAINAGE & UTILITIES  
HAMILTON BLUFF CDD**



### Composite Exhibit 9

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Town of Lake Hamilton	District Bonds	Town of Lake Hamilton**
Street Lighting****	District	District	District Bonds	District/Duke Energy**
Road Construction	District	Town of Lake Hamilton ***	District Bonds	Town of Lake Hamilton/Polk County***
Offsite Improvements	District	Polk County/Town of Lake Hamilton	District Bonds	Polk County/Town of Lake Hamilton***
Entry Feature & Signage	District	District	District Bonds	District
Recreation Facilities/Amenities	District	District	District Bonds	District

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

\*\*Lift Stations/Water/Sewer to be owned by City of Haines City and operated and maintained by Town of Lake Hamilton

\*\*\*Offsite roads to be owned by Polk County/Town of Lake Hamilton, but operated/maintained by either Town of Lake Hamilton or Polk County

\*\*\*\* District will fund only the incremental cost of undergrounding of electrical conduit



**SUMMARY OF OPINION OF PROBABLE COST  
COMPOSITE EXHIBIT 9**

<b>Infrastructure</b>	<b>Hamilton Bluff Phase 1 2023-2025 500 Lots</b>	<b>Hamilton Bluff Phase 2 2023-2025 270 Lots</b>	<b>Hamilton Bluff Phase 3 2025-2027 451 Lots</b>	<b>Overlook at Hamilton Bluff 2026-2028 1657 Lots</b>	<b>Brook Hollow Phase 2 2025-2027 210 Lots</b>	<b>Total 3088 Lots</b>
Offsite Improvements (1)(5)(7)(11)	\$3,591,950	\$2,230,790	\$3,410,462	\$12,530,234	\$1,588,020	\$23,351,456
Stormwater Management (1)(2)(3)(5)(6)(7)	\$7,089,138	\$4,402,728	\$6,730,950	\$24,729,897	\$3,134,145	\$46,086,856
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7)(9)(11)	\$6,355,405	\$3,947,041	\$6,034,290	\$22,170,329	\$2,809,758	\$41,316,822
Roadway (1)(4)(5)(7)	\$3,167,775	\$1,967,355	\$3,007,719	\$11,050,533	\$1,400,490	\$20,593,872
Entry Feature (1)(7)(8)(9)(11)	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Parks and Amenities (1)(7)(11)	\$1,500,000	\$750,000	\$1,500,000	\$4,000,000	\$55,000	\$7,805,000
General Consulting (11)	-	-	-	-	-	<b>\$14,040,401</b>
Contingency (11)	-	-	-	-	-	<b>\$15,444,441</b>
<b>SUBTOTAL</b>	<b>\$21,954,268</b>	<b>\$13,547,914</b>	<b>\$20,933,420</b>	<b>\$74,730,992</b>	<b>\$9,237,413</b>	<b>\$169,888,848</b>

**Notes:**

(1) District to be constructed as five (5) phases.

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

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

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

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

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

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

(8) Estimates are based on 2025 cost.

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

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

(11) Estimates based on 3088 lots.

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

**Exhibit B:**

**AMENDED & RESTATED  
MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
HAMILTON BLUFF  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: February 4, 2025**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801**



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**GMS-CF, LLC does not represent Hamilton Bluff Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide Hamilton Bluff Community Development District with financial advisory services or offer investment advice in any form.**

## **1.0 Introduction**

The Hamilton Bluff Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended (the “District”). The District plans to issue up to \$171,270,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Engineer’s Report – Amended and Restated revised January 28, 2025, prepared by Dewberry Engineers Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

### **1.1 Purpose**

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology Report dated March 8, 2022 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefiting from the District’s capital improvement plan (“CIP”). Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$19,165,000 Special Assessment Bonds, Series 2024 (the “Series 2024 Bonds”), Supplemental Assessment Methodology for Assessment Area One dated March 1, 2024 (the “Series 2024 Supplemental Report”). The Series 2024 Bonds remain unchanged by this report. The Series 2024 Supplemental Report applied the methodology to the details of the Series 2024 Bonds to allocate debt assessments (“Series 2024 Assessments”) to the properties consisting of Phase 1 & Phase 2 within the District to secure the repayment of the Series 2024 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to the District’s boundaries to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include an additional 1,843 lots.

This Amended and Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an assessment methodology that reflects the additional parcels, improvements, and planned lots.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the CIP. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

## **1.2 Background**

The District originally consisted of approximately 266 acres and has recently been expanded to include an additional 398 acres (the "Expansion Area"), for a total of 664 acres. The District currently includes approximately 664 acres entirely within the Town of Lake Hamilton, Polk County, Florida. The development program currently envisions approximately 3,088 residential lots (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadways, entry features, parks and amenities, general consulting and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is

platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to assessable property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$133,362,387. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and

capitalized interest, will be approximately \$171,270,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District is planning to issue up to \$171,270,000 in Bonds to fund all or a portion of the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$171,270,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$133,362,387. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$171,270,000. Table 3 shows the breakdown of the bond sizing.

### **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements. Assessments for Phases 1-3 will remain unchanged based on this report. The initial assessments for the the Expansion Area improvements of the District's CIP will levied on an equal acreage basis to assessable property within the Expansion Area within the District.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 3,088 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be



calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The CIP consists of offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadways, entry features, parks and amenities, general consulting, and contingency. There are *two* residential product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management, utilities (water, sewer, & streetlighting), roadways, entry features, parks and amenities, general consulting, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

## **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

#### **4.0 Assessment Roll**

The District liens for Phases 1-3 remain unchanged. The initial District liens for the Expansion Area improvements will be allocated across the property within the Expansion Area within the District on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1  
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPMENT PROGRAM  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

**Phases 1-3**

Product Types	Phase 1	Phase 2	Phase 3	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family 40'	257	167	257	681	0.80	544.80
Single Family 50'	243	103	194	540	1.00	540.00
<b>Total Units</b>				<b>1,221</b>		<b>1084.80</b>

**Expansion Area**

	Overlook at Hamilton Bluff	Brook Hollow Phase 2	No. of Units *	ERUs per Unit (1)	Total ERUs
Product Types					
Single Family 40'	976	105	1081	0.80	864.80
Single Family 50'	681	105	786	1.00	786.00
<b>Total Units</b>			<b>1,867</b>		<b>1650.80</b>

**Combined**

Product Types	Total Units
Single Family 40'	1,762
Single Family 50'	1,326
<b>Total Units</b>	<b>3,088</b>

(1) 50' Single Family unit equal to 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2**  
**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**INFRASTRUCTURE COST ESTIMATES**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Original CIP (Phases 1-3)	Overlook at Hamilton Bluff	Brook Hollow Phase 2	Expansion Area CIP Total	Combined Total
Offsite Improvements	\$5,244,166	\$12,530,234	\$1,558,020	\$14,088,254	\$ 19,332,420
Stormwater Management	\$8,825,016	\$24,729,897	\$3,134,145	\$27,864,042	\$ 36,689,058
Utilities	\$8,049,139	\$22,107,329	\$2,809,758	\$24,917,087	\$ 32,966,226
Roadway	\$4,006,649	\$11,050,533	\$1,400,490	\$12,451,023	\$ 16,457,672
Entry Feature	\$498,440	\$250,000	\$250,000	\$500,000	\$ 998,440
Parks and Amenities	\$2,093,460	\$4,000,000	\$55,000	\$4,055,000	\$ 6,148,460
General Consulting	\$0	\$7,466,799	\$1,012,815	\$8,479,615	\$ 8,479,615
Contingency	\$3,156,276	\$8,213,479	\$920,741	\$9,134,221	\$ 12,290,497
<b>Total</b>	<b>\$31,873,146</b>	<b>\$90,348,272</b>	<b>\$11,140,970</b>	<b>\$101,489,241</b>	<b>\$133,362,387</b>

(1) A detailed description of these improvements is provided in the Master Engineer's Report - Amended & Restated dated March 8, 2022, revised January 28, 2025

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

**Bond Sizings**

<b>Description</b>	<b>Phases 1-3</b>	<b>Expansion Area</b>	<b>Combined Total</b>
Construction Funds	\$31,873,146	\$101,489,241	\$133,362,387
Debt Service Reserve	\$2,868,583	\$9,456,709	\$12,325,292
Capitalized Interest	\$4,932,000	\$15,620,400	\$20,552,400
Underwriters Discount	\$822,000	\$2,603,400	\$3,425,400
Cost of Issuance	\$600,000	\$1,000,000	\$1,600,000
Rounding	\$4,271	\$250	\$4,521
<b>Par Amount*</b>	<b>\$41,100,000</b>	<b>\$130,170,000</b>	<b>\$171,270,000</b>

<b>Bond Assumptions:</b>	<b>Phases 1-3</b>	<b>Expansion Area</b>
Average Coupon	6.00%	6.00%
Amortization	30 years	30 years
Capitalized Interest	24 months	24 months
Debt Service Reserve	Max Annual D/S	Max Annual D/S
Underwriters Discount	2%	2%

\* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF BENEFIT  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

**Phases 1-3**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	681	0.80	544.80	50.22%	\$16,007,089	\$23,505
Single Family 50'	540	1.00	540.00	49.78%	\$15,866,057	\$29,382
<b>Totals</b>	<b>1,221</b>		<b>1,084.80</b>	<b>100.00%</b>	<b>\$31,873,146</b>	

**Expansion Area**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	1081	0.80	864.80	52.39%	\$53,166,886	\$49,183
Single Family 50'	786	1.00	786.00	47.61%	\$48,322,355	\$61,479
<b>Totals</b>	<b>1,867</b>		<b>1,650.80</b>	<b>100.00%</b>	<b>\$101,489,241</b>	

\* Unit mix is subject to change based on marketing and other factor

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

**Phases 1-3**

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	681	\$ 16,007,089	\$ 20,640,929	\$ 30,310
Single Family 50'	540	\$ 15,866,057	\$ 20,459,071	\$ 37,887
<b>Totals</b>	<b>1,221</b>	<b>\$ 31,873,146</b>	<b>\$ 41,100,000</b>	

**Expansion Area**

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	1081	\$ 53,166,886	\$ 68,191,796	\$ 63,082
Single Family 50'	786	\$ 48,322,355	\$ 61,978,205	\$ 78,853
<b>Totals</b>	<b>1,867</b>	<b>\$ 101,489,241</b>	<b>\$ 130,170,000</b>	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 6  
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY

**Phases 1-3**

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	681	\$20,640,929	\$30,310	\$1,440,638	\$2,115	\$2,275
Single Family 50'	540	\$20,459,071	\$37,887	\$1,427,945	\$2,644	\$2,843
<b>Totals</b>	<b>1,221</b>	<b>\$41,100,000</b>		<b>\$2,868,583</b>		

**Expansion Area**

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	1081	\$68,191,796	\$63,082	\$4,954,060	\$4,583	\$4,928
Single Family 50'	786	\$61,978,205	\$78,853	\$4,502,649	\$5,729	\$6,160
<b>Totals</b>	<b>1,867</b>	<b>\$130,170,000</b>		<b>\$9,456,709</b>		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7**  
**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**AMENDED & RESTATED MASTER ASSESSMENT METHODOLOGY**

**Phases 1-3**

Owner	Parcel ID*	Acres	Total Par Debt	Total Par Debt	Net Annual Debt	Gross Annual
			Allocation Per Acre		Assessment Allocation	Debt Assessment Allocation (1)
PHC I Property, LLC	272815-000000-033010	29.40	\$163,147	\$4,796,523	\$334,774.29	\$359,972.36
PHC I Property, LLC	272815-000000-033020	20.52	\$163,147	\$3,347,777	\$233,658.79	\$251,246.01
GAMA Investors, LLC	272816-823000-038040	9.89	\$163,147	\$1,613,524	\$112,616.25	\$121,092.74
Cassidy Property Investments, LLC	272816-823000-040012	8.12	\$163,147	\$1,324,754	\$92,461.47	\$99,420.94
Northeast Polk Land Investments, LLC	272816-823000-037020	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
CH DEV LLC	272816-823000-037010	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
Atlanticblue Capital, LLC	272815-000000-034040	9.74	\$163,147	\$1,589,052	\$110,908.22	\$119,256.15
Northeast Polk Land Investments, LLC	272815-000000-034020	5.01	\$163,147	\$817,367	\$57,048.27	\$61,342.23
Cassidy Property Investments, LLC	272816-823000-040035	8.46	\$163,147	\$1,380,224	\$96,333.01	\$103,583.88
Cassidy Property Investments, LLC	272816-823000-040042	4.77	\$163,147	\$778,211	\$54,315.42	\$58,403.68
Cassidy Property Investments, LLC	272816-823000-040041	4.77	\$163,147	\$778,211	\$54,315.42	\$58,403.68
Cassidy Property Investments, LLC	272816-823000-037031	7.83	\$163,147	\$1,277,441	\$89,159.28	\$95,870.19
CH DEV LLC	272816-823000-037041	9.28	\$163,147	\$1,514,004	\$105,670.25	\$113,623.93
CH DEV LLC	272815-000000-034050	9.49	\$163,147	\$1,548,265	\$108,061.50	\$116,195.16
Northeast Polk Land Investments, LLC	272815-000000-034010	9.81	\$163,147	\$1,600,472	\$111,705.30	\$120,113.23
T J Peaches, LLC	272816-823000-036020	19.10	\$163,147	\$3,116,108	\$217,489.42	\$233,859.59
Chicago Ave Development	272816-823000-036010	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
Chicago Ave Development	272815-000000-043020	9.49	\$163,147	\$1,548,265	\$108,061.50	\$116,195.16
Northeast Polk Land Investments, LLC	272816-823000-036040	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
ABC IRA, LLC	272815-000000-043030	9.70	\$163,147	\$1,582,526	\$110,452.74	\$118,766.39
Northeast Polk Land Investments, LLC	272816-823000-035010	9.55	\$163,147	\$1,558,054	\$108,744.71	\$116,929.80
Northeast Polk Land Investments, LLC	272816-823000-035040	9.26	\$163,147	\$1,510,742	\$105,442.52	\$113,379.05
Cassidy Holdings, LLC	272821-000000-013010	9.65	\$163,147	\$1,574,369	\$109,883.40	\$118,154.19
Cassidy Holdings, LLC	272821-000000-011020	9.61	\$163,147	\$1,567,843	\$109,427.92	\$117,664.43
CH DEV LLC	272816-823000-037042	0.27	\$163,147	\$44,050	\$3,074.46	\$3,305.87
<b>Phases 1-3 Total</b>		<b>251.92</b>		<b>\$41,100,000</b>	<b>\$2,868,583</b>	<b>\$3,084,498</b>

**Expansion Area**

Owner	Parcel ID**	Acres	Total Par Debt	Total Par Debt	Net Annual Debt	Gross Annual
			Allocation Per Acre		Assessment Allocation	Debt Assessment Allocation (1)
LOS IRA R LLC & CCS INVESTMENTS LLC	272810-000000-024010	29.19	\$327,060.30	\$9,546,890.21	\$693,571.18	\$745,775.46
WHITE CLAY INVESTORS LLC	272814-000000-033020	14.70	\$327,060.30	\$4,807,786.43	\$349,280.45	\$375,570.38
CASSIDY HOLDINGS LLC	272814-000000-034000	43.23	\$327,060.30	\$14,138,816.84	\$1,027,169.65	\$1,104,483.50
PHC I PROPERTY LLC	272815-000000-011010	19.98	\$327,060.30	\$6,534,664.83	\$474,736.29	\$510,469.13
CASSIDY HOLDINGS LLC	272815-000000-011020	30.32	\$327,060.30	\$9,916,468.35	\$720,420.63	\$774,645.84
PHC I PROPERTY LLC	272815-000000-012010	20.53	\$327,060.30	\$6,714,547.99	\$487,804.60	\$524,521.08

Owner	Parcel ID*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
DWJE INVESTMENTS LLC	272815-000000-013060	4.88	\$327,060.30	\$1,596,054.27	\$115,951.61	\$124,679.15
CASSIDY HOLDINGS LLC	272815-000000-013040	9.80	\$327,060.30	\$3,205,190.96	\$232,853.63	\$250,380.25
CASSIDY HOLDINGS LLC	272815-000000-013050	20.79	\$327,060.30	\$6,799,583.67	\$493,982.35	\$531,163.82
CASSIDY HOLDINGS LLC	272815-000000-014010	39.14	\$327,060.30	\$12,801,140.21	\$929,988.90	\$999,988.07
CASSIDY HOLDINGS LLC	272815-000000-014020	0.97	\$327,060.30	\$317,248.49	\$23,047.76	\$24,782.54
ABC IRA LLC	272815-000000-012030	10.06	\$327,060.30	\$3,290,226.63	\$239,031.38	\$257,022.99
CASSIDY HOLDINGS LLC	272815-000000-032010	25.06	\$327,060.30	\$8,196,131.16	\$595,440.01	\$640,258.07
CASSIDY HOLDINGS LLC	272815-000000-032020	9.87	\$327,060.30	\$3,228,085.18	\$234,516.87	\$252,168.68
CASSIDY HOLDINGS LLC	272815-000000-032030	9.84	\$327,060.30	\$3,218,273.37	\$233,804.06	\$251,402.21
JHF INVESTMENTS LLC	272815-000000-013010	4.89	\$327,060.30	\$1,599,324.88	\$116,189.21	\$124,934.64
NORTHEAST POLK LAND INVESTMENTS LLC	272815-000000-031020	10.11	\$327,060.30	\$3,306,579.65	\$240,219.41	\$258,300.44
NORTHEAST POLK LAND INVESTMENTS LLC	272815-000000-031040	5.05	\$327,060.30	\$1,651,654.52	\$119,990.90	\$129,022.48
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042050	19.07	\$327,060.30	\$6,237,039.95	\$453,114.16	\$487,219.53
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042020	10.02	\$327,060.30	\$3,277,144.22	\$238,080.96	\$256,001.03
MCGRADY ROAD INVESTMENT LLC	272815-000000-031010	10.12	\$327,060.30	\$3,309,850.25	\$240,457.02	\$258,555.93
CASSIDY PROPERTY INVESTMENTS LLC	272821-000000-014020	10.24	\$327,060.30	\$3,349,097.49	\$243,308.29	\$261,621.81
JAM DEV PARTNERS LLC	272821-000000-014040	9.84	\$327,060.30	\$3,218,273.37	\$233,804.06	\$251,402.21
JAM DEV PARTNERS LLC	272821-000000-014030	9.76	\$327,060.30	\$3,192,108.54	\$231,903.21	\$249,358.29
RDI PROPERTIES POLK LLC	272821-000000-014010	10.23	\$327,060.30	\$3,345,826.89	\$243,070.68	\$261,366.32
MCGRADY ROAD INVESTMENT LLC	272810-000000-023040	5.01	\$327,060.30	\$1,638,572.11	\$119,040.48	\$128,000.52
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042010	0.39	\$327,060.30	\$127,553.52	\$9,266.62	\$9,964.11
MCGRADY ROAD INVESTMENT LLC	272810-000000-023030	4.91	\$327,060.30	\$1,605,866.08	\$116,664.42	\$125,445.62
<b>Expansion Area Total</b>		<b>398.00</b>		<b>\$130,170,000</b>	<b>\$9,456,709</b>	<b>\$10,168,504</b>
<b>Phases 1-3 &amp; Expansion Area Combined Total</b>		<b>Hamilton Bluff CDD***</b>	<b>649.92</b>	<b>\$171,270,000</b>	<b>\$12,325,292</b>	<b>\$13,253,002</b>

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

\*See legal description for Phases 1-3 attached as "Exhibit A"

\*See legal description for the Expansion Area attached as "Exhibit B"

\*See legal description for Hamilton Bluff CDD attached as "Exhibit C"

	Phases 1-3	Expansion Area
Annual Assessment Periods	30	30
Average Coupon Rate (%)	6.00%	6.00%
Maximum Annual Debt Service	\$2,868,583	\$9,456,709

Prepared by: Governmental Management Services - Central Florida, LLC

**LEGAL DESCRIPTION:**

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 1339.61 FEET TO THE SOUTH LINE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°06'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.65 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S00°00'00"E, A DISTANCE OF 670.35 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°04'56"E, ALONG SAID SOUTH LINE, A DISTANCE OF 337.48 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15; THENCE S00°34'06"E, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE N89°58'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE S90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO THE END OF SAID CURVE; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST LINE, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°37'27"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 266 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 08/25/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: WS

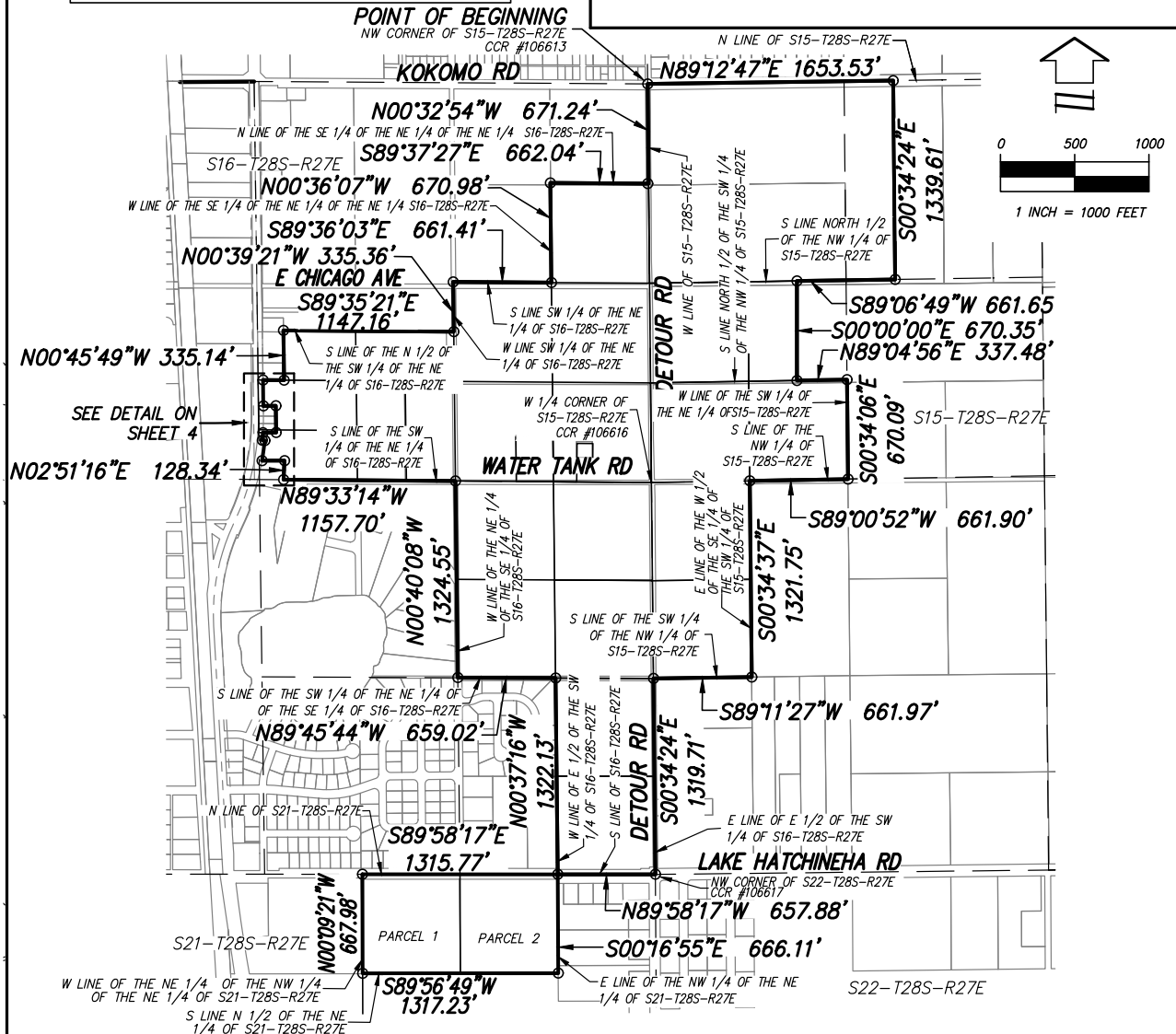
CHECKED BY: WPH

**COMPOSITE EXHIBIT 2 -  
CURRENT DISTRICT  
HAMILTON BLUFF CDD**



# LEGEND:

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



## SKETCH OF DESCRIPTION

-OF-

**HAMILTON BLUFF CDD**

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 08/25/2023

REV DATE:

SCALE 1" = 1000'

PROJ: 50151874

DRAWN BY: WS

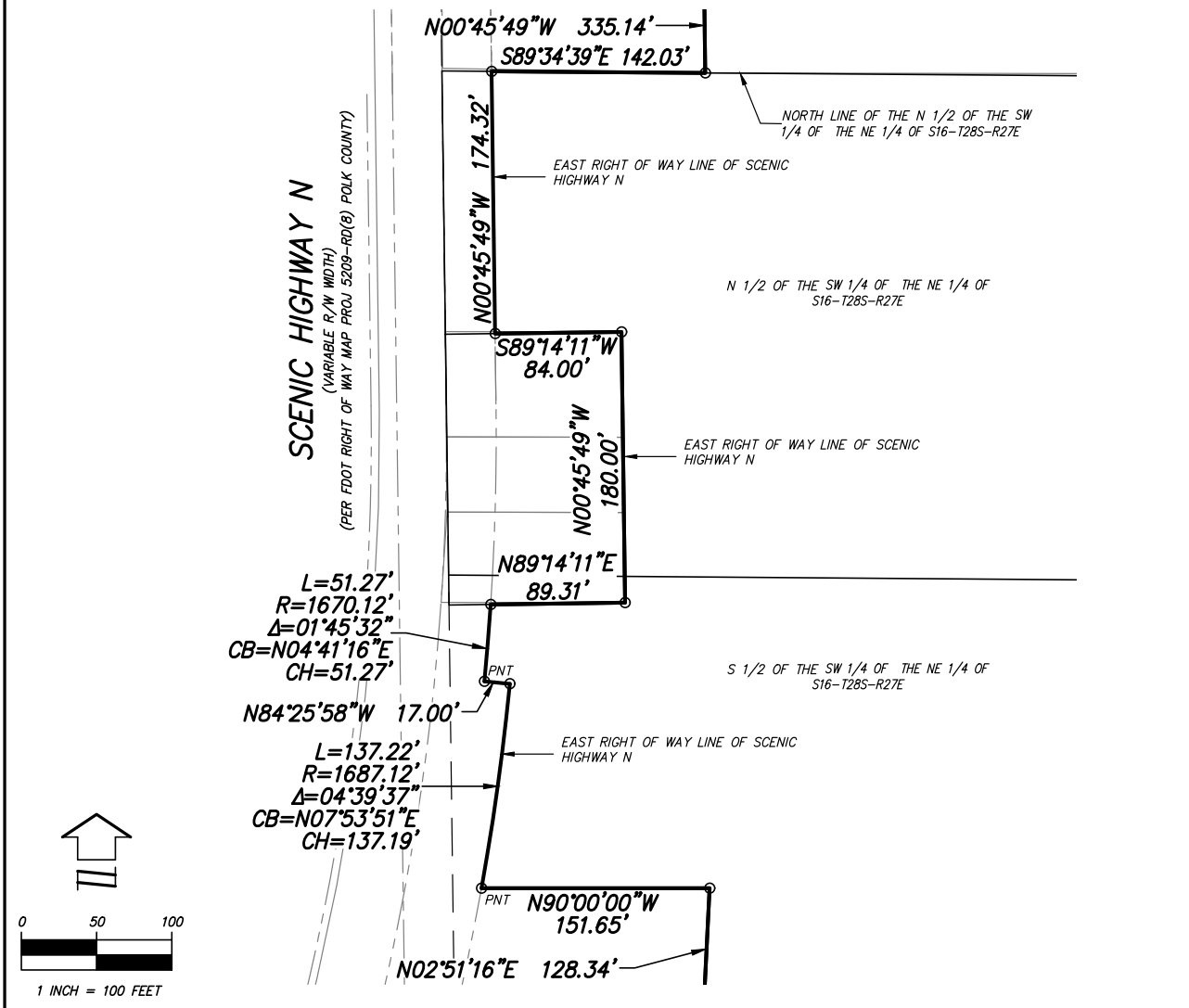
CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



# LEGEND:

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



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

## SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 15, 16 & 21,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 08/25/2023

REV DATE:

SCALE 1" = 100'

PROJ: 50151874

DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



# Exhibit B

## LEGAL DESCRIPTION:

A PORTION OF SECTIONS 10, 14 AND 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID NORTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'06"W, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°03'51"W, ALONG SAID SOUTH LINE, A DISTANCE OF 330.89 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°33'48"W, ALONG SAID WEST LINE, A DISTANCE OF 670.38 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°06'49"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.65 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'24"W, ALONG SAID WEST LINE, A DISTANCE OF 669.81 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE E 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID NORTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

358 ACRES MORE OR LESS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 06/18/24

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: WS

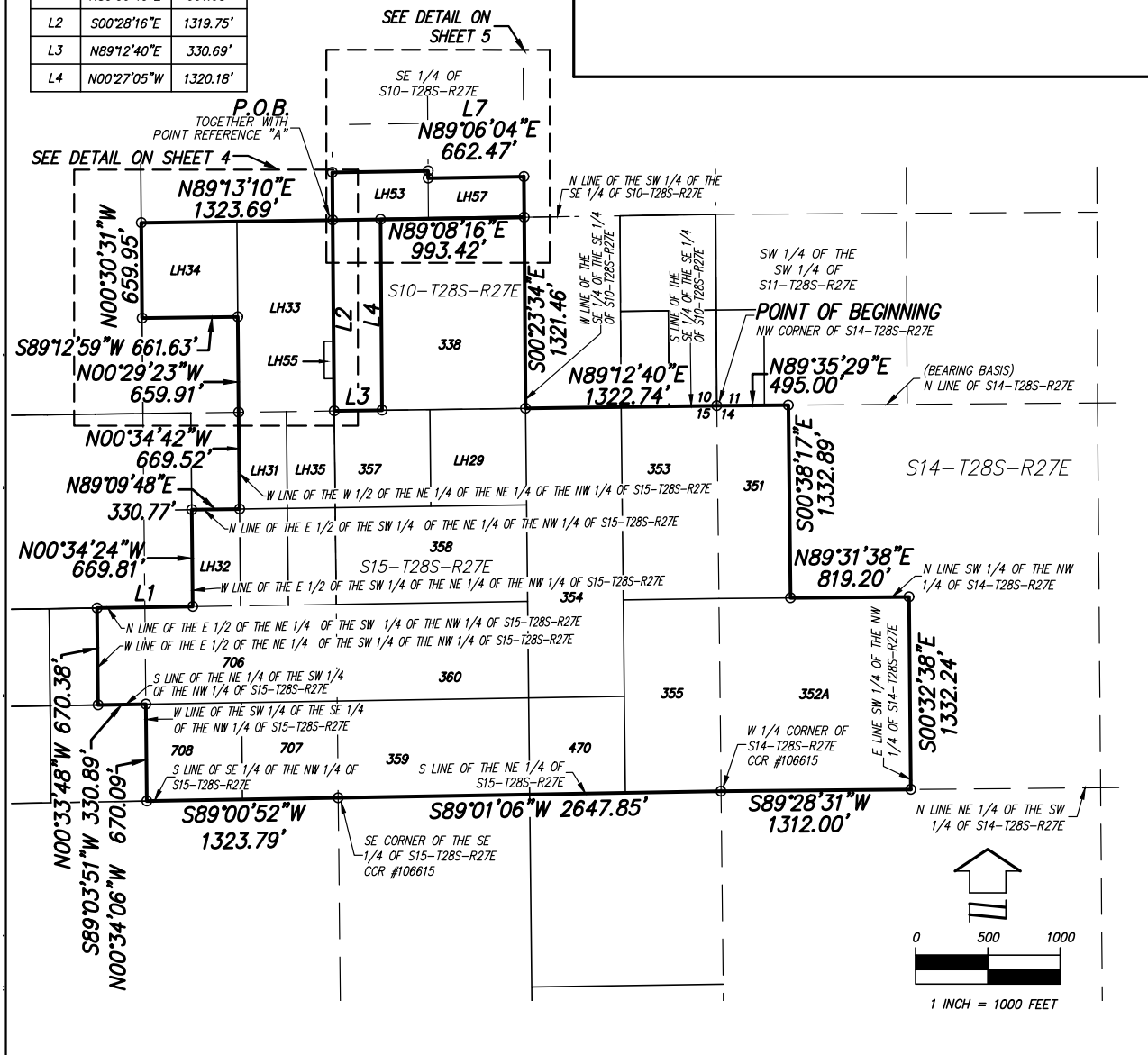
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 1000'

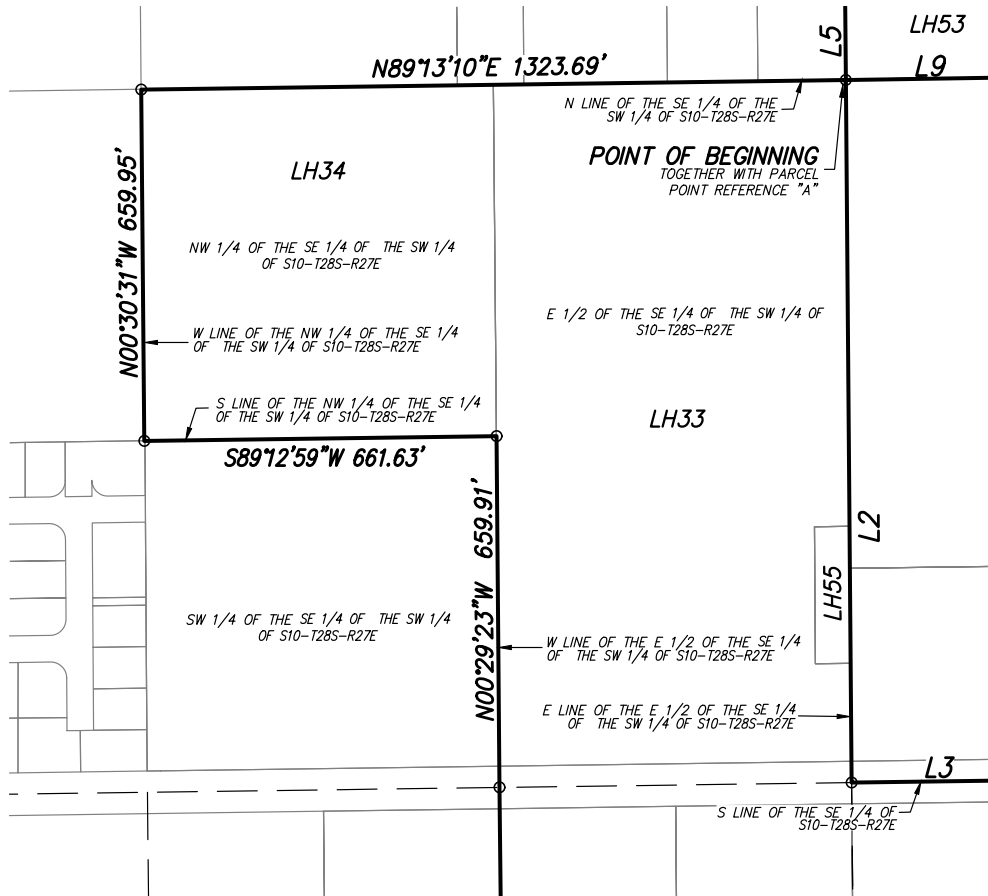
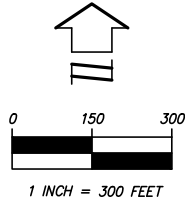
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DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	1319.75'
L3	N89°12'40"E	330.69'
L4	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
POLK COUNTY FLORIDA



**Dewberry**

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

PREPARED FOR:

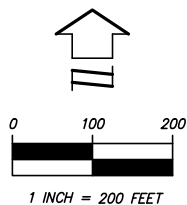
**CH DEV LLC**

DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 300'

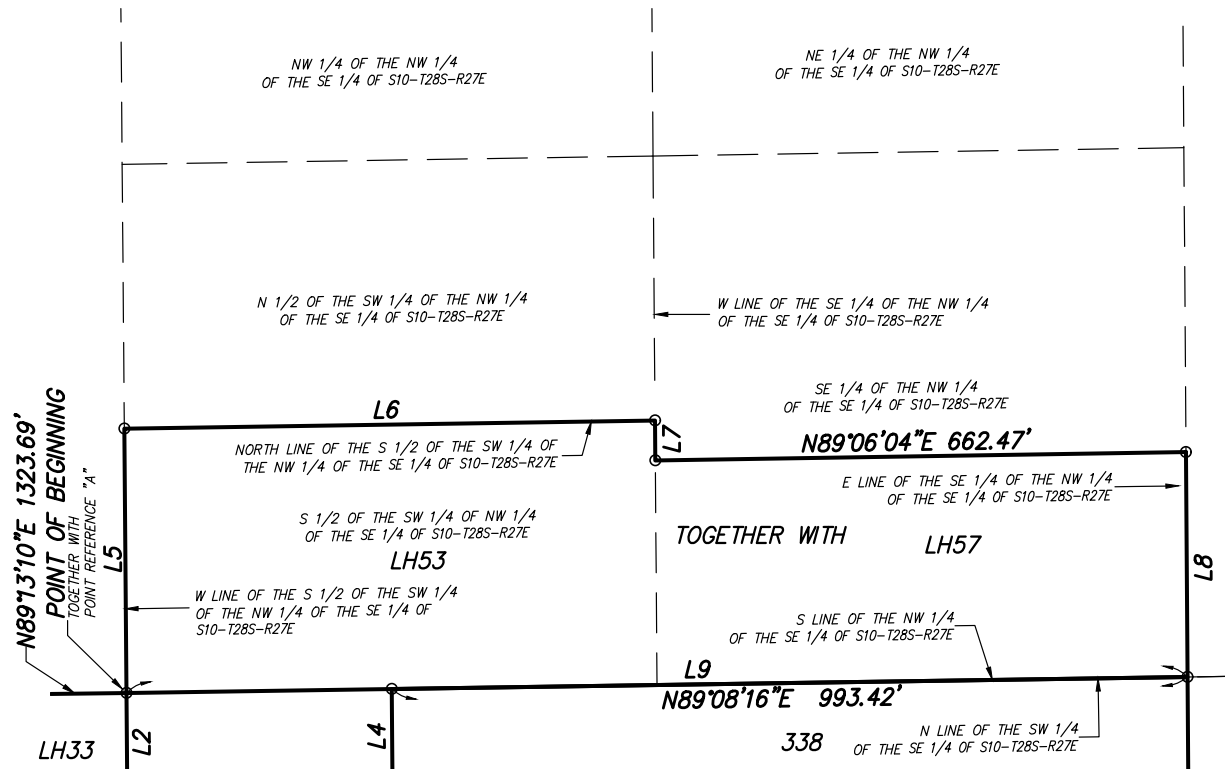
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DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L2	S00°28'16"E	1319.75'
L4	N00°27'05"W	1320.18'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 06/18/24

SCALE 1" = 200'

PROJ: 50151874

DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



**LEGAL DESCRIPTION:**

**PARCEL 1**

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

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE  
SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE  
OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF  
EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER  
RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST  
RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°20'43"W, A  
DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY  
HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF  
N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE  
ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO THE END OF SAID CURVE; THENCE  
DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET  
TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO  
A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO  
A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID  
SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86  
FEET TO THE POINT OF BEGINNING.

TOTAL EXITING CDD LIMITS = 40 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 21 & 22,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

**CH DEV LLC**

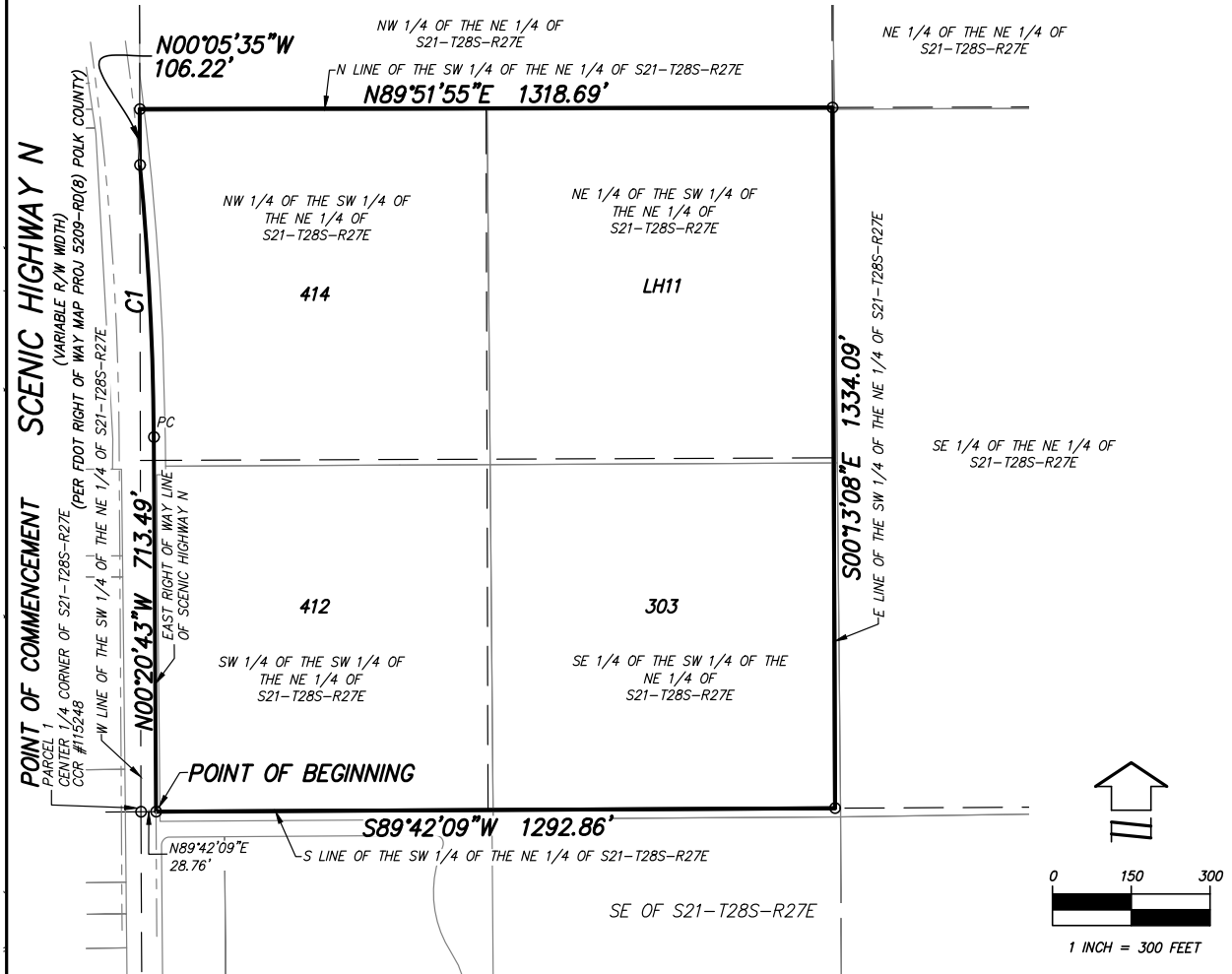
DATE: 09/06/2023  
REV DATE: 08/22/24  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 3 -  
EXPANSION PARCELS  
HAMILTON BLUFF CDD**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

-OF-

**HAMILTON BLUFF CDD**

SECTIONS 21 & 22,  
 TOWNSHIP 28 SOUTH, RANGE 27 EAST  
 POLK COUNTY FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806  
 PHONE: 321.354.9826 FAX: 407.648.9104  
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PREPARED FOR:

**CH DEV LLC**

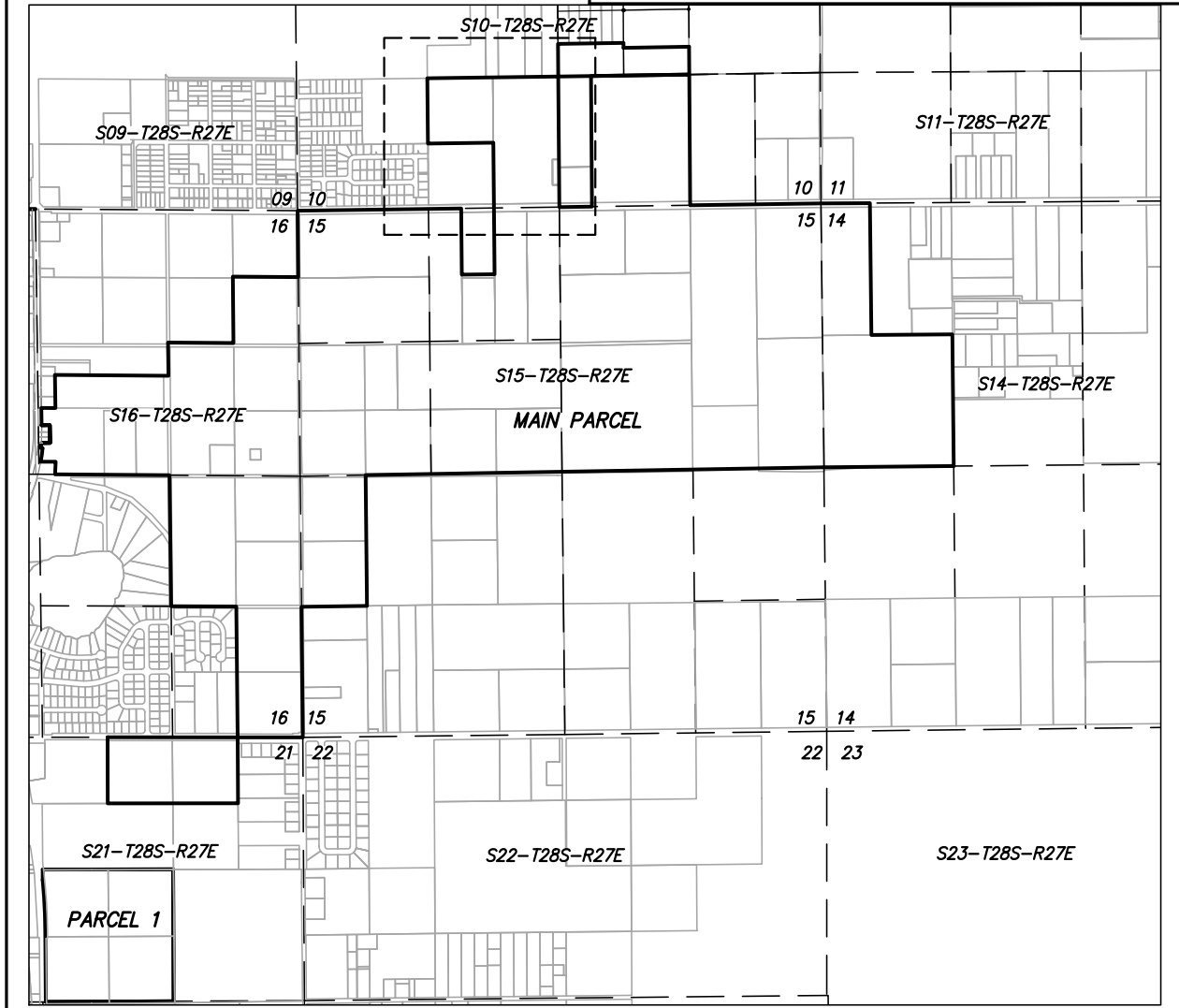
DATE: 09/06/2023  
 REV DATE: 08/22/24  
 SCALE 1" = 1000'

PROJ: 50151874  
 DRAWN BY: WS  
 CHECKED BY: WPH

## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD



KEY MAP:  
NOT TO SCALE



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

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PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**



# Exhibit C

## LEGAL DESCRIPTION:

A PORTION OF SECTIONS 15, 16 AND 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°34'24"E, A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W. 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 ALSO BEING POINT OF REFERENCE "A"; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1319.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID SOUTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1332.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°28'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1312.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14; THENCE S89°01'06"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 2647.85 FEET TO THE EAST 1/4 CORNER OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.90 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S00°34'37"E, ALONG SAID EAST LINE, A DISTANCE OF 1321.75 FEET TO A SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE S89°11'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.97 FEET TO A POINT ON THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S00°34'24"E, ALONG SAID WEST LINE, A DISTANCE OF 1319.71 FEET TO A POINT ON THE SOUTH LINE OF SECTION 16; THENCE S89°58'17"W, ALONG SAID SOUTH LINE, A DISTANCE OF 657.88 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S00°16'55"E, ALONG SAID EAST LINE, A DISTANCE OF 666.11 FEET TO A POINT ON THE SOUTH LINE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE S89°56'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1317.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE N00°09'21"W, ALONG SAID WEST LINE, A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SECTION 21; THENCE S89°58'17"E, ALONG THE NORTH LINE, A DISTANCE OF 1315.77 FEET TO A POINT ON THE WEST LINE OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°37'16"W, ALONG SAID WEST LINE, A DISTANCE OF 1322.13 FEET TO A POINT ON THE SOUTH LINE OF THE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N89°45'44"W, ALONG SAID SOUTH LINE, A DISTANCE OF 659.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N00°40'08"W, ALONG SAID WEST LINE, A DISTANCE OF 1324.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1157.70; THENCE N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE N90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE AND A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO A POINT OF NON-TANGENCY; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET;

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



**LEGAL DESCRIPTION:** (CONTINUE)

THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHT OF WAY, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE AFORE MENTIONED EAST RIGHT OF WAY LINE; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 ; THENCE S89°34'39"E, ALONG SAID NORTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID NORTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16 ; THENCE S89°37'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

**PARCEL 1**

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

COMMENCE AT THE CENTER CORNER OF SAID SECTION 21: THENCE N89°42'09"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: N00°20'43"W, A DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

A PORTION OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF REFERENCE "A"; THENCE N00°28'16"W, ALONG THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 329.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°07'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.51 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°25'55"E, ALONG SAID WEST LINE, A DISTANCE OF 49.86 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°06'04"E, A DISTANCE OF 662.47 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10 ; THENCE S00°23'34"E, ALONG SAID EAST LINE, A DISTANCE OF 280.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S89°08'16"W, ALONG THE SOUTH LINE, A DISTANCE OF 1324.56 FEET TO THE POINT OF BEGINNING.

TOTAL EXISTING CDD LIMITS = 664 ACRES MORE OR LESS

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

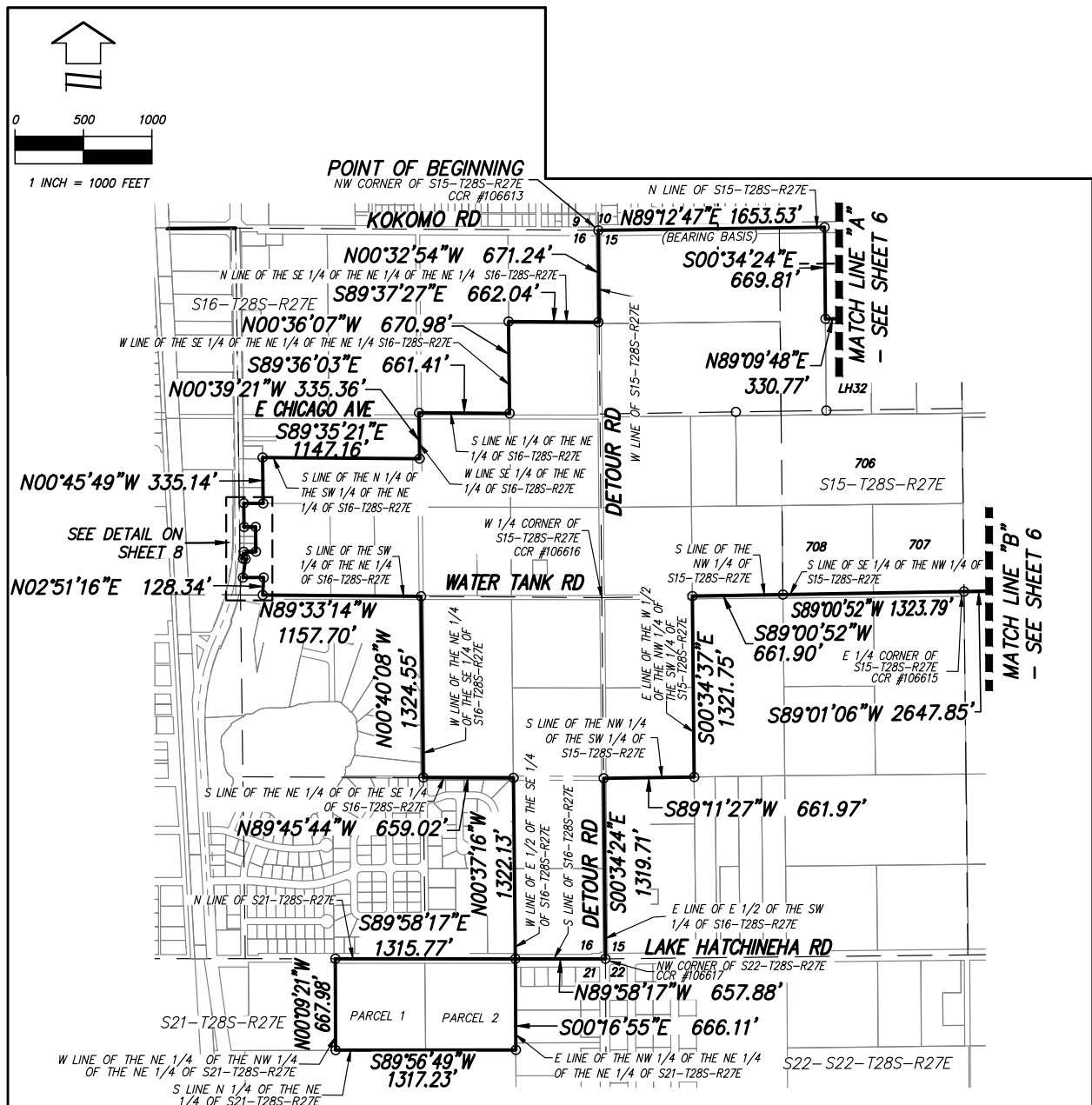
DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

**COMPOSITE EXHIBIT 4 -  
DISTRICT AFTER AMENDMENT  
HAMILTON BLUFF CDD**







SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 1000'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

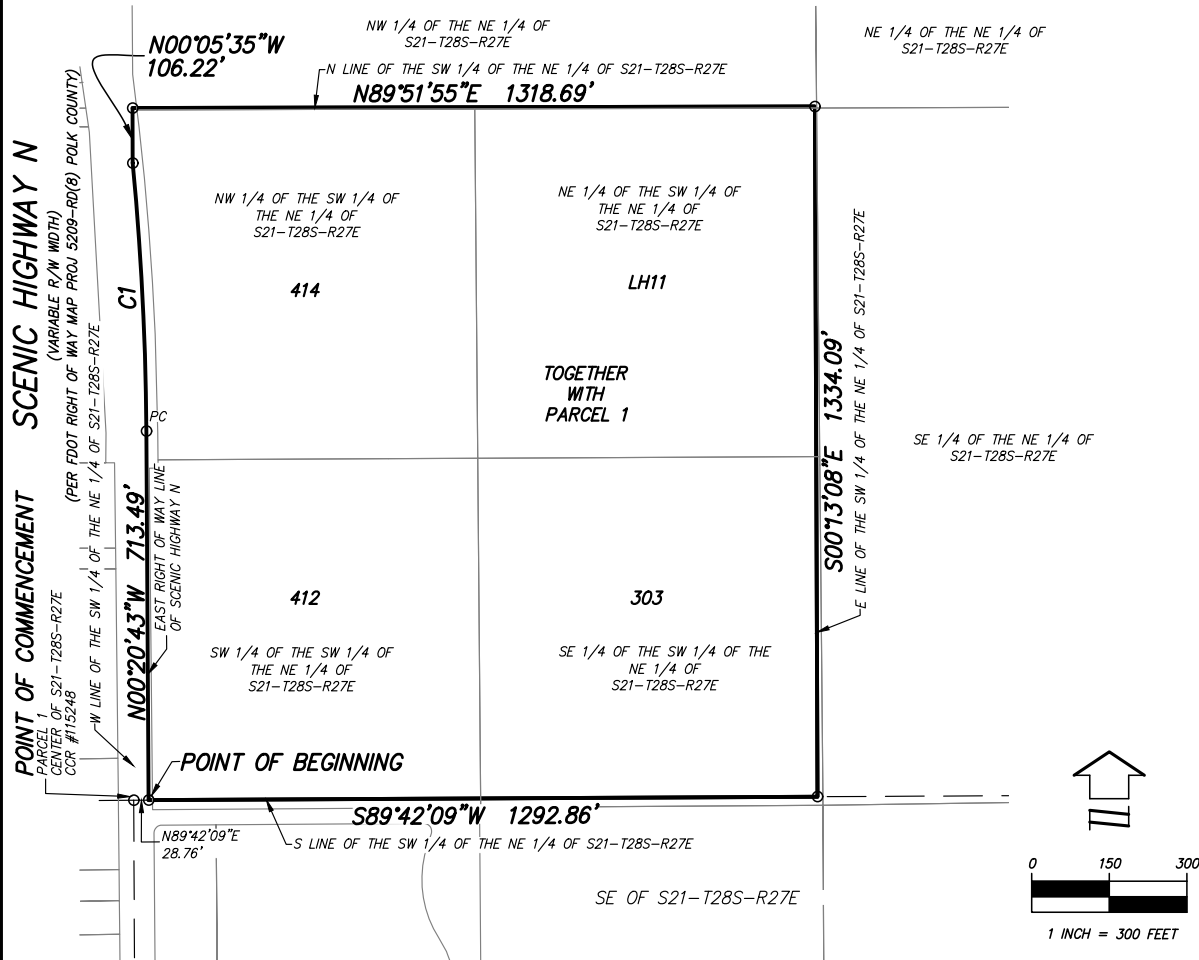
## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD







CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



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### SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 300'

PROJ: 50151874

DRAWN BY: WS

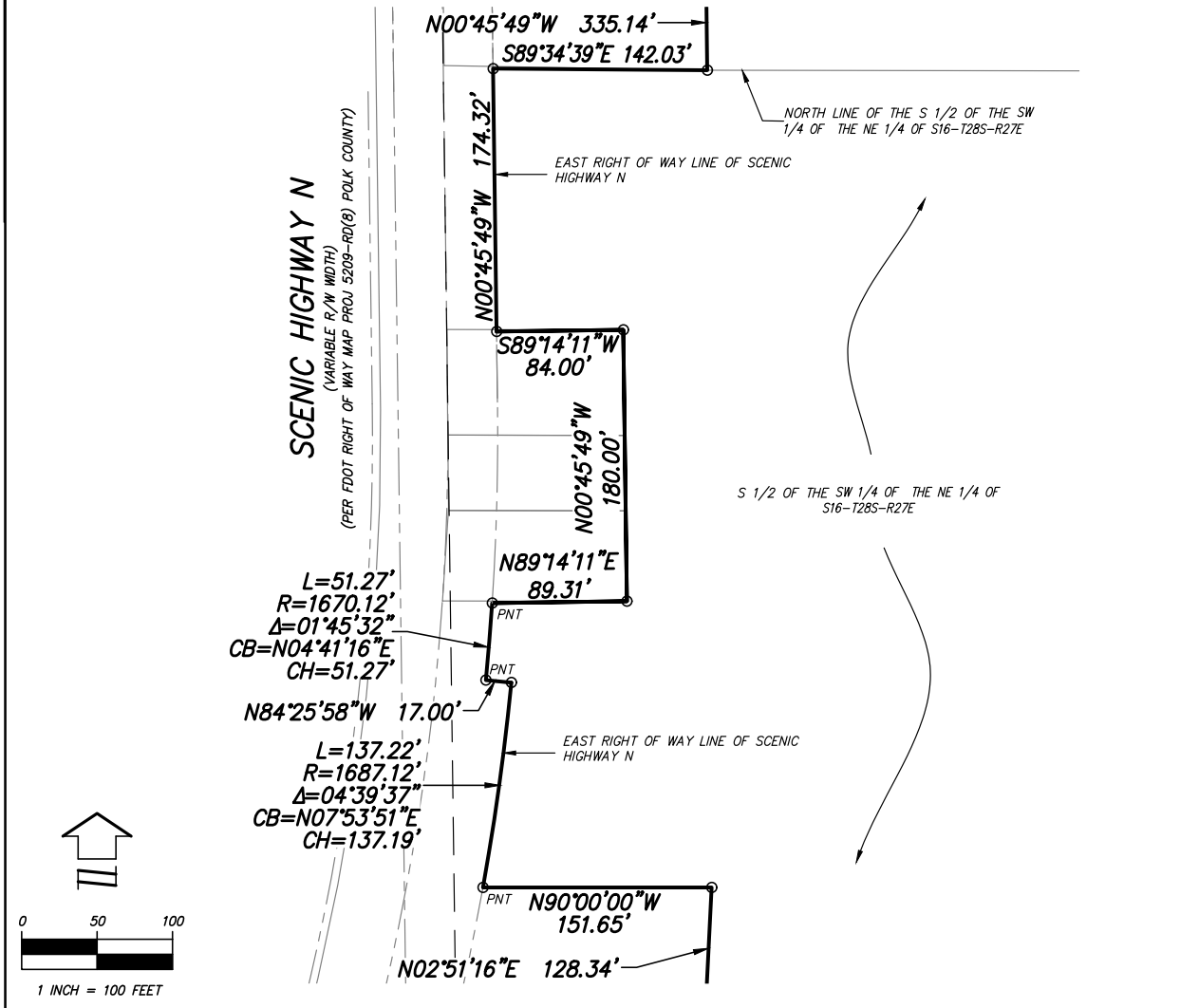
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



# LEGEND:

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



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## SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 100'

PROJ: 50151874

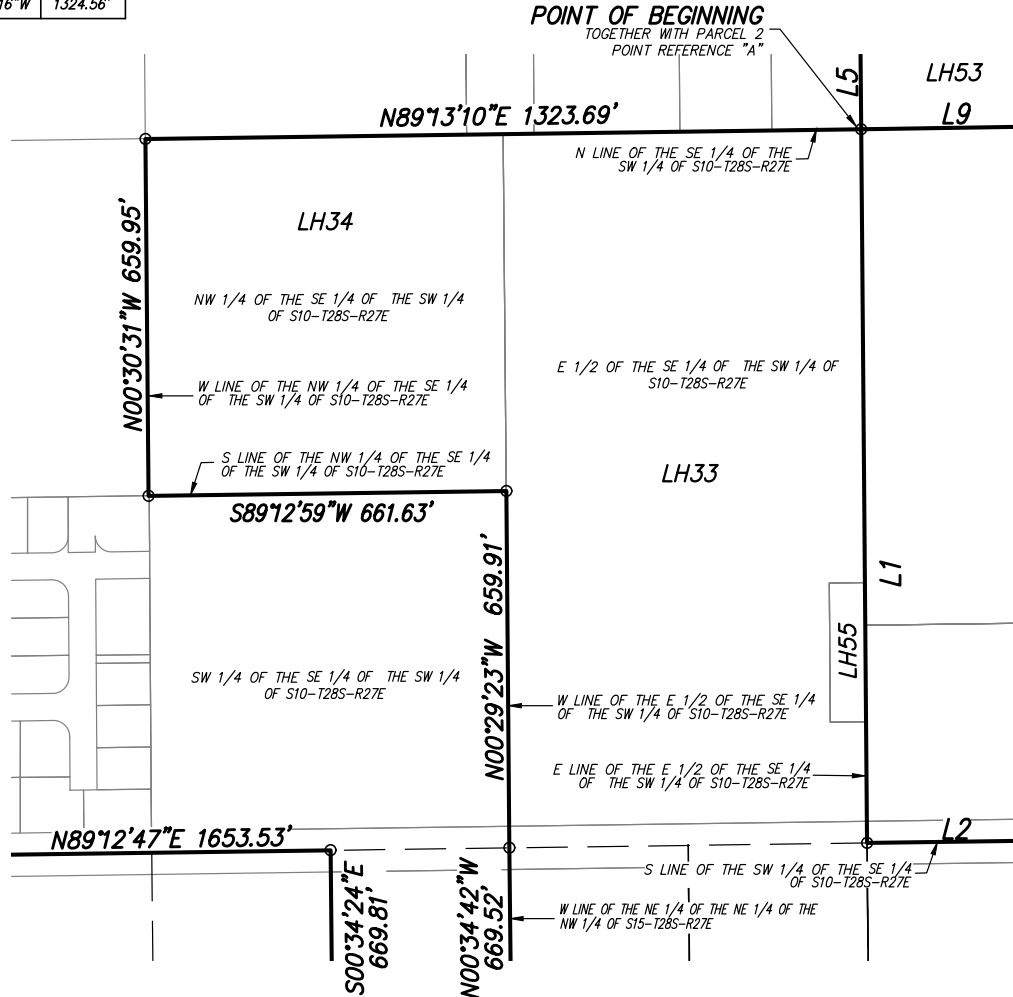
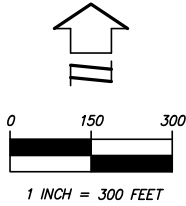
DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L2	N89°12'40"E	330.69'
L5	N00°28'16"W	329.94'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023

REV DATE: 08/22/2024

SCALE 1" = 300'

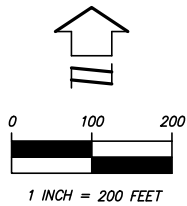
PROJ: 50151874

DRAWN BY: WS

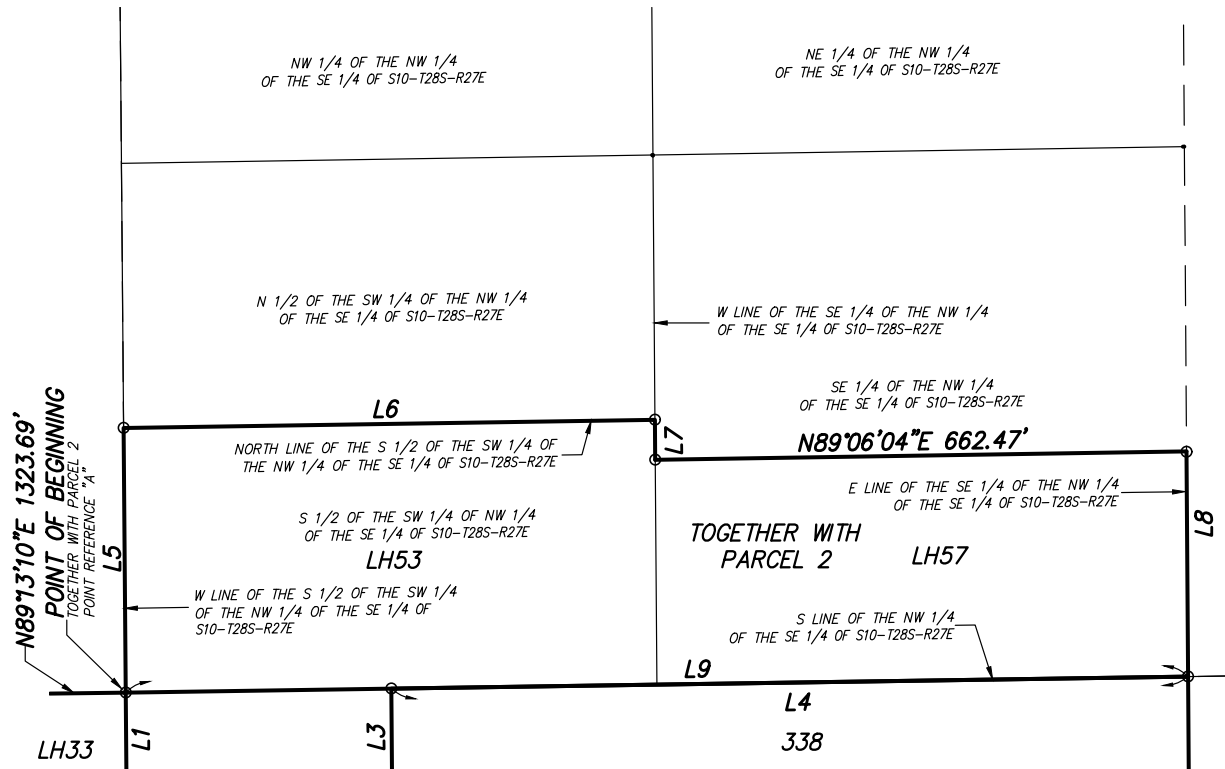
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°28'16"E	1319.75'
L3	N00°27'05"W	1320.18'
L4	N89°08'16"E	993.42'
L5	N00°28'16"W	329.94'
L6	N89°07'10"E	662.51'
L7	S00°25'55"E	49.86'
L8	S00°23'34"E	280.71'
L9	S89°08'16"W	1324.56'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



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

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = 200'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



## SECTION IX

## RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE EXPANSION PARCEL AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Hamilton Bluff Community Development District (“**District**”) is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and was established by Ordinance O-22-06, adopted by the Town Council of the Town of Lake Hamilton, Florida (“**Town**”), on March 1, 2022, as amended by Ordinance O-2024-16, adopted by the Town on January 7, 2025 (“**Expansion Ordinance**”); and

**WHEREAS**, the District, pursuant to the provisions of the Act, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District’s Board of Supervisors (“**Board**”) to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District previously determined its intent to utilize the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (“**Uniform Method**”); and

**WHEREAS**, effective January 7, 2025, the boundaries of the District were subsequently amended by the Expansion Ordinance to include an additional 398 acres of land, more or less (“**Expansion Parcel**”); and

**WHEREAS**, the District now desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments with respect to the Expansion Parcel;

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

**SECTION 1.** A Public Hearing will be held to adopt the Uniform Method on **Tuesday, April 1, 2025, at 9:45 AM at 346 E. Central Ave., Winter Haven, Florida 33880**, for the purpose of hearing comment and objections to the District’s intent to utilize the Uniform Method with respect to the Expansion Parcel.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of February 2025.

ATTEST:

**HAMILTON BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors



# SECTION X

## **RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Hamilton Bluff Community Development District (“**District**”) is a local unit of special purpose government<sup>1</sup> created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

**WHEREAS**, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

**WHEREAS**, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

**WHEREAS**, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

**WHEREAS**, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

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<sup>1</sup> Section 190.003(6), FS

**WHEREAS**, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

**WHEREAS**, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

**WHEREAS**, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE HAMILTON BLUFF  
COMMUNITY DEVELOPMENT DISTRICT:**

**1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORIZATION.** The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

**3. DELEGATION OF AUTHORITY.** The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

**4. PUBLICATION OF NOTICE AND REGISTRY.** The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

**5. AUTHORIZATION.** The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

**6. CONFLICTING PROVISIONS.** All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

**7. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**8. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 4TH DAY OF FEBRUARY 2025.**

**HAMILTON BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

\_\_\_\_\_  
Chair/ Vice Chair

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

**Composite Exhibit A**

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

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This Order is between County/[Governmental Agency] ("County")/("Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows: .....

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

**Additional Terms:**

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.
- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

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Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D-R Media, even in a situation where D-R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

*(Signatures appear on the following page.)*



IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,  
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: \_\_\_\_\_  
GOVERNMENTAL AGENCY NAME/TITLE

\_\_\_\_\_  
CITY CLERK

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

\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**Contractor**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print/Type Name

\_\_\_\_\_  
Title

**Form Participation Agreement for Publication of Legal Notices on County Designated  
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and Hamilton Bluff Community Development District, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

**RECITALS**

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

**Now**, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to

written notice to Local Government in accordance with the Notices section of this Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

**FOR COUNTY:**

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:

County Attorney

Polk County Board of County Commissioners

P.O. Box 9005, Drawer AT01 Bartow,

Florida 33830

**FOR LOCAL GOVERNMENT:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Email address: \_\_\_\_\_

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Participation Agreement, such reference is to the section or article as a whole, including all of

the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed

physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

*(Remainder of this page intentionally left blank.)*



**IN WITNESS WHEREOF**, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield  
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
County Manager

Date:  
\_\_\_\_\_

ATTEST:

Hamilton Bluff Community Development  
District

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

## SECTION XI



POLK COUNTY PROPERTY APPRAISER  
2025 Data Sharing and Usage Agreement

Revised 01/2025  
ADA Compliant

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the \_\_\_\_\_ hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

***For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.***

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

**POLK COUNTY PROPERTY APPRAISER**

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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

Date: \_\_\_\_\_

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

## SECTION XII

# CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Hamilton Bluff Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Hamilton Bluff Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Neil Combee  
Polk County Property Appraiser  
By:

\_\_\_\_\_  


\_\_\_\_\_  
Neil Combee, Property Appraiser

## SECTION XIII

# SECTION C



# SECTION 1

# Hamilton Bluff Community Development District

## Summary of Checks

September 19, 2024 to January 25, 2025

Bank	Date	Check No.'s	Amount
General Fund	9/20/24	186	\$ 3,591.62
	10/21/24	187-189	\$ 11,370.75
	10/24/24	190-192	\$ 8,026.41
	10/30/24	193	\$ 310.00
	10/31/24	194	\$ 2,100,437.63
	11/11/24	195-198	\$ 691,748.29
	11/14/24	199-202	\$ 16,063.43
	11/15/24	203	\$ 57,305.00
	11/19/24	204-207	\$ 800.00
	12/4/24	208	\$ 1,419.00
	12/6/24	209	\$ 6,657.24
	12/13/24	210	\$ 522.95
	12/17/24	211	\$ 1,206,716.14
	1/3/25	212	\$ 69,352.50
	1/15/25	213-214	\$ 267,582.58
	1/16/25	215-216	\$ 699,503.79
	1/21/25	217-218	\$ 8,023.76
			<b>\$ 5,149,431.09</b>

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
9/20/24	00001	9/01/24	35	202409	310-51300-34000					*	2,916.67		
			MANAGEMENT FEES - SEP 24										
		9/01/24	35	202409	310-51300-35200					*	100.00		
			WEBSITE ADMIN - SEP 24										
		9/01/24	35	202409	310-51300-35100					*	150.00		
			INFORMATION TECH - SEP 24										
		9/01/24	35	202409	310-51300-31300					*	416.67		
			DISSEMINATION - SEP 24										
		9/01/24	35	202409	310-51300-51000					*	2.74		
			OFFICE SUPPLIES										
		9/01/24	35	202409	310-51300-42000					*	5.54		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			3,591.62	000186
10/21/24	00007	9/24/24	22422294	202408	310-51300-31100					*	165.00		
			ENGINEER SERVICES AUG24										
									DEWBERRY ENGINEERS INC.			165.00	000187
10/21/24	00016	9/30/24	00067001	202409	310-51300-48000					*	6,904.40		
			NOT OF FY25 BUDGET										
		9/30/24	00067001	202409	310-51300-48000					*	383.20		
			NOT OF FY25 MEETINGS										
									GANNETT FLORIDA LOCALIQ			7,287.60	000188
10/21/24	00001	10/01/24	36	202410	310-51300-34000					*	3,166.67		
			MANAGEMENT FEES - OCT 24										
		10/01/24	36	202410	310-51300-35200					*	105.00		
			WEBSITE ADMIN - OCT 24										
		10/01/24	36	202410	310-51300-35100					*	157.50		
			INFORMATION TECH - OCT 24										
		10/01/24	36	202410	310-51300-51000					*	2.71		
			OFFICE SUPPLIES										
		10/01/24	36	202410	310-51300-42000					*	69.60		
			POSTAGE										
		10/01/24	36	202410	310-51300-31300					*	416.67		
			DISSEMINATION - OCT 24										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			3,918.15	000189
10/24/24	00006	8/19/24	24442	202410	310-51300-45000					*	5,408.00		
			FY25 INSURANCE POLICY										
									EGIS INSURANCE & RISK ADVISORS, LLC			5,408.00	000190
10/24/24	00004	10/01/24	91511	202410	310-51300-54000					*	175.00		
			SPECIAL DISTRICT FEE FY25										
									DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000191
									HAMB HAMILTON BLUFF KCOSTA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/24/24	00014	10/17/24 10613	202409 310-51300-31500	GENERAL COUNSEL - SEP 24	*	2,443.41	
				KILINSKI VAN WYK PLLC			2,443.41 000192
10/30/24	00007	10/25/24 22425534	202409 310-51300-31100	ENGINEER SERVICES SEP24	*	310.00	
				DEWBERRY ENGINEERS INC.			310.00 000193
10/31/24	00021	9/25/24 PAYAPP#9	202410 300-20700-10200	031 FR#9	*	2,100,437.63	
				TUCKER PAVING, INC.			2,100,437.63 000194
11/11/24	00018	9/30/24 022311	202410 300-20700-10200	031 FR#10	*	28,178.25	
				ABSOLUTE ENGINEERING, INC.			28,178.25 000195
11/11/24	00007	9/27/24 22422295	202410 300-20700-10200	031 FR#11	*	1,895.00	
				DEWBERRY ENGINEERS INC.			1,895.00 000196
11/11/24	00029	10/04/24 43083	202410 300-20700-10200	031 FR#10	*	18,429.60	
				DUNHAM WELL DRILLING, INC.			18,429.60 000197
11/11/24	00021	10/25/24 PAYAPP#1	202410 300-20700-10200	031 FR#11	*	643,245.44	
				TUCKER PAVING, INC.			643,245.44 000198
11/14/24	00007	8/30/24 22419100	202407 310-51300-49100	BOUNDARY AMENDMENT FEES	*	255.00	
				DEWBERRY ENGINEERS INC.			255.00 000199
11/14/24	00016	10/31/24 00067470	202410 310-51300-48000	NOTICE OF LANDOWNER ELECT	*	1,036.62	
				GANNETT FLORIDA LOCALIQ			1,036.62 000200
11/14/24	00001	11/01/24 37	202411 310-51300-34000	MANAGEMENT FEES - NOV 24	*	3,166.67	
		11/01/24 37	202411 310-51300-35200	WEBSITE ADMIN - NOV 24	*	105.00	
		11/01/24 37	202411 310-51300-35100	INFORMATION TECH - NOV 24	*	157.50	
		11/01/24 37	202411 310-51300-31300	DISSEMINATION - NOV 24	*	416.67	
		11/01/24 37	202411 310-51300-51000	OFFICE SUPPLIES	*	.03	

HAMB HAMILTON BLUFF KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/01/24 37	202411 310-51300-42000		*	.69	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			3,846.56 000201
11/14/24 00014		7/13/24 9765	202406 310-51300-49100		*	3,038.00	
		BOUNDARY AMENDMENT FEE					
		8/15/24 10179	202407 310-51300-49100		*	3,833.25	
		BOUNDARY AMENDMENT FEE					
		9/10/24 10223	202408 310-51300-49100		*	4,054.00	
		BOUNDARY AMENDMENT FEE					
				KILINSKI VAN WYK PLLC			10,925.25 000202
11/15/24 00017		10/22/24 3022052	202411 300-20700-10200		*	57,305.00	
		031 FR#12					
				BARNEY'S PUMPS, INC.			57,305.00 000203
11/19/24 00011		9/25/24 BH092520	202409 310-51300-11000		*	200.00	
		SUPERVISOR FEE - 09/25/24					
				BOBBIE HENLEY			200.00 000204
11/19/24 00025		9/25/24 EC092520	202409 310-51300-11000		*	200.00	
		SUPERVISOR FEE - 09/25/24					
				EMILY J CASSIDY			200.00 000205
11/19/24 00009		9/25/24 LS092520	202409 310-51300-11000		*	200.00	
		SUPERVISOR FEE - 09/25/24					
				LAUREN SCHWENK			200.00 000206
11/19/24 00024		9/25/24 LR092520	202409 310-51300-11000		*	200.00	
		SUPERVISOR FEE - 09/25/24					
				LINDSEY RODEN			200.00 000207
12/04/24 00014		11/17/24 10676	202410 310-51300-31500		*	1,419.00	
		GENERAL COUNSEL - OCT 24					
				KILINSKI VAN WYK PLLC			1,419.00 000208
12/06/24 00030		11/01/24 272816-8	202411 310-51300-49200		*	6,657.24	
		PROPERTY TAXES					
				JOE G. TEDDER, TAX COLLECTOR			6,657.24 000209
12/13/24 00014		12/07/24 10994	202411 310-51300-31500		*	522.95	
		GENERAL COUNSEL - NOV 24					
				KILINSKI VAN WYK PLLC			522.95 000210
12/17/24 00021		11/25/24 PAYAPP#R	202412 300-20700-10200		*	340,323.97	
		031 FR#13					

HAMB HAMILTON BLUFF KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/25/24	PAYAPP#1 202412 300-20700-10200 031 FR#13		*	866,392.17	
				TUCKER PAVING, INC.			1,206,716.14 000211
1/03/25 00031		11/22/24 1279 031 FR#14	202412 300-20700-10200		*	69,352.50	
				WILDMON CONSTRUCTION			69,352.50 000212
1/15/25 00028		10/14/24 1328 LICENSE FEE FOR FY25	202410 310-51300-31300		*	2,500.00	
				DISCLOSURE TECHNOLOGY SERVICES LLC			2,500.00 000213
1/15/25 00023		1/15/25 11525 DEBT ASMNT TXFR S.2024	202501 300-20700-10000		*	265,082.58	
				HAMILTON BLUFF CDD C/O USBANK			265,082.58 000214
1/16/25 00021		12/25/24 PAYAPP#1 202501 300-20700-10200 031 FR#15			*	666,124.79	
				TUCKER PAVING, INC.			666,124.79 000215
1/16/25 00032		12/18/24 00885736 031 FR#15	202501 300-20700-10200		*	33,379.00	
				UNIVERSAL ENGINEERING SCIENCES			33,379.00 000216
1/21/25 00001		12/01/24 38 MANAGEMENT FEES - DEC 24	202412 310-51300-34000		*	3,166.67	
		12/01/24 38 WEBSITE ADMIN - DEC 24	202412 310-51300-35200		*	105.00	
		12/01/24 38 INFORMATION TECH - DEC 24	202412 310-51300-35100		*	157.50	
		12/01/24 38 DISSEMINATION - DEC 24	202412 310-51300-31300		*	416.67	
		12/01/24 38 POSTAGE	202412 310-51300-42000		*	62.00	
		1/01/25 40 MANAGEMENT FEES - JAN 25	202501 310-51300-34000		*	3,166.67	
		1/01/25 40 WEBSITE ADMIN - JAN 25	202501 310-51300-35200		*	105.00	
		1/01/25 40 INFORMATION TECH - JAN 25	202501 310-51300-35100		*	157.50	
		1/01/25 40 DISSEMINATION - JAN 25	202501 310-51300-31300		*	416.67	
		1/01/25 40 OFFICE SUPPLIES	202501 310-51300-51000		*	.12	
		1/01/25 40 POSTAGE	202501 310-51300-42000		*	69.46	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,823.26 000217
				HAMB HAMILTON BLUFF KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/21/25	00014	1/13/25 11222	202412 310-51300-31500	KILINSKI VAN WYK PLLC	*	200.50	
							200.50 000218
						TOTAL FOR BANK A	5,149,431.09
						TOTAL FOR REGISTER	5,149,431.09

## SECTION 2



***Hamilton Bluff***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2024***



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2	<u>General Fund</u>
3	<u>Series 2024 Debt Service Fund</u>
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6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipt Schedule</u>

**Hamilton Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 575,439	\$ -	\$ -	\$ 575,439
Due from Developer	\$ 4,145	\$ -	\$ -	\$ 4,145
Due from General Fund	\$ -	\$ 265,083	\$ -	\$ 265,083
<u>Investments:</u>				
Series 2024				
Construction	\$ -	\$ -	\$ 3,615	\$ 3,615
Interest	\$ -	\$ 96	\$ -	\$ 96
Reserve	\$ -	\$ 1,330,790	\$ -	\$ 1,330,790
Revenue	\$ -	\$ 461,395	\$ -	\$ 461,395
<b>Total Assets</b>	<b>\$ 579,584</b>	<b>\$ 2,057,364</b>	<b>\$ 3,615</b>	<b>\$ 2,640,563</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 91,542	\$ -	\$ -	\$ 91,542
Due to Debt Service	\$ 265,083	\$ -	\$ -	\$ 265,083
<b>Total Liabilities</b>	<b>\$ 356,624</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 356,624</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 2,057,364	\$ -	\$ 2,057,364
Capital Projects - Series 2024	\$ -	\$ -	\$ 3,615	\$ 3,615
Unassigned	\$ 222,960	\$ -	\$ -	\$ 222,960
<b>Total Fund Balances</b>	<b>\$ 222,960</b>	<b>\$ 2,057,364</b>	<b>\$ 3,615</b>	<b>\$ 2,283,939</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 579,584</b>	<b>\$ 2,057,364</b>	<b>\$ 3,615</b>	<b>\$ 2,640,563</b>

# Hamilton Bluff

## Community Development District

### General Fund

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

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 555,750	\$ 67,628	\$ 67,628	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 118,293	\$ 118,293
Boundary Amendment Contributions	\$ -	\$ -	\$ 6,657	\$ 6,657
Developer Contributions	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 555,750</b>	<b>\$ 67,628</b>	<b>\$ 192,579</b>	<b>\$ 124,951</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Engineering	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 25,000	\$ 6,250	\$ 2,142	\$ 4,108
Annual Audit	\$ 2,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 3,750	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 38,000	\$ 9,500	\$ 9,500	\$ -
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Website Maintenance	\$ 1,260	\$ 315	\$ 315	\$ -
Postage & Delivery	\$ 1,000	\$ 250	\$ 132	\$ 118
Insurance	\$ 6,000	\$ 6,000	\$ 5,408	\$ 592
Copies	\$ 500	\$ 125	\$ -	\$ 125
Legal Advertising	\$ 10,000	\$ 2,500	\$ 1,037	\$ 1,463
Boundary Amendment Expenses	\$ -	\$ -	\$ 11,436	\$ (11,436)
Other Current Charges	\$ 6,850	\$ 1,713	\$ 210	\$ 1,503
Property Taxes	\$ -	\$ -	\$ 6,657	\$ (6,657)
Office Supplies	\$ 625	\$ 156	\$ 3	\$ 154
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 130,750</b>	<b>\$ 36,706</b>	<b>\$ 41,237</b>	<b>\$ (4,531)</b>
<b><u>Operations &amp; Maintenance</u></b>				
Playground Lease	\$ 100,000	\$ 25,000	\$ -	\$ 25,000
Field Contingency	\$ 250,000	\$ 62,500	\$ -	\$ 62,500
First Quarter Operating Reserve	\$ 75,000	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 425,000</b>	<b>\$ 87,500</b>	<b>\$ -</b>	<b>\$ 87,500</b>
<b>Total Expenditures</b>	<b>\$ 555,750</b>	<b>\$ 124,206</b>	<b>\$ 41,237</b>	<b>\$ 82,969</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 151,341</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 71,619</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 222,960</b>	

**Hamilton Bluff**  
**Community Development District**  
**Series 2024 Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted	Projected Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b><u>Revenues:</u></b>				
Assessments - Direct	\$ 1,330,790	\$ 265,083	\$ 265,083	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 456,077	\$ (456,077)
Interest	\$ -	\$ -	\$ 18,582	\$ (18,582)
<b>Total Revenues</b>	<b>\$ 1,330,790</b>	<b>\$ 265,083</b>	<b>\$ 739,741</b>	<b>\$ (474,659)</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ 672,749	\$ 672,749	\$ 672,749	\$ 0
Principal - 5/1	\$ 270,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 533,458	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,476,207</b>	<b>\$ 672,749</b>	<b>\$ 672,749</b>	<b>\$ 0</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (145,417)</b>	<b>\$ (407,667)</b>	<b>\$ 66,992</b>	<b>\$ (474,659)</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ (15,729)	\$ 15,729
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (15,729)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (145,417)</b>		<b>\$ 51,263</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 691,675</b>		<b>\$ 2,006,101</b>	
<b>Fund Balance - Ending</b>	<b>\$ 546,258</b>		<b>\$ 2,057,364</b>	

**Hamilton Bluff**  
**Community Development District**  
**Series 2024 Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b><u>Revenues</u></b>				
Developer Contributions	\$ -	\$ -	\$ 2,154,835	\$ 2,154,835
Interest	\$ -	\$ -	\$ 2,040	\$ 2,040
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,156,875</b>	<b>\$ 2,156,875</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ 2,968,305	\$ (2,968,305)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,968,305</b>	<b>\$ (2,968,305)</b>
<b>Excess (Deficiency) of Revenues over Expenditure:</b>	<b>\$ -</b>		<b>\$ (811,430)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ 15,729	\$ 15,729
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,729</b>	<b>\$ 15,729</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (795,701)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 799,316</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 3,615</b>	

**Hamilton Bluff**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Assessments - Direct	\$ 33,702	\$ 33,926	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	67,628
Assessments - Lot Closings	\$ -	\$ -	\$ 118,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	118,293
Boundary Amendment Contributions	\$ -	\$ -	\$ 6,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,657
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Revenues</b>	<b>\$ 33,702</b>	<b>\$ 33,926</b>	<b>\$ 124,951</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>192,579</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,419	\$ 523	\$ 201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,142
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,167	\$ 3,167	\$ 3,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,500
Information Technology	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	473
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	315
Postage & Delivery	\$ 70	\$ 1	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	132
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 1,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,037
Boundary Amendment Expenses	\$ 7,742	\$ 3,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,436
Other Current Charges	\$ 63	\$ 84	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	210
Property Taxes	\$ -	\$ 6,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,657
Office Supplies	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative</b>	<b>\$ 22,262</b>	<b>\$ 14,804</b>	<b>\$ 4,171</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>41,237</b>
<b><u>Operations &amp; Maintenance</u></b>													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
First Quarter Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 22,262</b>	<b>\$ 14,804</b>	<b>\$ 4,171</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>41,237</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,441</b>	<b>\$ 19,121</b>	<b>\$ 120,780</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>151,341</b>

# Hamilton Bluff

## Community Development District

### Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.700%, 5.500%, 5.800%%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,330,790	
Reserve Fund Balance	\$1,330,790	
Bonds Outstanding - 3/14/24		\$19,165,000
<b>Current Bonds Outstanding</b>		<b>\$19,165,000</b>



**Hamilton Bluff**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

**DIRECT BILL ASSESSMENTS**

GLK Realm Estate LLC 2025-01			Net Assessments	\$1,221,118.67	\$420,493.83	\$800,624.84
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Debt Svc Series 2024
	11/1/24		\$210,246.92			
	2/1/25		\$105,123.46			
	3/15/25		\$552,431.14			
	5/1/25		\$105,123.46			
	9/15/25		\$248,193.70			
			\$ 1,221,118.68	\$ -	\$ -	\$ -

Lennar Homes LLC						
2025-02			Net Assessments	\$331,612.61	\$67,404.89	\$264,207.72
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Debt Svc Series 2024
10/30/24	11/1/24	2329716	\$165,806.31	\$165,806.31	\$33,702.45	\$132,103.86
	2/1/25		\$82,903.15			
	5/1/25		\$82,903.15			
			\$ 331,612.61	\$ 165,806.31	\$ 33,702.45	\$ 132,103.86

DRB Group Florida, Inc.						
2025-03		Net Assessments		\$333,808.72	\$67,851.28	\$265,957.44
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Debt Svc Series 2024
11/6/24	11/1/24	DRBFL-00000968	\$166,904.36	\$166,904.36	\$33,925.64	\$132,978.72
	2/1/25		\$83,452.18			
	5/1/25		\$83,452.18			
			\$ 333,808.72	\$ 166,904.36	\$ 33,925.64	\$ 132,978.72