

*Hamilton Bluff  
Community Development District*

*Meeting Agenda*

*April 1, 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

March 25, 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, April 1, 2025 at 9:45 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/89025355220>

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

**Meeting ID:** 890 2535 5220

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the February 4, 2025 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Lands
    - i. Presentation of Amended and Restated Engineer's Report Revised January 28, 2025
    - ii. Presentation of Amended & Restated Master Assessment Methodology Report dated February 4, 2025
    - iii. Consideration of Resolution 2025-06 Levying Special Assessments on Boundary Amendment Lands
    - iv. Consideration of Amended and Restated Notice of Master Assessments
  - B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels
    - i. Consideration of Resolution 2025-07 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Lands
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

# 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 Tuesday, **February 4, 2025**, at 9:45 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk *via phone*  
Bobbie Henley  
Lindsey Roden  
Emily Cassidy

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Roy Van Wyk  
Katie O'Rourke

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
GMS

*The following is a summary of the discussions and actions taken at the February 4, 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 9:46 a.m. and called roll. Three Supervisors were in attendance constituting a quorum. Ms. Schwenk joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members (Emily Cassidy – Seat #3, Bobbie Henley – Seat #4, and Lindsey Roden – Seat #5)**

Ms. Burns administered the oath of office to Emily Cassidy, Bobbie Henley, and Lindsey Roden.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns stated Emily Cassidy was nominated to Seat 3 with 100 votes serving a two-year term, Bobbie Henley was nominated to Seat 4 with 150 votes serving a 4-year term, and Lindsey Roden was nominated to Seat 5 with 150 votes serving a four-year term.

On MOTION by Ms. Roden, seconded by Ms. Henley with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2025-02 Electing Officers**

Ms. Burns stated previously Rennie Heath was Chair, Lauren Schwenk was Vice Chair, and the other three Supervisors were Assistant Secretaries along with George Flint and herself as Secretary. The Board agreed to keep same slate of officers.

On MOTION by Ms. Henley, seconded by Ms. Cassidy with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 25, 2024 Board of Supervisors Meeting & November 5, 2024 Landowners' Meeting**

Ms. Burns presented the minutes from the September 25, 2024 Board of Supervisors meeting and the November 5, 2024 Landowner's meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, the Minutes from the September 25, 2024 Board of Supervisors Meeting and November 5, 2024 Landowner's Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of Amended and Restated Engineer's Report Revised January 28, 2025**

Mr. Malave reviewed the amended and restated Engineer's Report. He noted these costs should be more than adequate to provide for the construction of the proposed infrastructure outlined in the report. Ms. Burns stated they want to keep the original numbers on phases 1 & 2 and the new numbers on phase 3. Mr. Van Wyk asked Rey Malave with those changes is it still his opinion that the costs outlined in the report are reasonable for the amount of construction work that is necessary to support the improvements for the remaining lots. Mr. Malave stated yes, it is. Mr. Van Wyk asked if there is any reason why they couldn't construct those lots and infrastructure improvements as outlined in the report. Mr. Malave stated there is not.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Amended and Restated Engineer's Report Revised January 28, 2025 as Amended for Phase 1 & 2 Cost Change, was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Presentation and Approval of Amended & Restated Master Assessment Methodology Report dated February 4, 2025**

Ms. Burns stated this report allocates debt to the properties based on the capital improvement plan that Rey Malave reviewed in his report. She reviewed tables 1-7. She noted that the legal description will be needed for Phase 3. Mr. Van Wyk asked if it is Ms. Burns's opinion that the assessments as written in the report once it is modified are fair and reasonably apportioned across the projects within the District. Ms. Burns stated yes, it is. Mr. Van Wyk asked Ms. Burns is it her opinion that the benefit received by the properties is equal to or greater than the burden placed upon the properties by the assessments. Ms. Burns stated yes, it is.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Amended & Restated Master Assessment Methodology Report Dated February 4, 2025, was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Notice of Boundary Amendment**

Ms. Burns stated this was approved in January and this notice will be recorded to put the new boundary on the record that includes the new lands that were added.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Notice of Boundary Amendment, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03  
Declaring Special Assessments and Setting  
a Public Hearing on the Imposition of  
Special Assessments on Boundary  
Amendment Lands**

Ms. Burns stated the public hearing will be set for April 1<sup>st</sup>. Mr. Van Wyk noted the numbers in this resolution will be modified to match the new numbers that are going to be updated in the Engineer's Report and the Assessment Methodology. Written notice will be sent to the new landowners for the areas that were added to the District together with the landowner for Phase 3 indicating the increased cost for construction of that phase.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Resolution 2025-03 Declaring Special Assessments and Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Lands as Amended, was approved.

**NINTH ORDER OF BUSINESS**

**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**

Ms. Burns stated a public hearing will be held on just the boundary amendment parcels that were added to the District. This will allow the District to collect assessments on the Polk County tax bill. The public hearing will be set for April 1<sup>st</sup>.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, Resolution 2025-04 Setting a Public Hearing Expressing the Districts Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels, was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05  
Authorizing the Publication of Legal**

**Advertisements and Public Notices on a Publicly Accessible Website in Polk County**

Ms. Burns stated this will allow the District to utilize this website rather than the newspaper for the majority of the Districts legal advertisements.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-05 Authorizing the Publication of legal Advertisements and Public Notices on a publicly Accessible Website in Polk County, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated this is administrative for staff and pertains to disclosing exempt parcels for certain professions like police or judges.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

**TWELFTH ORDER OF BUSINESS**

**Consideration of 2025 Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated this will allow the District to gather the parcels within the District to collect assessments on roll.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk noted he checked the validation capacity and they have plenty of capacity so they will be good until they start moving towards the new phases of land.

**B. Engineer**

Mr. Malave had nothing further to report.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated the check register is included in the agenda package for review. She asked for a motion to approve.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Check Register, was approved.
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**ii. Balance Sheet & Income Statement**

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

**FOURTEENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors Request and Audience Comments**

There being no comments, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Chairman/Vice Chairman

## SECTION IV

# SECTION A



# SECTION 1

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.

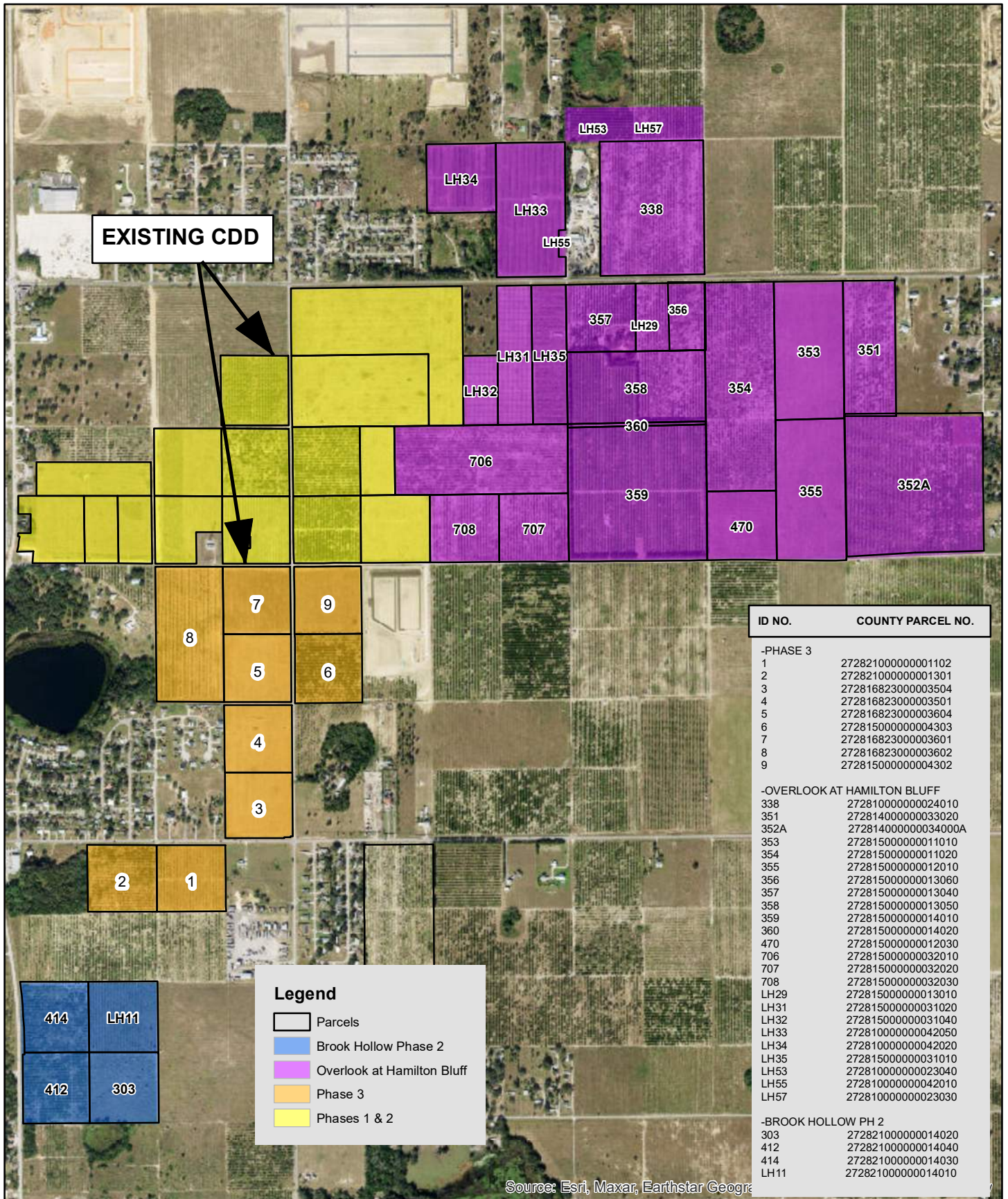
I hereby certify that the foregoing is a true and correct copy of the engineer's report for Hamilton Bluff Community Development District.



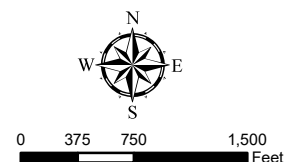
Reinardo Malavé, P.E.

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

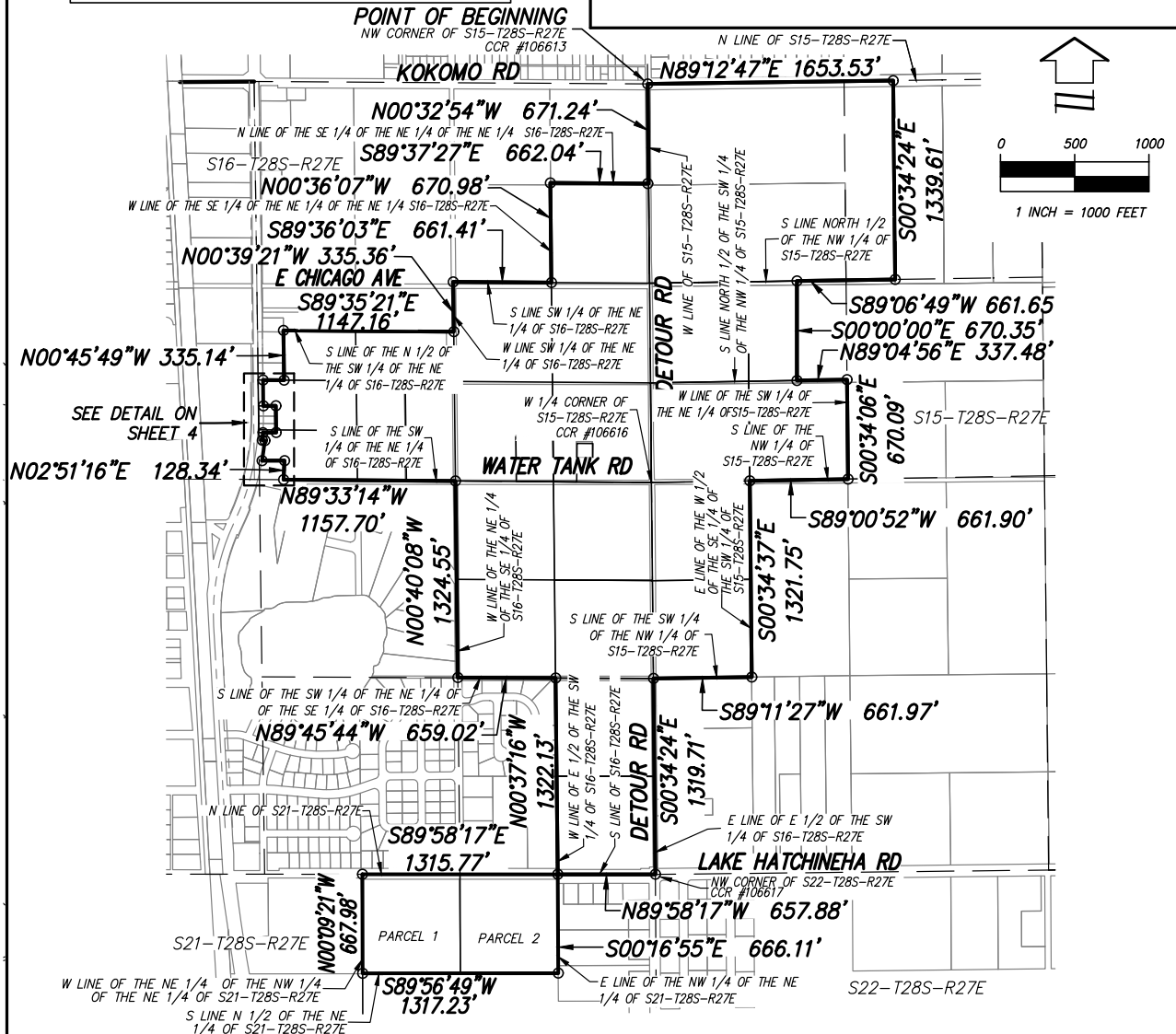
## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD





# 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

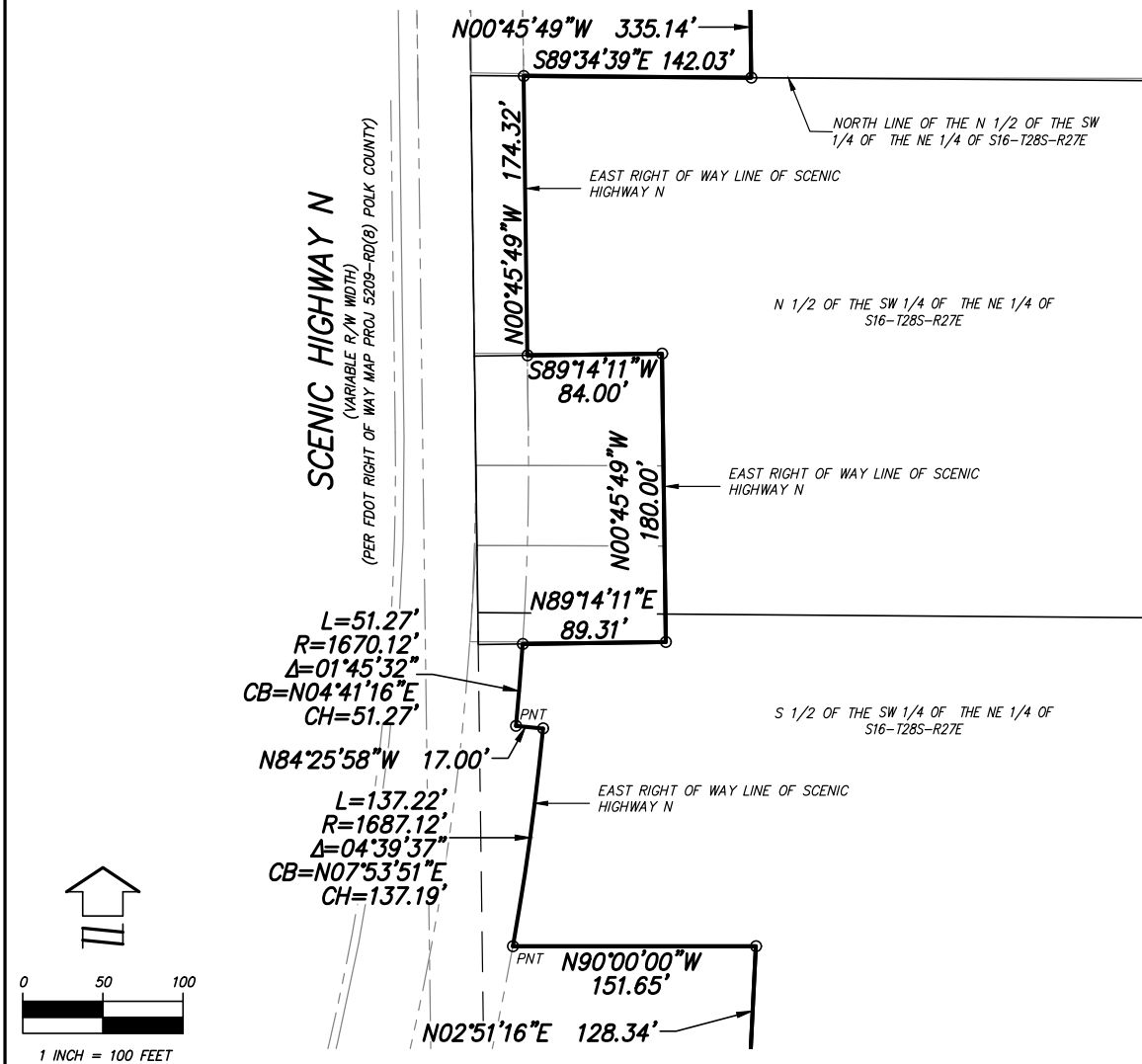
CHECKED BY: WPH

## 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	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



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" = 100'

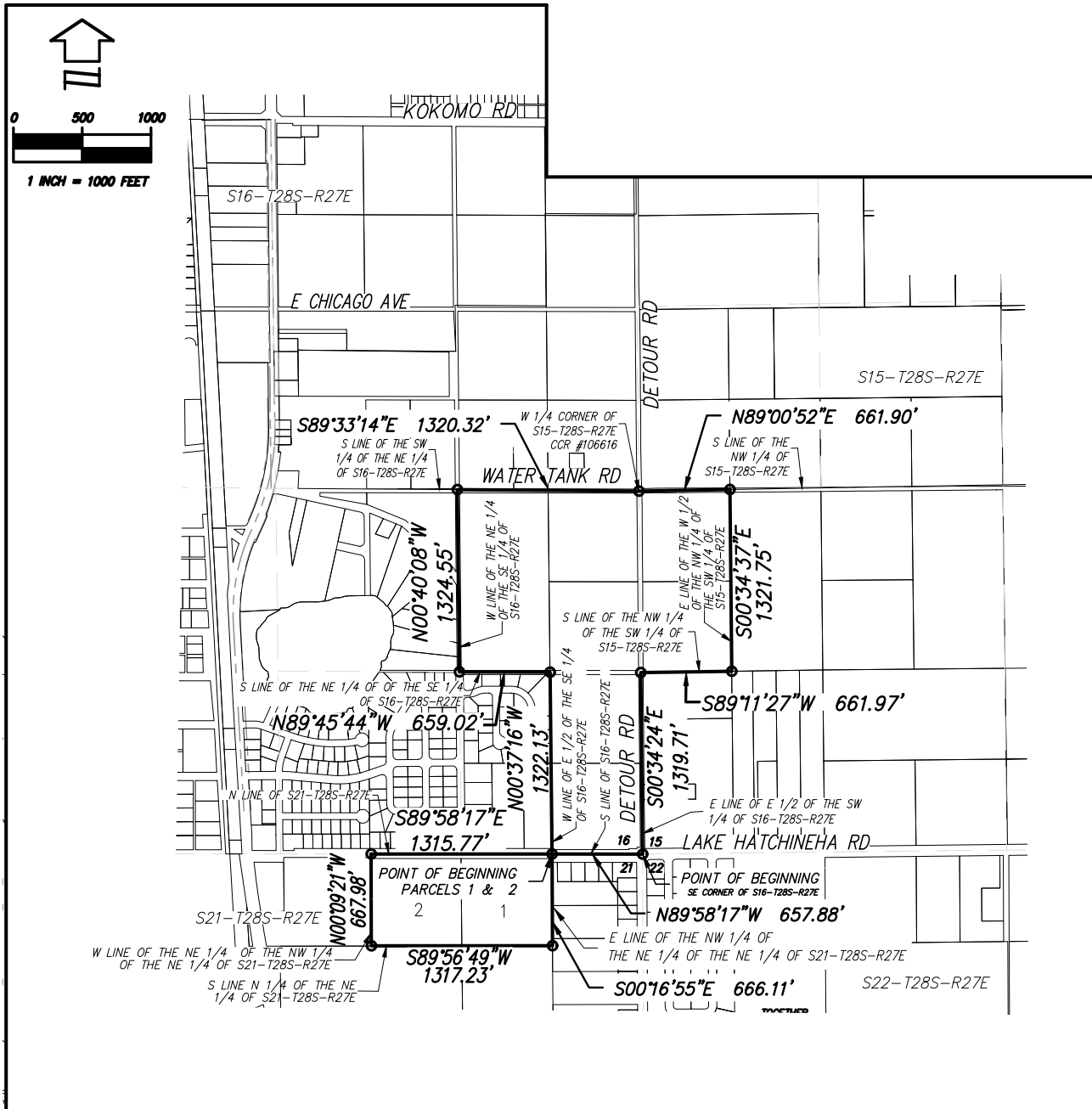
PROJ: 50151874

DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD





SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD  
PHASE 3

SECTIONS 15, 16 AND 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: 09/06/2023

REV DATE: 02/20/2025

SCALE 1" = 1000'

PROJ: 50151874

DRAWN BY: DJB

CHECKED BY: JHG

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD





LEGAL DESCRIPTION PARCELS 3 THROUGH 9:

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

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 37 MINUTES 16 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,322.13 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 659.02 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,324.55 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 33 MINUTES 14 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,320.32 FEET TO THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, FOR A DISTANCE OF 661.90 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 37 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,321.75 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 661.97 FEET TO THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,319.71 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOTS 1 AND 2

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 55 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 666.11 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 1,317.23 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,315.77 FEET TO THE POINT OF BEGINNING.

TOTAL EXISTING CDD LIMITS = 100 ACRES MORE OR LESS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD  
PHASE 3

SECTIONS 15, 16 AND 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: 09/06/2023

REV DATE: 02/20/2025

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: DJB

CHECKED BY: JHG

**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'

SEE DETAIL ON SHEET 4

SEE DETAIL ON SHEET 5

P.O.B. TOGETHER WITH POINT REFERENCE "A"

SE 1/4 OF S10-T28S-R27E

L7

N89°06'04"E 662.47'

LH53 LH57

N89°13'10"E 1323.69'

LH34

N00°30'31"W 659.95'

S89°12'59"W 661.63'

N00°29'23"W 659.91'

LH33

LH55

L2 L4

L3

N89°08'16"E 993.42'

S10-T28S-R27E

338

N LINE OF THE SW 1/4 OF THE SE 1/4 OF S10-T28S-R27E

W LINE OF THE SW 1/4 OF THE SE 1/4 OF S10-T28S-R27E

S00°23'34"E 1321.46'

N89°12'40"E 1322.74'

SW 1/4 OF THE SW 1/4 OF S11-T28S-R27E

POINT OF BEGINNING NW CORNER OF S14-T28S-R27E

N89°35'29"E 495.00'

(BEARING BASIS) N LINE OF S14-T28S-R27E

S14-T28S-R27E

N LINE OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF S15-T28S-R27E

W LINE OF THE W 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF S15-T28S-R27E

N LINE OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF S15-T28S-R27E

W LINE OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF S15-T28S-R27E

N LINE OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF S15-T28S-R27E

W LINE OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF S15-T28S-R27E

S LINE OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF S15-T28S-R27E

W LINE OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF S15-T28S-R27E

S LINE OF SE 1/4 OF THE NW 1/4 OF S15-T28S-R27E

S LINE OF THE NE 1/4 OF S15-T28S-R27E

SE CORNER OF THE SE 1/4 OF S15-T28S-R27E CCR #106615

S89°00'52"W 1323.79'

S89°01'06"W 2647.85'

S89°28'31"W 1312.00'

N LINE NE 1/4 OF THE SW 1/4 OF S14-T28S-R27E

W 1/4 CORNER OF S14-T28S-R27E CCR #106615

S00°32'38"E 1332.24'

N89°31'38"E 819.20'

S00°38'17"E 1332.89'

N LINE SW 1/4 OF THE NW 1/4 OF S14-T28S-R27E

W LINE SW 1/4 OF THE NW 1/4 OF S14-T28S-R27E

N00°34'42"W 669.52'

N89°09'48"E 330.77'

N00°34'24"W 669.81'

LH31 LH35

LH29

357

353

351

358

S15-T28S-R27E

354

360

355

352A

706

708

707

359

470

N00°33'48"W 670.38'

S89°03'51"W 330.89'

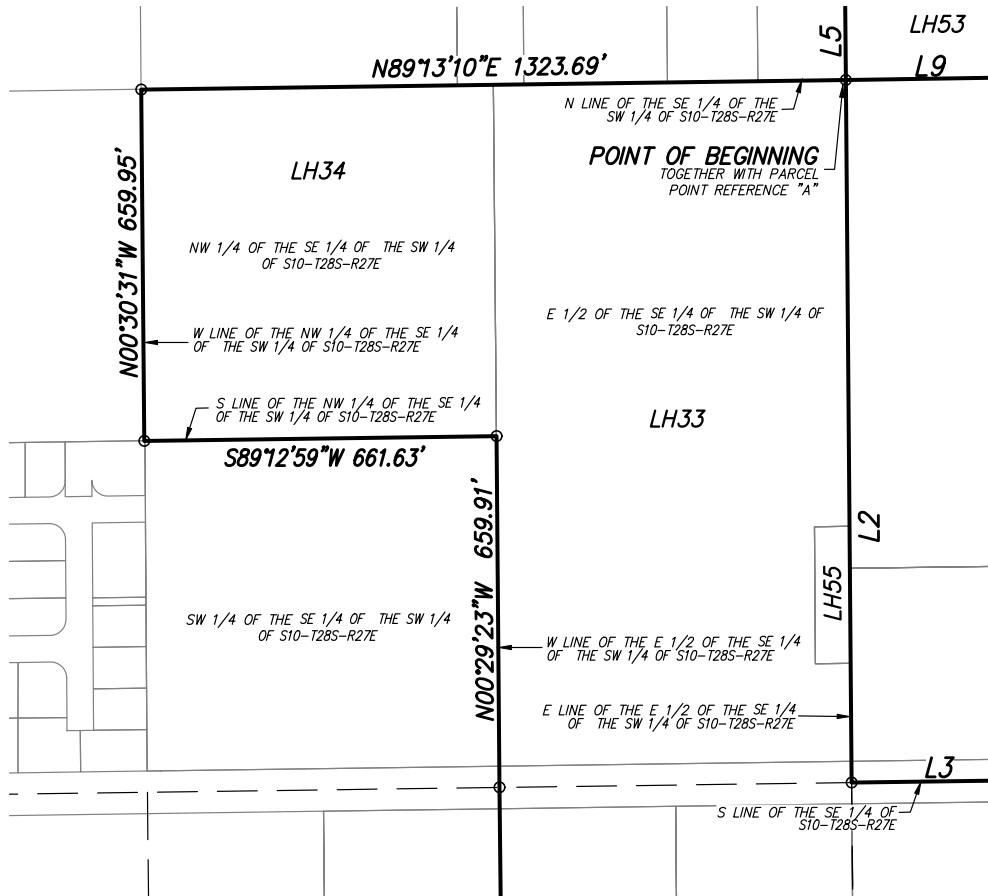
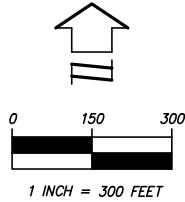
N00°34'06"W 670.09'

0 500 1000

1 INCH = 1000 FEET



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:

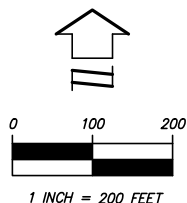
**CH DEV LLC**

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

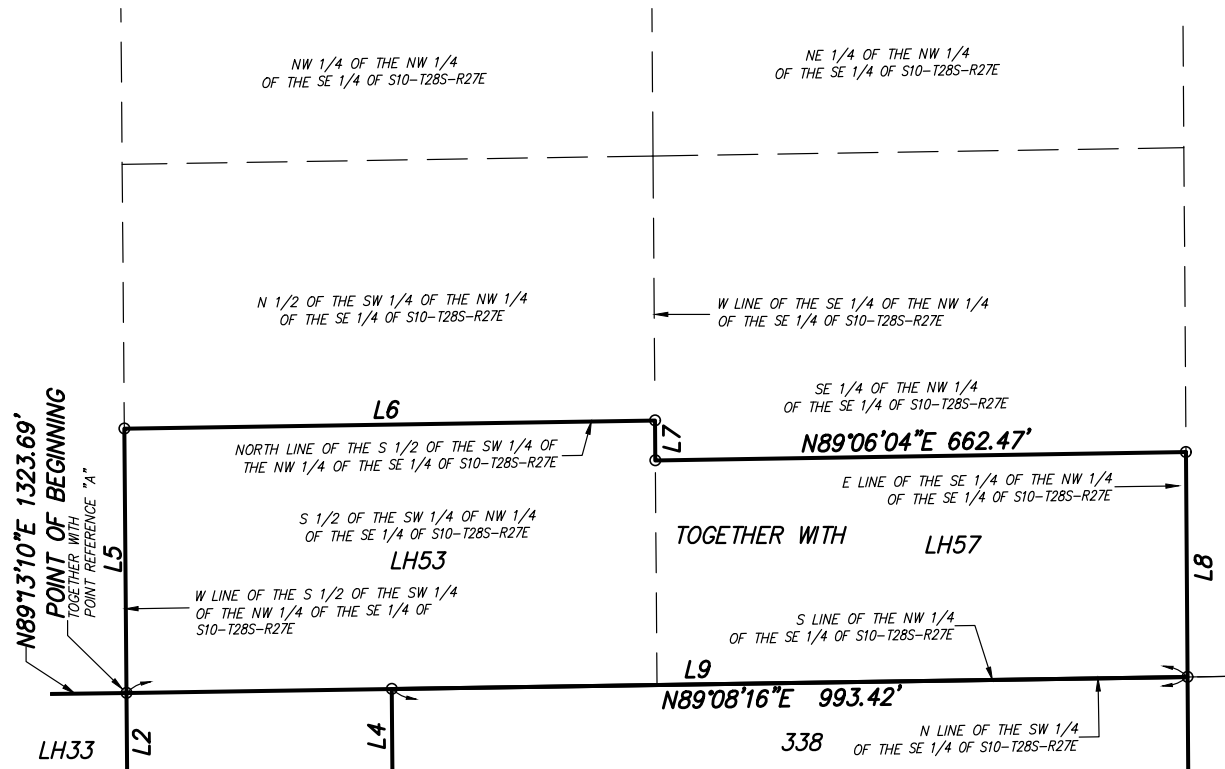
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DRAWN BY: WS  
CHECKED BY: WPH

## 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



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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: 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



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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**

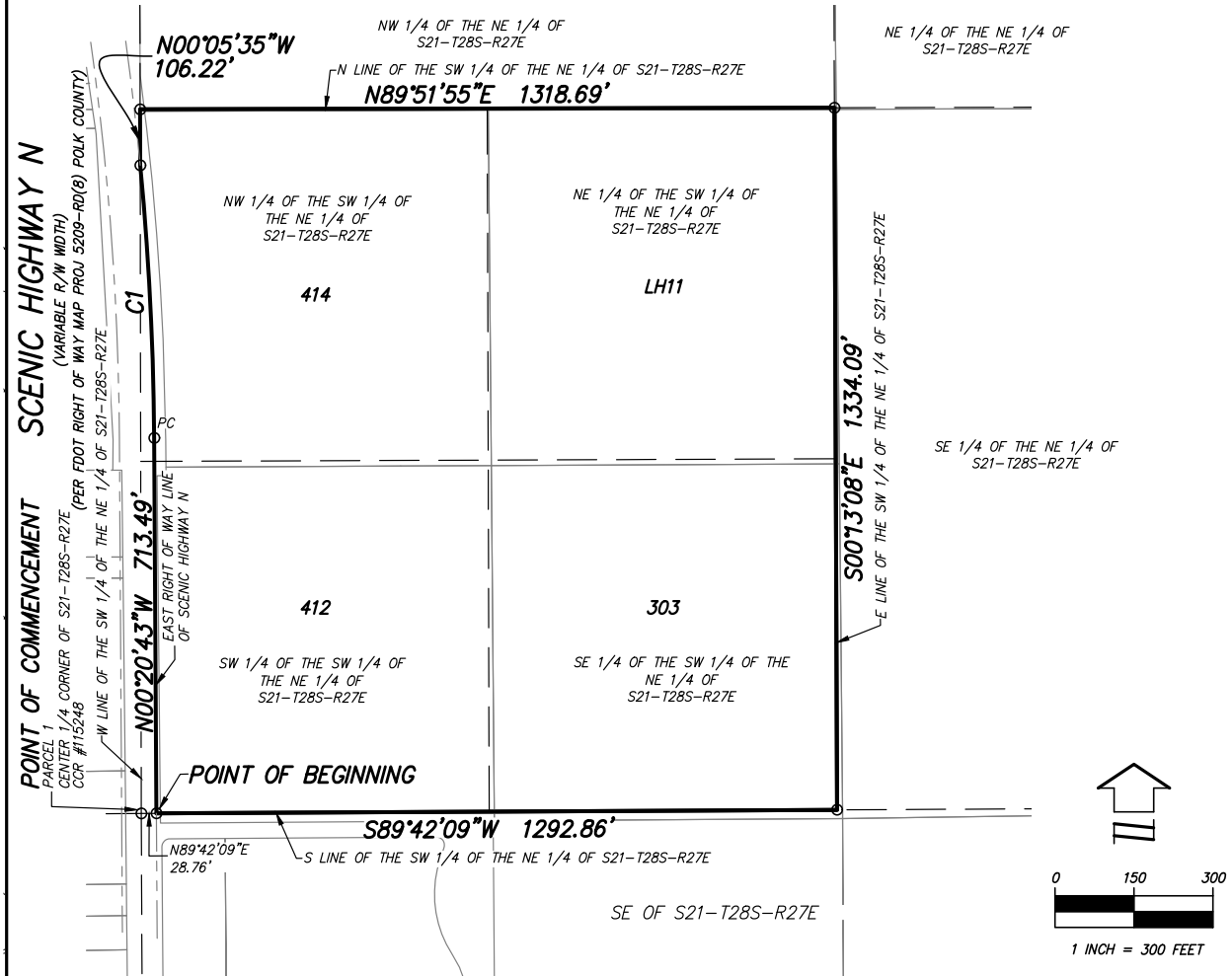
DATE: 09/06/2023  
REV DATE: 08/22/24  
SCALE 1" = N/A

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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PREPARED FOR:

CH DEV LLC

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

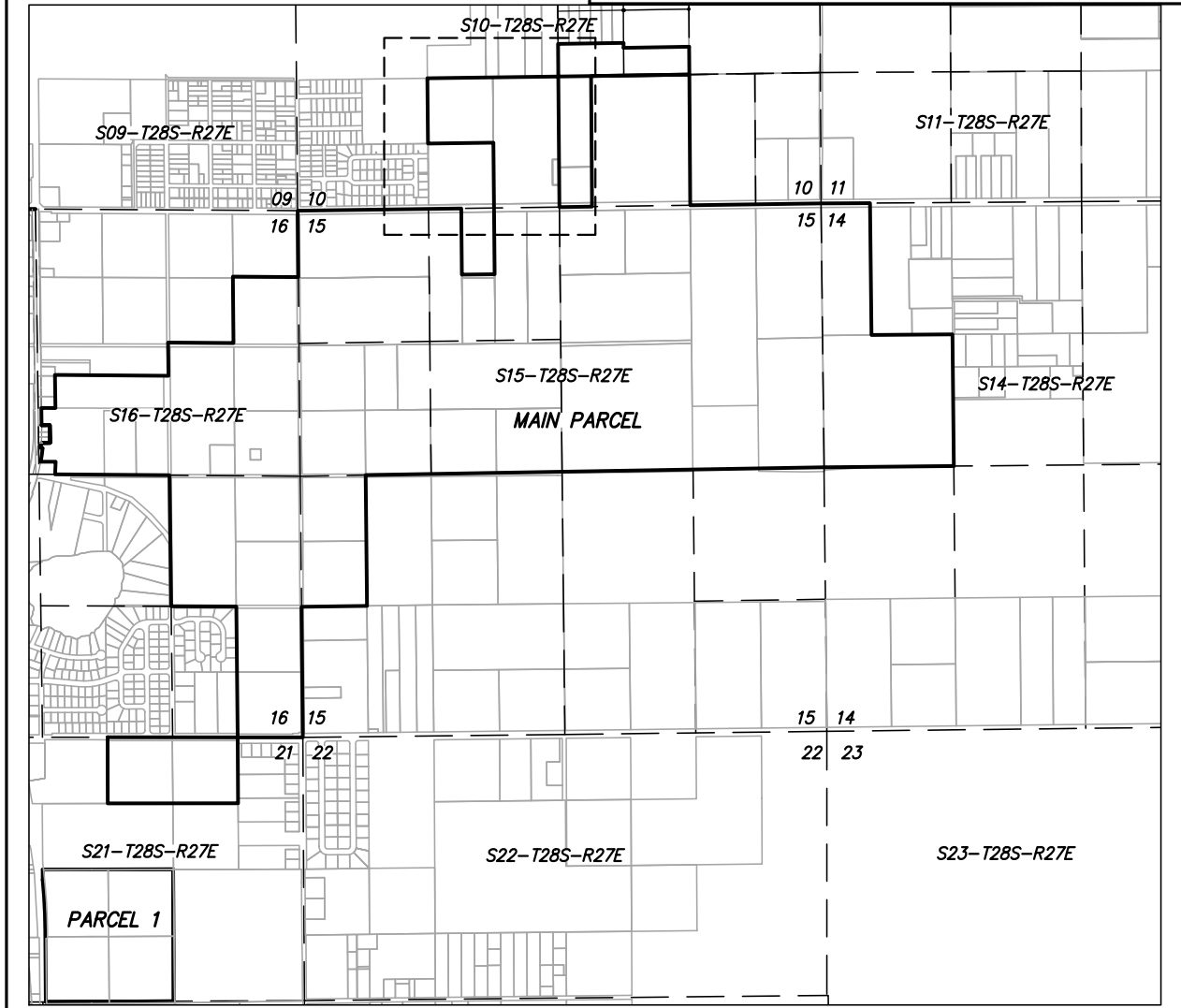
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## 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





**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  
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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:

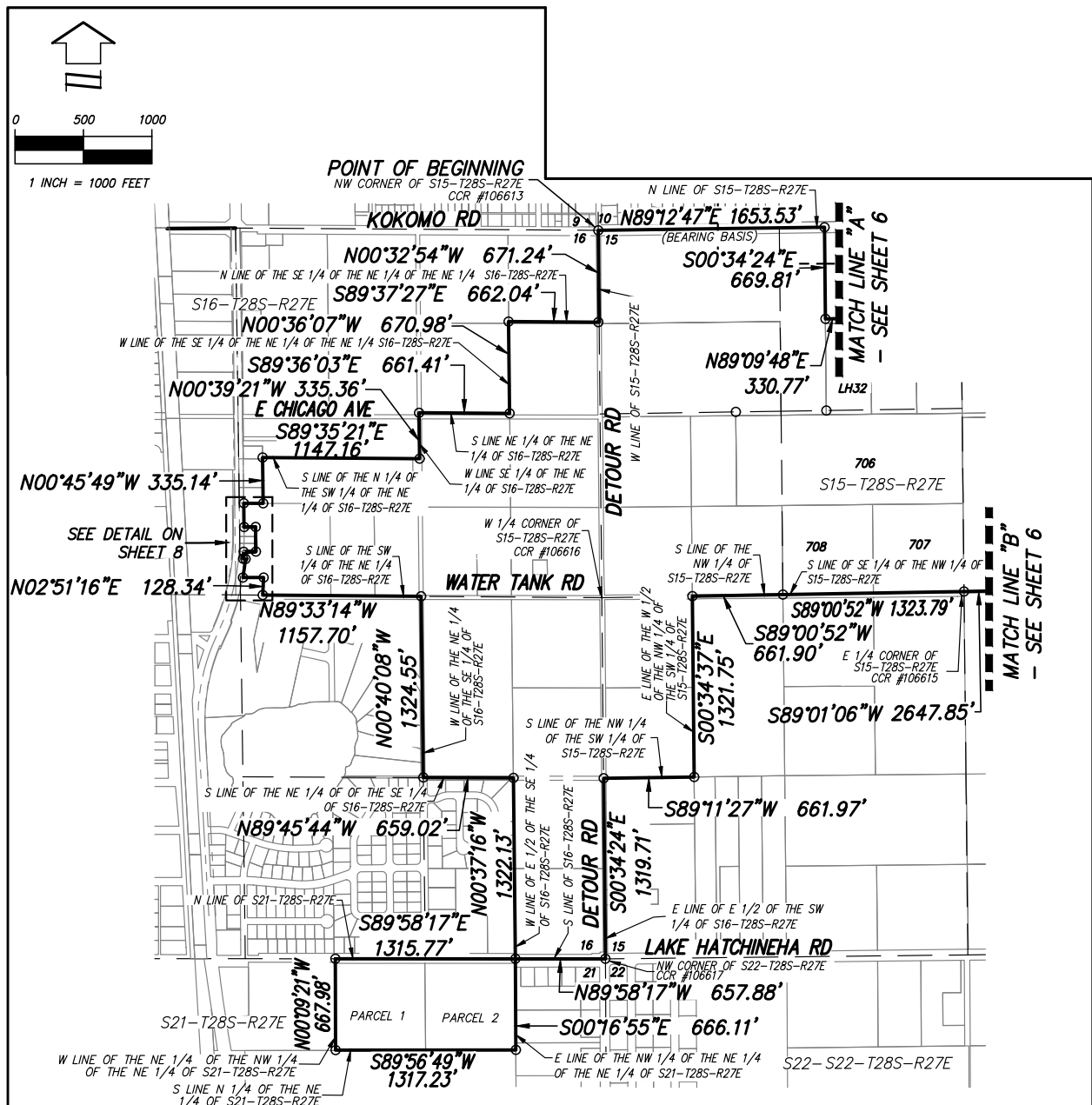
**CH DEV LLC**

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**





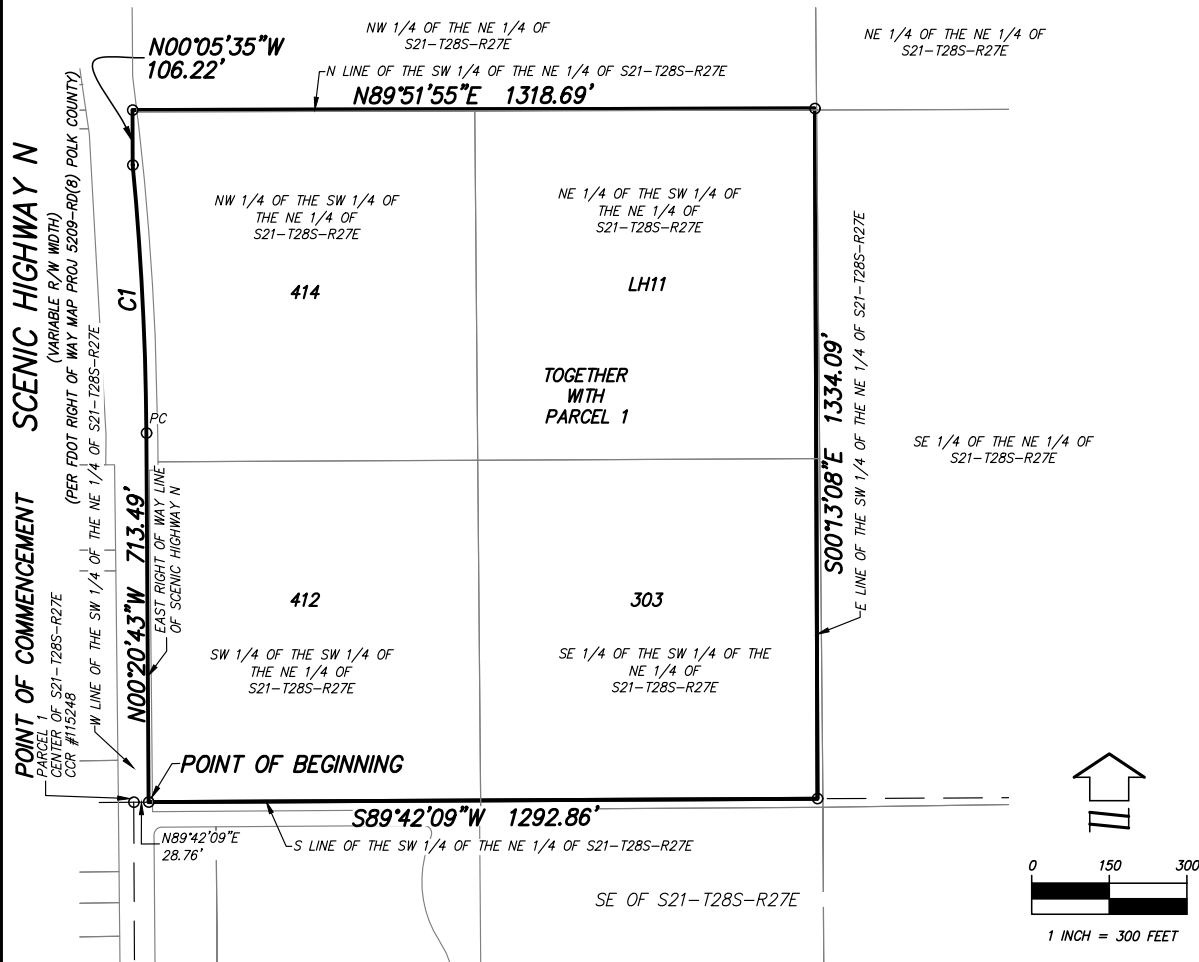
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<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					
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C1	518.84'	5763.12	005°09'30"	518.67'	N02°55'28"W



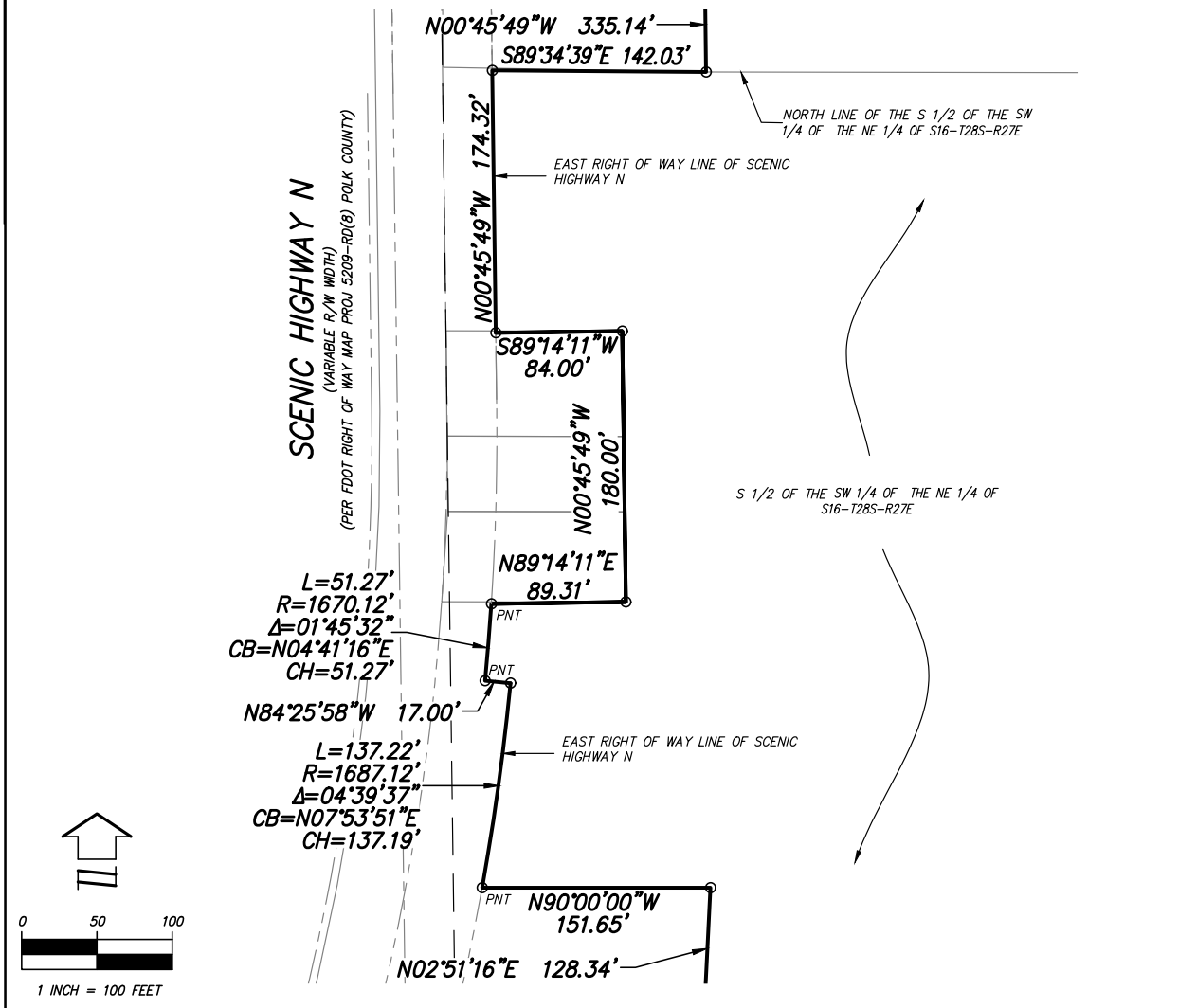
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p><b>SKETCH OF DESCRIPTION</b></p> <p>—OF—</p> <p><b>HAMILTON BLUFF CDD</b></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:</p> <p><b>CH DEV LLC</b></p> <p>DATE: 09/06/2023 REV DATE: 08/22/2024 SCALE 1" = 300'</p> <p>PROJ: 50151874 DRAWN BY: WS CHECKED BY: WPH</p>
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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



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

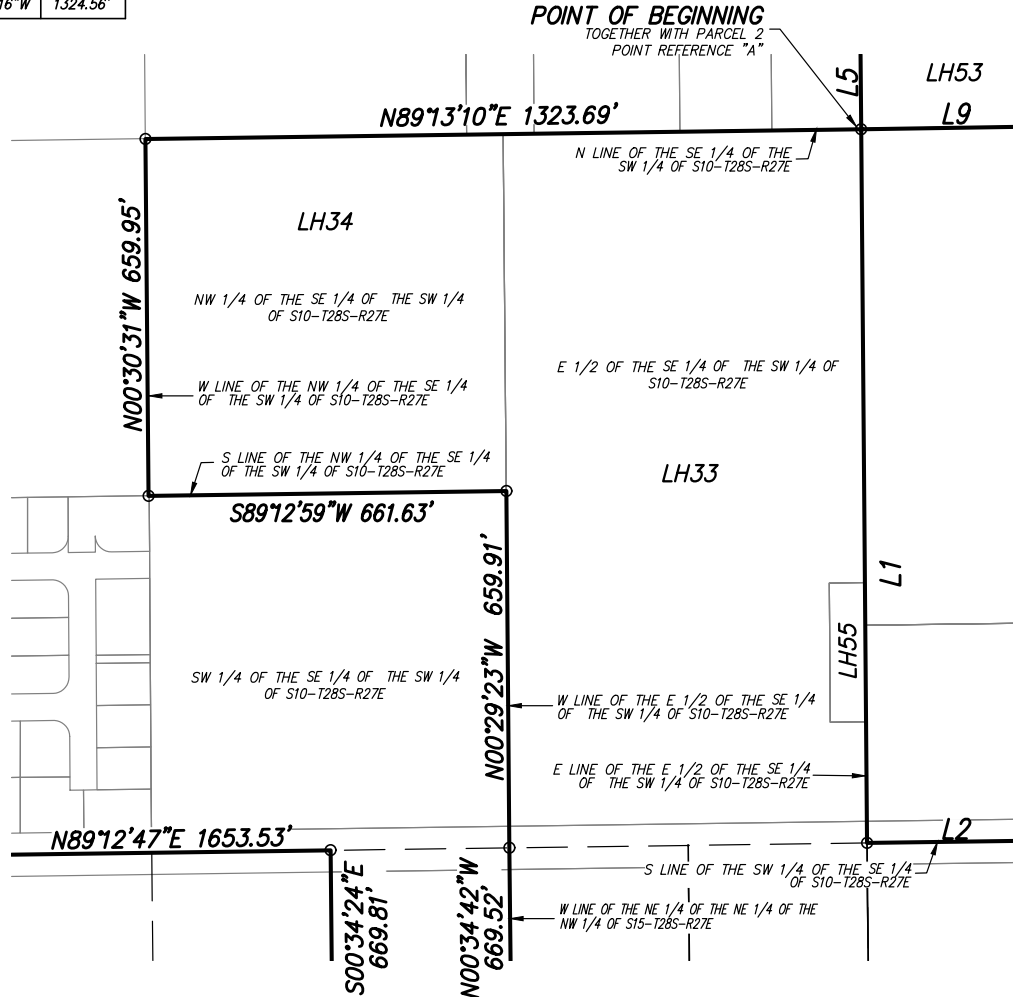
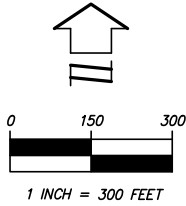
CHECKED BY: WPH

## 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



**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'

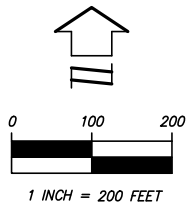
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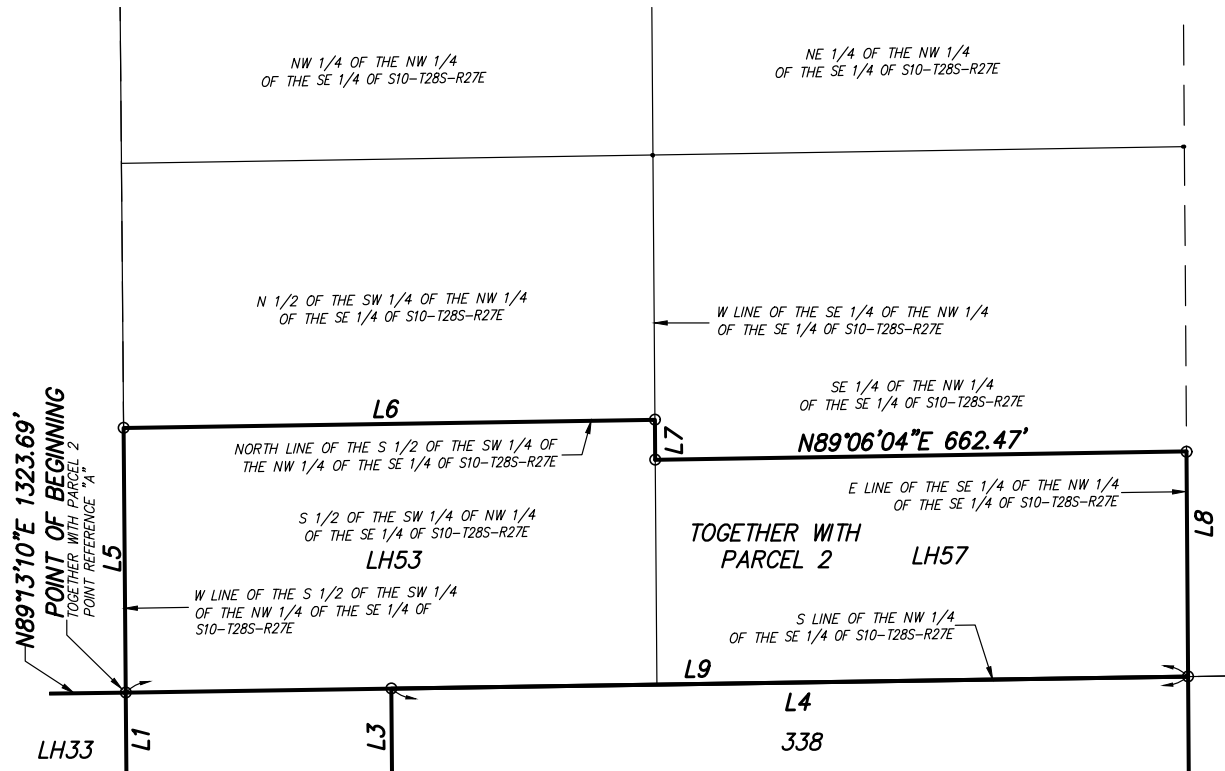
CHECKED BY: WPH

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





LINE TABLE		
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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

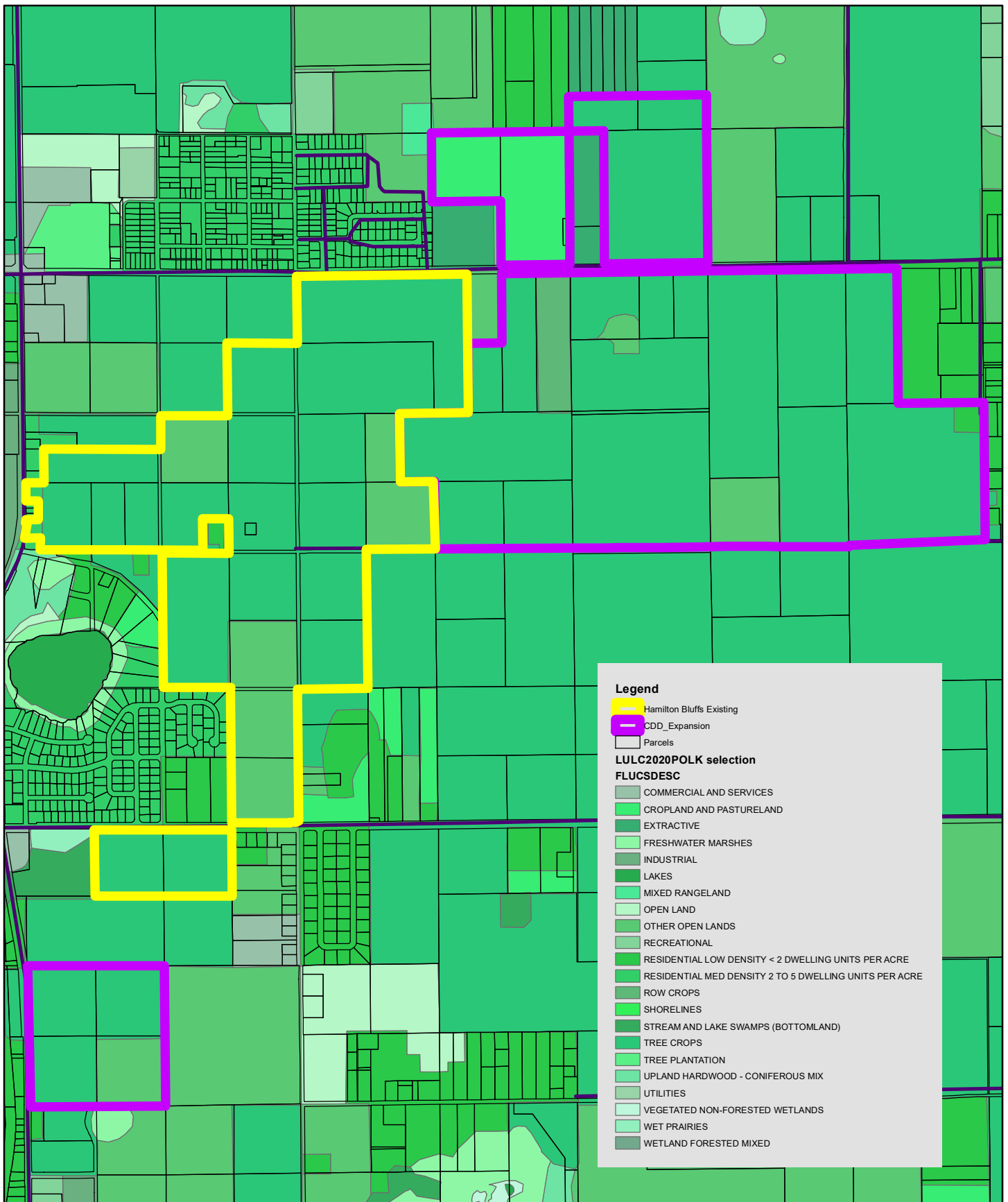
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CHECKED BY: WPH

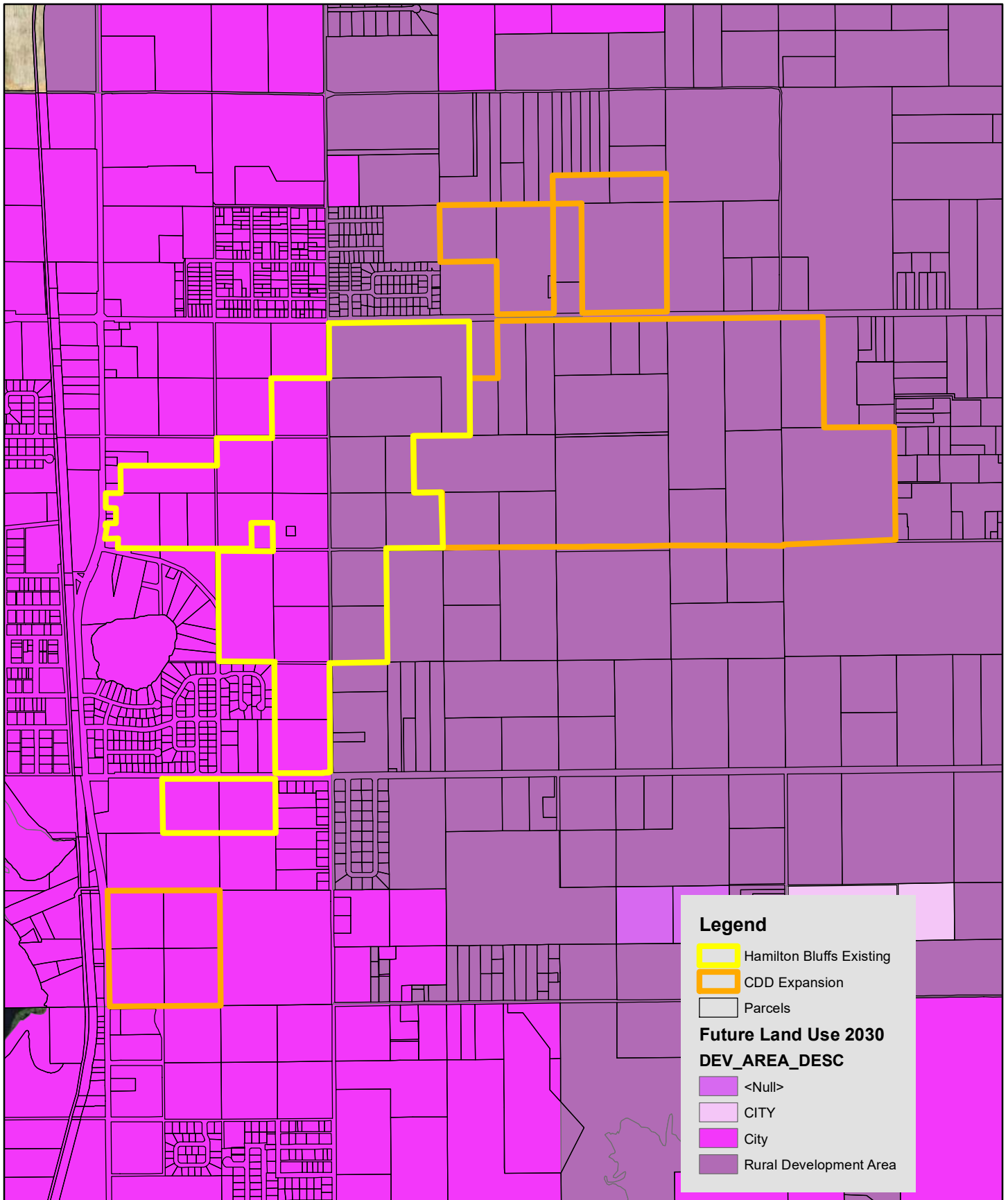
## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



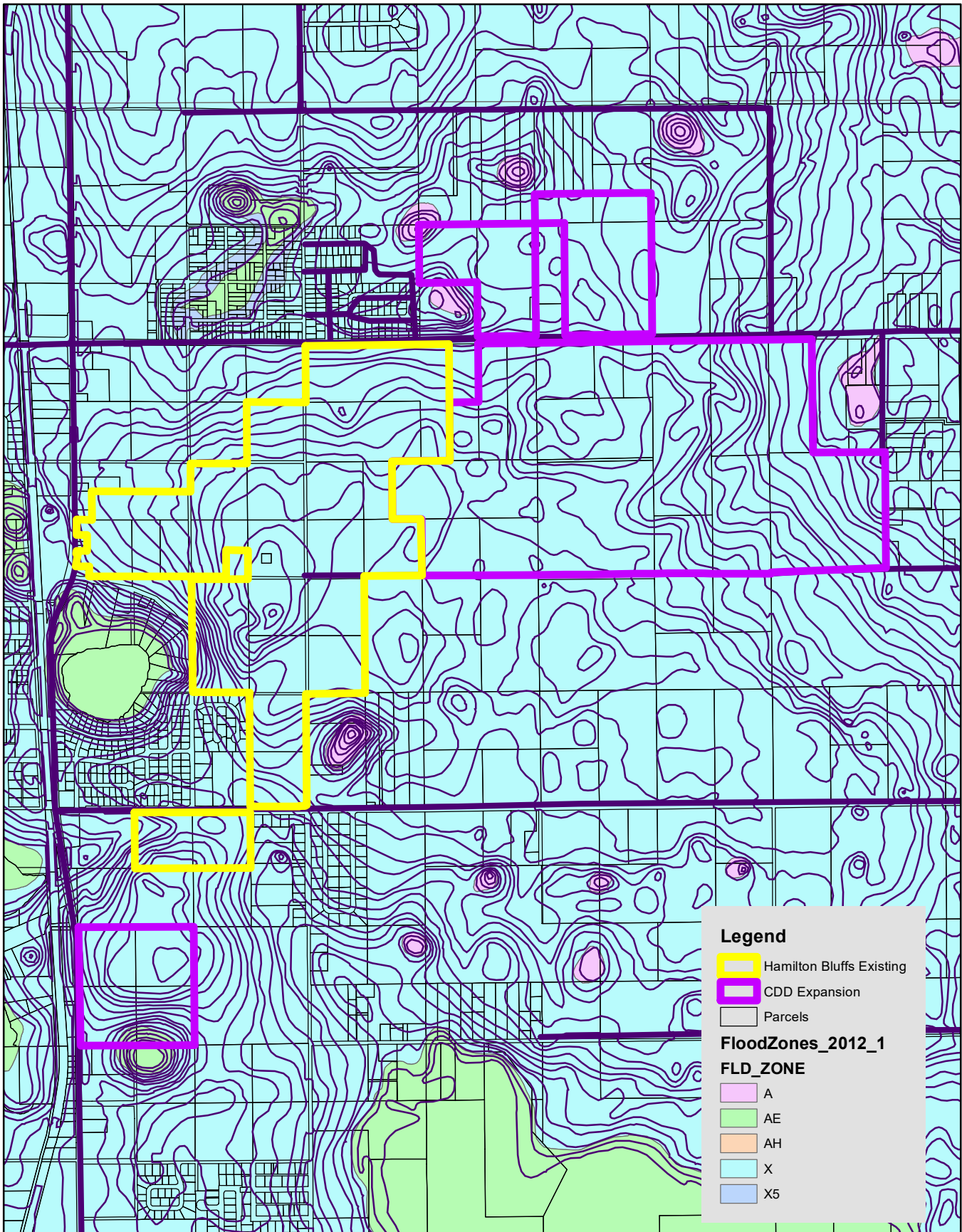




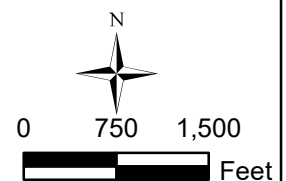
# **COMPOSITE EXHIBIT 7 - LAND USE HAMILTON BLUFF CDD**



# **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**

Infrastructure	Existing Phases			Expansion Phases		Total 3088 Lots
	Hamilton Bluff Phase 1 2023-2025 500 Lots	Hamilton Bluff Phase 2 2023-2025 270 Lots	Hamilton Bluff Phase 3 2025-2027 451 Lots	Overlook at Hamilton Bluff 2026-2028 1657 Lots	Brook Hollow Phase 2 2025-2027 210 Lots	
Offsite Improvements (1)(5)(7)(11)	\$2,106,091	\$1,137,289	\$3,410,462	\$12,530,234	\$1,588,020	\$20,772,096
Stormwater Management (1)(2)(3)(5)(6)(7)	\$3,544,183	\$1,913,859	\$6,730,950	\$24,729,897	\$3,134,145	\$40,053,034
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7) (9)(11)	\$3,232,586	\$1,745,596	\$6,034,290	\$22,170,329	\$2,809,758	\$35,992,559
Roadway (1)(4)(5)(7)	\$1,609,096	\$868,912	\$3,007,719	\$11,050,533	\$1,400,490	\$17,936,750
Entry Feature (1)(7)(8)(9)(11)	\$200,177	\$108,095	\$250,000	\$250,000	\$250,000	\$1,058,272
Parks and Amenities (1)(7)(11)	\$840,747	\$454,003	\$1,500,000	\$4,000,000	\$55,000	\$6,849,750
General Consulting (11)	-	-	-	-	-	\$12,266,246
Contingency (11)	-	-	-	-	-	\$13,492,871
<b>TOTAL</b>	<b>\$11,532,880</b>	<b>\$6,227,755</b>	<b>\$20,933,421</b>	<b>\$74,730,993</b>	<b>\$9,237,413</b>	<b>\$148,421,578</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).

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

<b>Infrastructure</b>	<b>Hamilton Bluff Phase 3 2025-2027 451 Lots</b>
Offsite Improvements (1)(5)(7)(11)	\$3,410,462
Stormwater Management (1)(2)(3)(5)(6)(7)	\$6,730,950
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7) (9)(11)	\$6,034,290
Roadway (1)(4)(5)(7)	\$3,007,719
Entry Feature (1)(7)(8)(9)(11)	\$250,000
Parks and Amenities (1)(7)(11)	\$1,500,000
<b>SUBTOTAL</b>	<b>\$20,933,421</b>
General Consulting (11)	\$2,093,342
Contingency (11)	\$2,302,676
<b>GRAND TOTAL</b>	<b>\$25,329,439</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 2

**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 \$187,985,000 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 \$148,421,578. 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 \$187,985,000. 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 \$187,985,000 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 \$187,985,000 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 \$148,421,578. 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 \$187,985,000. 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 & 2 will remain unchanged based on this report. The initial assessments for Phase 3 and the Expansion Area improvements of the District's CIP will levied on an equal acreage basis to assessable property within Phase 3 and 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 & 2 remain unchanged. The initial District liens for Phase 3 and Expansion Area improvements will be allocated across the property within Phase 3 and 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 & 2**

Product Types	Phase 1	Phase 2	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family 40'	257	167	424	0.80	339.20
Single Family 50'	243	103	346	1.00	346.00
<b>Total Units</b>			<b>770</b>		<b>685.20</b>

**Phase 3 & Expansion Area**

Product Types	Overlook at		Brook Hollow		ERUs per Unit (1)	Total ERUs
	Phase 3	Hamilton Bluff	Phase 2	No. of Units *		
Single Family 40'	257	976	105	1338	0.80	1070.40
Single Family 50'	194	681	105	980	1.00	980.00
<b>Total Units</b>				<b>2,318</b>		<b>2050.40</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)	Phases 1&2	Phase 3	Overlook at Hamilton Bluff	Brook Hollow Phase 2	Expansion Area CIP Total	Combined Total
Offsite Improvements	\$3,243,380	\$3,410,462	\$12,530,234	\$1,588,020	\$14,118,254	\$ 20,772,096
Stormwater Management	\$5,458,042	\$6,730,950	\$24,729,897	\$3,134,145	\$27,864,042	\$ 40,053,034
Utilities	\$4,978,182	\$6,034,290	\$22,170,329	\$2,809,758	\$24,980,087	\$ 35,992,559
Roadway	\$2,478,008	\$3,007,719	\$11,050,533	\$1,400,490	\$12,451,023	\$ 17,936,750
Entry Feature	\$308,272	\$250,000	\$250,000	\$250,000	\$500,000	\$ 1,058,272
Parks and Amenities	\$1,294,750	\$1,500,000	\$4,000,000	\$55,000	\$4,055,000	\$ 6,849,750
General Consulting	\$1,776,064	\$2,093,342	\$7,473,099	\$1,016,115	\$8,489,215	\$ 12,358,620
Contingency	\$1,953,670	\$2,302,676	\$8,220,409	\$923,741	\$9,144,151	\$ 13,400,496
<b>Total</b>	<b>\$21,490,367</b>	<b>\$25,329,439</b>	<b>\$90,424,502</b>	<b>\$11,177,270</b>	<b>\$101,601,771</b>	<b>\$148,421,578</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 &amp; 2</b>	<b>Phase 3 &amp; Expansion Area</b>	<b>Combined Total</b>
Construction Funds	\$21,490,367	\$126,931,210	\$148,421,578
Debt Service Reserve	\$1,875,432	\$11,781,474	\$13,656,906
Capitalized Interest	\$1,548,900	\$19,460,400	\$21,009,300
Underwriters Discount	\$516,300	\$3,243,400	\$3,759,700
Cost of Issuance	\$380,000	\$750,000	\$1,130,000
Contingency	\$4,001	\$3,516	\$7,517
<b>Par Amount*</b>	<b>\$25,815,000</b>	<b>\$162,170,000</b>	<b>\$187,985,000</b>

Bond Assumptions:

	<b>Phases 1&amp;2</b>	<b>Phase 3 &amp; Expansion Area</b>
Average Coupon	6.00%	6.00%
Amortization	30 years	30 years
Capitalized Interest	12 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 & 2**

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'	424	0.80	339.20	49.50%	\$10,638,547	\$25,091
Single Family 50'	346	1.00	346.00	50.50%	\$10,851,820	\$31,364
<b>Totals</b>	<b>770</b>		<b>685.20</b>	<b>100.00%</b>	<b>\$21,490,367</b>	

**Phase 3 & 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'	1338	0.80	1,070.40	52.20%	\$66,263,738	\$49,524
Single Family 50'	980	1.00	980.00	47.80%	\$60,667,473	\$61,906
<b>Totals</b>	<b>2,318</b>		<b>2,050.40</b>	<b>100.00%</b>	<b>\$126,931,210</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 & 2**

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'	424	\$ 10,638,547	\$ 12,779,405	\$ 30,140
Single Family 50'	346	\$ 10,851,820	\$ 13,035,595	\$ 37,675
<b>Totals</b>	<b>770</b>	<b>\$ 21,490,367</b>	<b>\$ 25,815,000</b>	

**Phase 3 & 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'	1338	\$ 66,263,738	\$ 84,659,953	\$ 63,274
Single Family 50'	980	\$ 60,667,473	\$ 77,510,047	\$ 79,092
<b>Totals</b>	<b>2,318</b>	<b>\$ 126,931,210</b>	<b>\$ 162,170,000</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 & 2**

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'	424	\$12,779,405	\$30,140	\$928,410	\$2,190	\$2,354
Single Family 50'	346	\$13,035,595	\$37,675	\$947,022	\$2,737	\$2,943
<b>Totals</b>	<b>770</b>	<b>\$25,815,000</b>		<b>\$1,875,432</b>		

**Phase 3 & 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'	1338	\$84,659,953	\$63,274	\$6,150,453	\$4,597	\$4,943
Single Family 50'	980	\$77,510,047	\$79,092	\$5,631,021	\$5,746	\$6,178
<b>Totals</b>	<b>2,318</b>	<b>\$162,170,000</b>		<b>\$11,781,474</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 & 2**

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)
PHC I Property, LLC	272815-000000-033010	29.40	\$164,994	\$4,850,831	\$352,407.58	\$378,932.89
PHC I Property, LLC	272815-000000-033020	20.52	\$164,994	\$3,385,682	\$245,966.11	\$264,479.69
GAMA Investors, LLC	272816-823000-038040	9.89	\$164,994	\$1,631,793	\$118,547.99	\$127,470.96
Cassidy Property Investments, LLC	272816-823000-040012	8.12	\$164,994	\$1,339,753	\$97,331.62	\$104,657.65
Northeast Polk Land Investments, LLC	272816-823000-037020	9.55	\$164,994	\$1,575,695	\$114,472.53	\$123,088.74
CH DEV LLC	272816-823000-037010	9.55	\$164,994	\$1,575,695	\$114,472.53	\$123,088.74
Atlanticblue Capital, LLC	272815-000000-034040	9.74	\$164,994	\$1,607,044	\$116,750.00	\$125,537.63
Northeast Polk Land Investments, LLC	272815-000000-034020	5.01	\$164,994	\$826,621	\$60,053.13	\$64,573.26
Cassidy Property Investments, LLC	272816-823000-040035	8.46	\$164,994	\$1,395,851	\$101,407.08	\$109,039.87
Cassidy Property Investments, LLC	272816-823000-040042	4.77	\$164,994	\$787,023	\$57,176.33	\$61,479.93
Cassidy Property Investments, LLC	272816-823000-040041	4.77	\$164,994	\$787,023	\$57,176.33	\$61,479.93
Cassidy Property Investments, LLC	272816-823000-037031	7.83	\$164,994	\$1,291,905	\$93,855.49	\$100,919.88
CH DEV LLC	272816-823000-037041	9.28	\$164,994	\$1,531,147	\$111,236.14	\$119,608.75
CH DEV LLC	272815-000000-034050	9.49	\$164,994	\$1,565,795	\$113,753.33	\$122,315.41
Northeast Polk Land Investments, LLC	272815-000000-034010	9.81	\$164,994	\$1,618,594	\$117,589.06	\$126,439.85
CH DEV LLC	272816-823000-037042	0.27	\$164,994	\$44,548	\$3,236.40	\$3,480.00
<b>Phases 1 &amp; 2 Total</b>		<b>156.46</b>		<b>\$25,815,000</b>	<b>\$1,875,432</b>	<b>\$2,016,593</b>

**Phase 3 & Expansion Area**

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)
Northeast Polk Land Investments, LLC	272816-823000-036020	19.10	\$328,638.59	\$6,276,997.12	\$456,017.01	\$490,340.87
Chicago Ave Development	272816-823000-036010	9.55	\$328,638.59	\$3,138,498.56	\$228,008.50	\$245,170.43
Chicago Ave Development	272815-000000-043020	9.49	\$328,638.59	\$3,118,780.25	\$226,575.99	\$243,630.10
Northeast Polk Land Investments, LLC	272816-823000-036040	9.55	\$328,638.59	\$3,138,498.56	\$228,008.50	\$245,170.43
ABC IRA, LLC	272815-000000-043030	9.70	\$328,638.59	\$3,187,794.35	\$231,589.79	\$249,021.28
Northeast Polk Land Investments, LLC	272816-823000-035010	9.55	\$328,638.59	\$3,138,498.56	\$228,008.50	\$245,170.43
Northeast Polk Land Investments, LLC	272816-823000-035040	9.26	\$328,638.59	\$3,043,193.37	\$221,084.69	\$237,725.47
Cassidy Holdings, LLC	272821-000000-013010	9.65	\$328,638.59	\$3,171,362.42	\$230,396.03	\$247,737.66
Cassidy Holdings, LLC	272821-000000-011020	9.61	\$328,638.59	\$3,158,216.88	\$229,441.02	\$246,710.77
LOS IRA R LLC & CCS INVESTMENTS LLC	272810-000000-024010	29.19	\$328,638.59	\$9,592,960.52	\$696,918.14	\$749,374.34
WHITE CLAY INVESTORS LLC	272814-000000-033020	14.70	\$328,638.59	\$4,830,987.31	\$350,965.97	\$377,382.76
CASSIDY HOLDINGS LLC	272814-000000-034000	43.23	\$328,638.59	\$14,207,046.37	\$1,032,126.45	\$1,109,813.39
PHC I PROPERTY LLC	272815-000000-011010	19.98	\$328,638.59	\$6,566,199.08	\$477,027.22	\$512,932.49
CASSIDY HOLDINGS LLC	272815-000000-011020	30.32	\$328,638.59	\$9,964,322.13	\$723,897.16	\$778,384.04
PHC I PROPERTY LLC	272815-000000-012010	20.53	\$328,638.59	\$6,746,950.31	\$490,158.60	\$527,052.25

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	\$328,638.59	\$1,603,756.33	\$116,511.15	\$125,280.81
CASSIDY HOLDINGS LLC	272815-000000-013040	9.80	\$328,638.59	\$3,220,658.21	\$233,977.31	\$251,588.51
CASSIDY HOLDINGS LLC	272815-000000-013050	20.79	\$328,638.59	\$6,832,396.34	\$496,366.16	\$533,727.05
CASSIDY HOLDINGS LLC	272815-000000-014010	39.14	\$328,638.59	\$12,862,914.52	\$934,476.74	\$1,004,813.70
CASSIDY HOLDINGS LLC	272815-000000-014020	0.97	\$328,638.59	\$318,779.44	\$23,158.98	\$24,902.13
ABC IRA LLC	272815-000000-012030	10.06	\$328,638.59	\$3,306,104.24	\$240,184.87	\$258,263.31
CASSIDY HOLDINGS LLC	272815-000000-032010	25.06	\$328,638.59	\$8,235,683.14	\$598,313.42	\$643,347.76
CASSIDY HOLDINGS LLC	272815-000000-032020	9.87	\$328,638.59	\$3,243,662.91	\$235,648.58	\$253,385.57
CASSIDY HOLDINGS LLC	272815-000000-032030	9.84	\$328,638.59	\$3,233,803.75	\$234,932.32	\$252,615.40
JHF INVESTMENTS LLC	272815-000000-013010	4.89	\$328,638.59	\$1,607,042.72	\$116,749.90	\$125,537.53
NORTHEAST POLK LAND INVESTMENTS LLC	272815-000000-031020	10.11	\$328,638.59	\$3,322,536.17	\$241,378.64	\$259,546.92
NORTHEAST POLK LAND INVESTMENTS LLC	272815-000000-031040	5.05	\$328,638.59	\$1,659,624.89	\$120,569.94	\$129,645.10
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042050	19.07	\$328,638.59	\$6,267,137.96	\$455,300.75	\$489,570.70
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042020	10.02	\$328,638.59	\$3,292,958.70	\$239,229.87	\$257,236.41
MCGRADY ROAD INVESTMENT LLC	272815-000000-031010	10.12	\$328,638.59	\$3,325,822.56	\$241,617.39	\$259,803.64
CASSIDY PROPERTY INVESTMENTS LLC	272821-000000-014020	10.24	\$328,638.59	\$3,365,259.19	\$244,482.42	\$262,884.32
JAM DEV PARTNERS LLC	272821-000000-014040	9.84	\$328,638.59	\$3,233,803.75	\$234,932.32	\$252,615.40
JAM DEV PARTNERS LLC	272821-000000-014030	9.76	\$328,638.59	\$3,207,512.67	\$233,022.30	\$250,561.62
RDI PROPERTIES POLK LLC	272821-000000-014010	10.23	\$328,638.59	\$3,361,972.80	\$244,243.66	\$262,627.60
MCGRADY ROAD INVESTMENT LLC	272810-000000-023040	5.01	\$328,638.59	\$1,646,479.35	\$119,614.93	\$128,618.21
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042010	0.39	\$328,638.59	\$128,169.05	\$9,311.34	\$10,012.20
MCGRADY ROAD INVESTMENT LLC	272810-000000-023030	4.91	\$328,638.59	\$1,613,615.49	\$117,227.41	\$126,050.98
<b>Phase 3 &amp; Expansion Area Total</b>		<b>493.46</b>		<b>\$162,170,000</b>	<b>\$11,781,474</b>	<b>\$12,668,252</b>
<b>Combined Total</b>		<b>Hamilton Bluff CDD***</b>	<b>649.92</b>	<b>\$187,985,000</b>	<b>\$13,656,906</b>	<b>\$14,684,845</b>

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

\*Represents legal description for Phases 1-3 attached as "Exhibit A", less the legal description for Phase 3 attached as "Exhibit B"

\*\*Represents the legal description for Phase 3 attached as "Exhibit B" and legal description for the Expansion Area attached as "Exhibit C".

\*\*\*Represents the legal description for the Hamilton Bluff CDD attached as "Exhibit D"

	Phases 1 & 2	Phase 3 & Expansion Area
Annual Assessment Periods	30	30
Average Coupon Rate (%)	6.00%	6.00%
Maximum Annual Debt Service	\$1,875,432	\$11,781,474

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

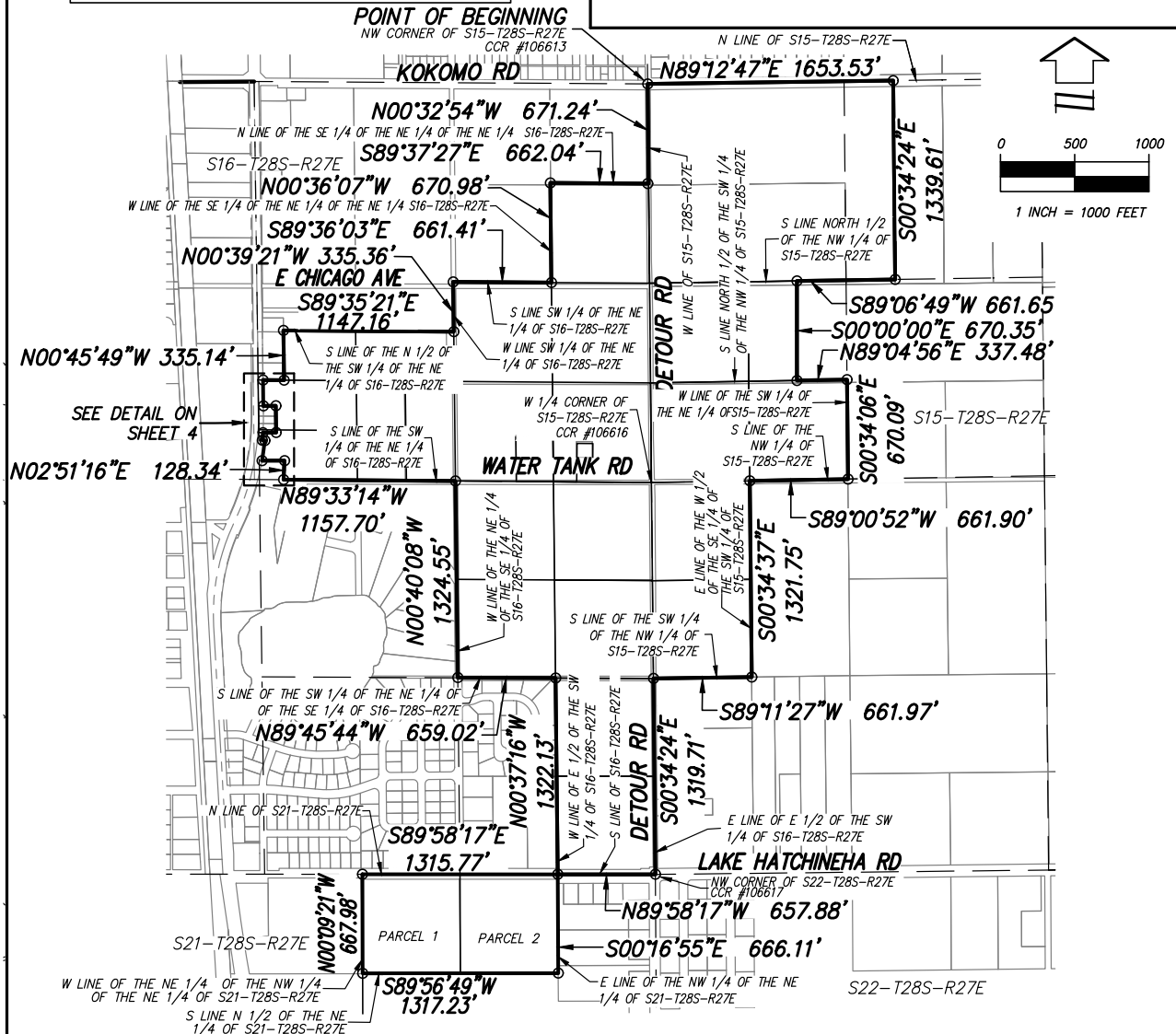
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**COMPOSITE EXHIBIT 2 -  
CURRENT DISTRICT  
HAMILTON BLUFF CDD**



# 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

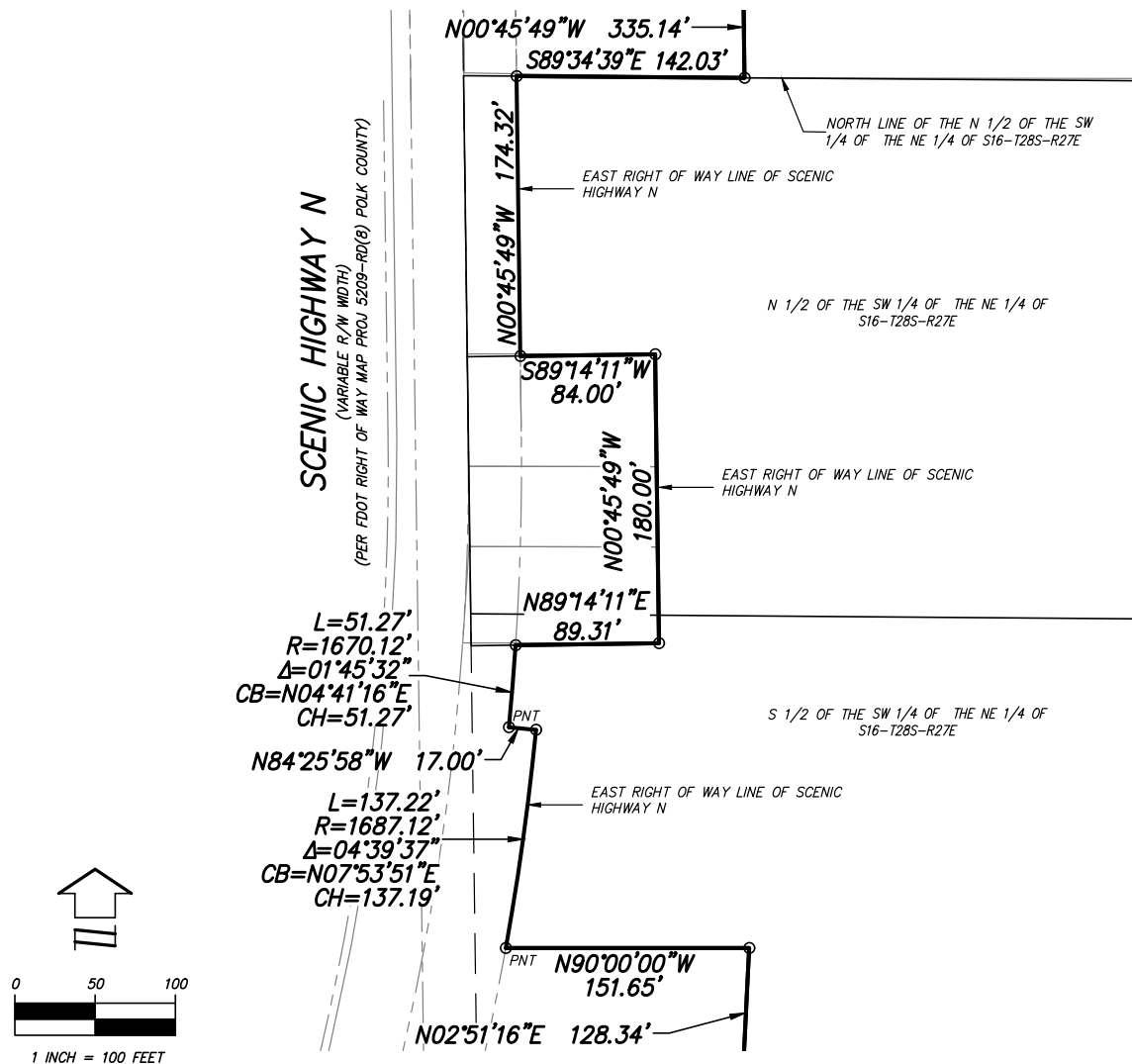
DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



	LINE BREAK	PG(S)	PAGE(S)
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PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE		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

HAMILTON BLUFF CDD

POLK COUNTY

FLORIDA



# Dewberry

CERTIFICATE OF AUTHORIZATION No. LB 8011

*CH DEV LLC*

SCALE 1" = 100'

CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD

**Dewberry**®

Exhibit B

LEGAL DESCRIPTION:

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

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 37 MINUTES 16 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,322.13 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 659.02 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,324.55 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 33 MINUTES 14 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,320.32 FEET TO THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, FOR A DISTANCE OF 661.90 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 37 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,321.75 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 661.97 FEET TO THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,319.71 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOTS 1 AND 2

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 55 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 666.11 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 1,317.23 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,315.77 FEET TO THE POINT OF BEGINNING.

# Exhibit C

## 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

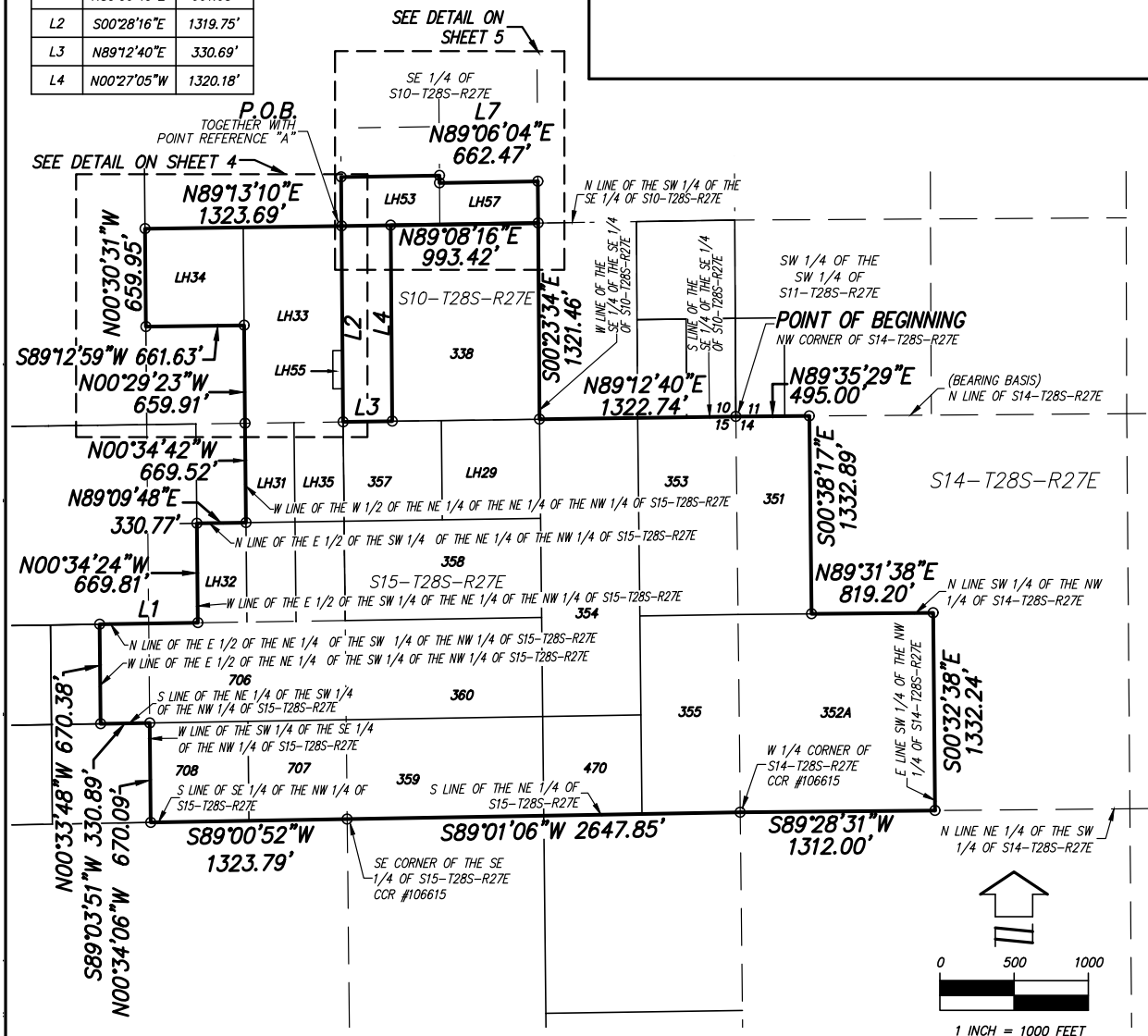
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## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





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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PREPARED FOR:

CH DEV LLC

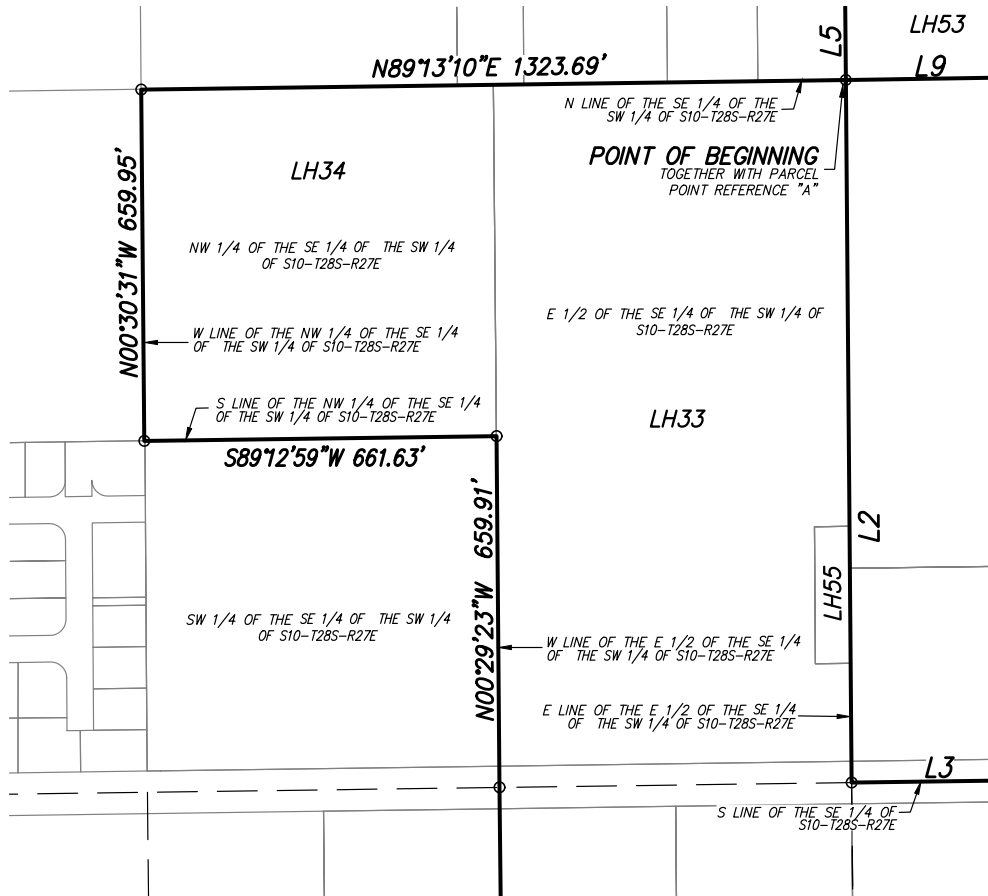
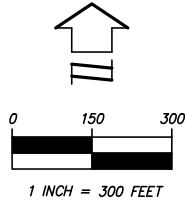
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REV DATE: 06/18/24  
SCALE 1" = 1000'

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**

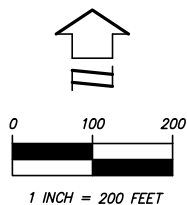
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REV DATE: 06/18/24  
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CHECKED BY: WPH

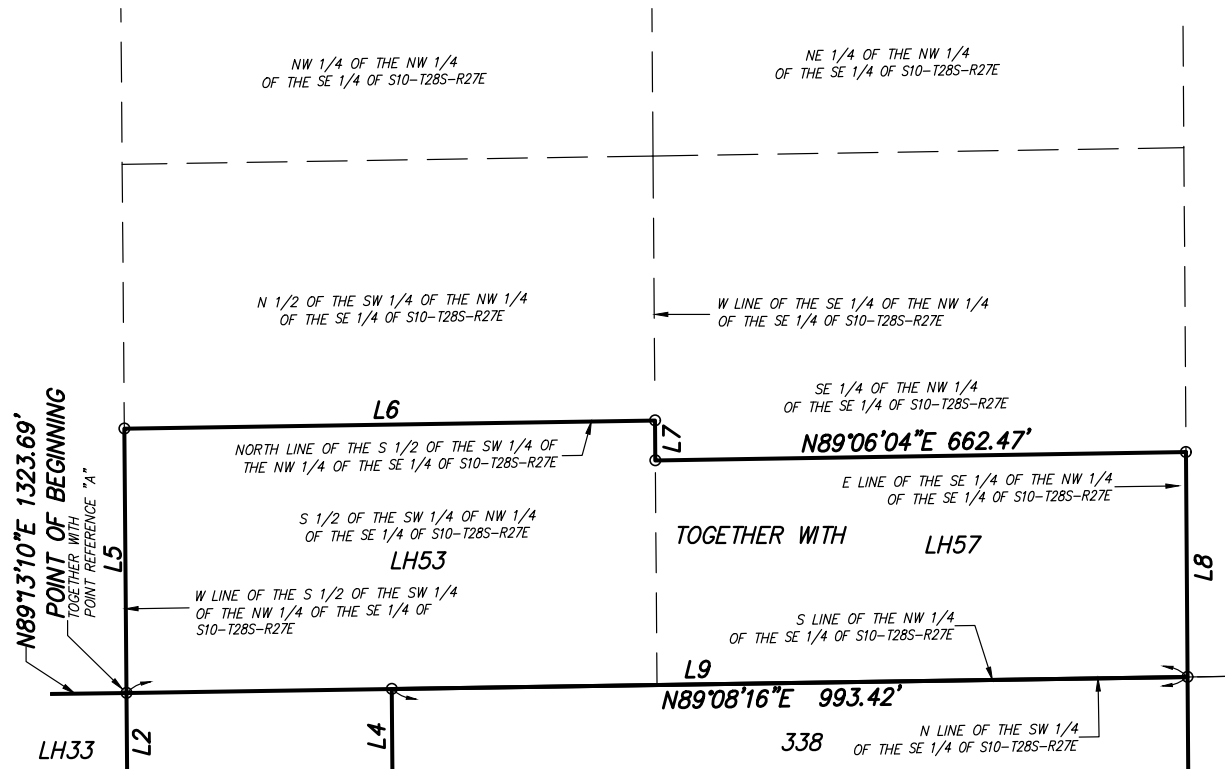
## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD







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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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: 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**

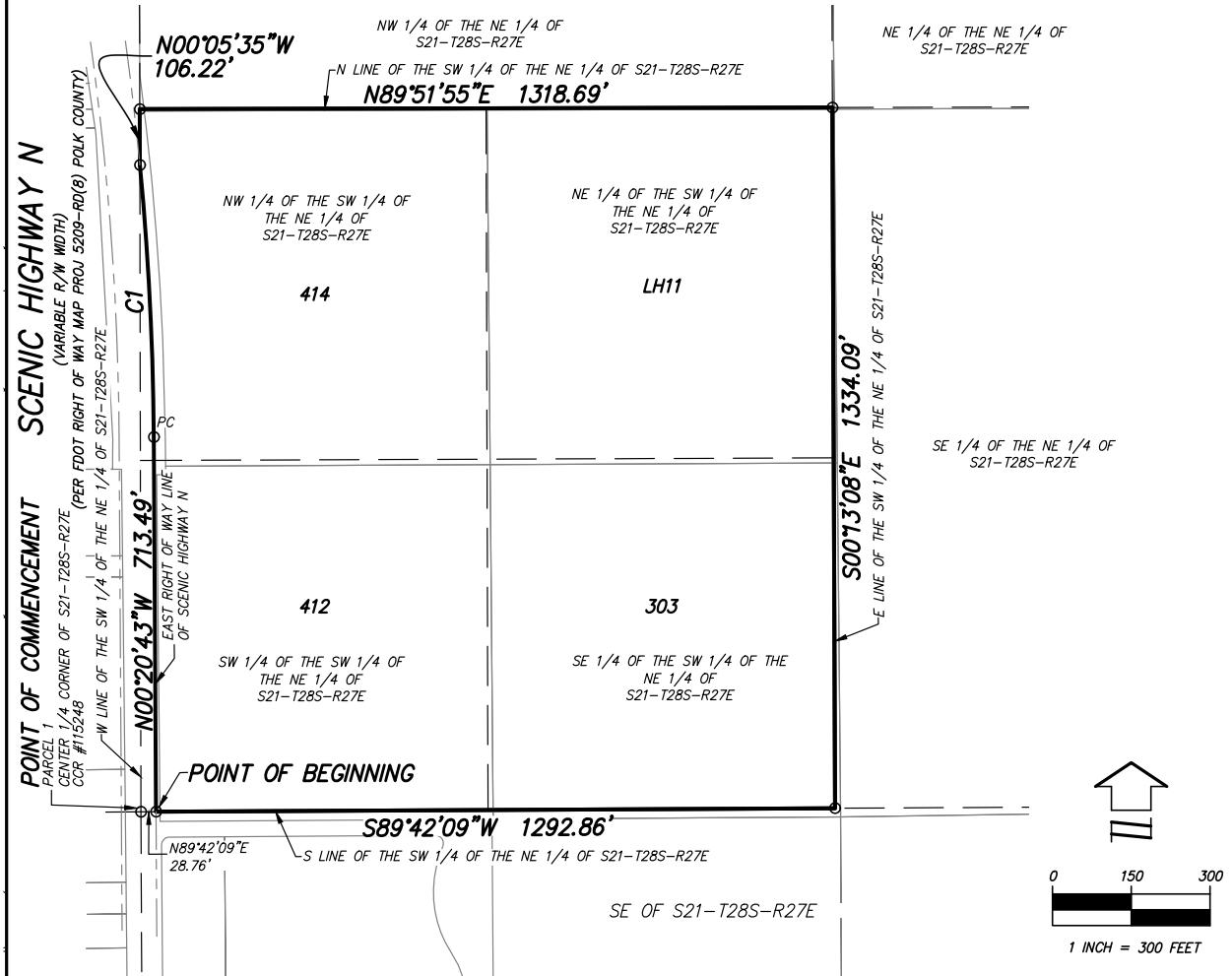
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REV DATE: 08/22/24  
SCALE 1" = N/A

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



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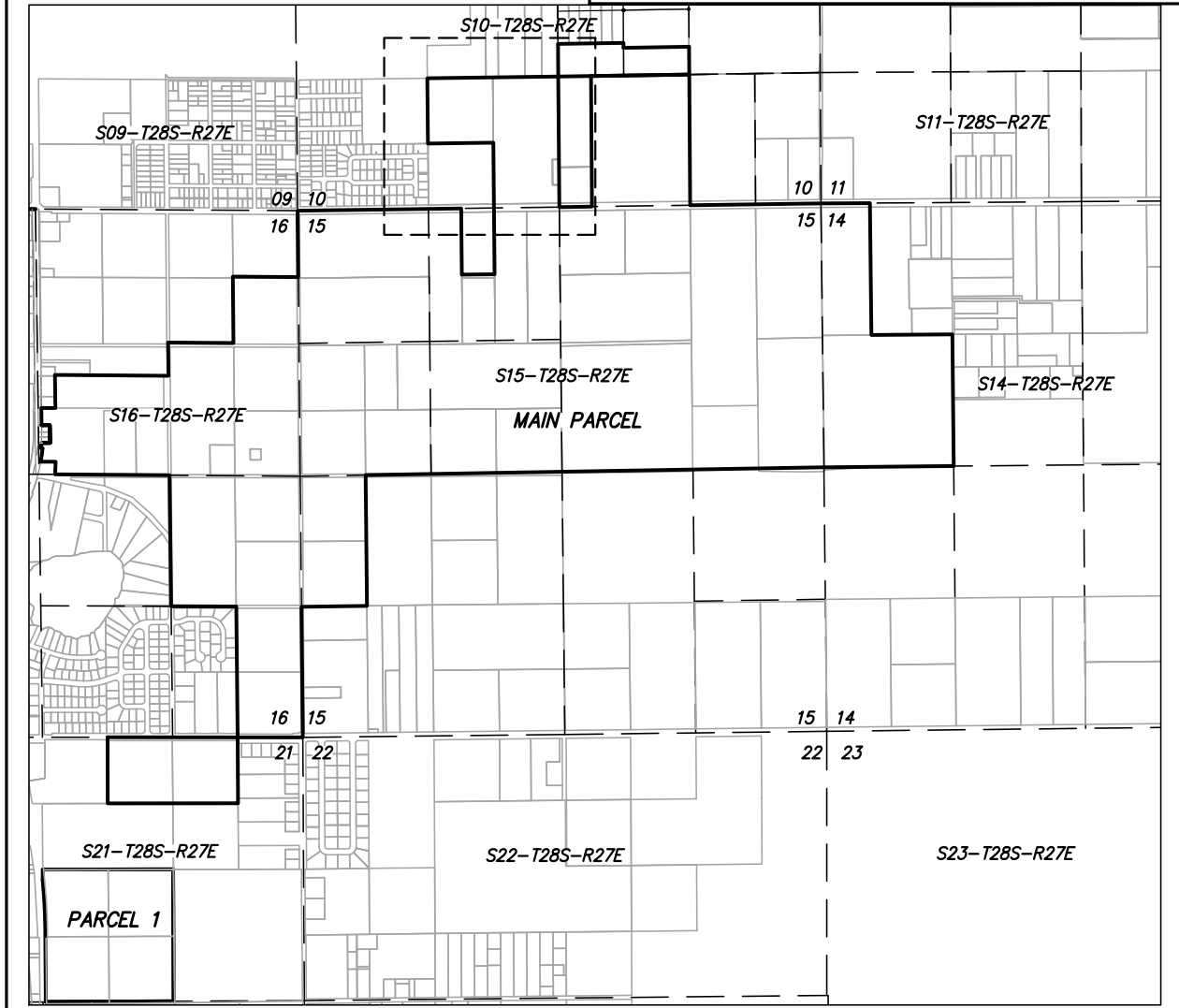
DATE: 09/06/2023  
 REV DATE: 08/22/24  
 SCALE 1" = 1000'

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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DATE: 09/06/2023  
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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



# Exhibit D

## 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 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 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



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**

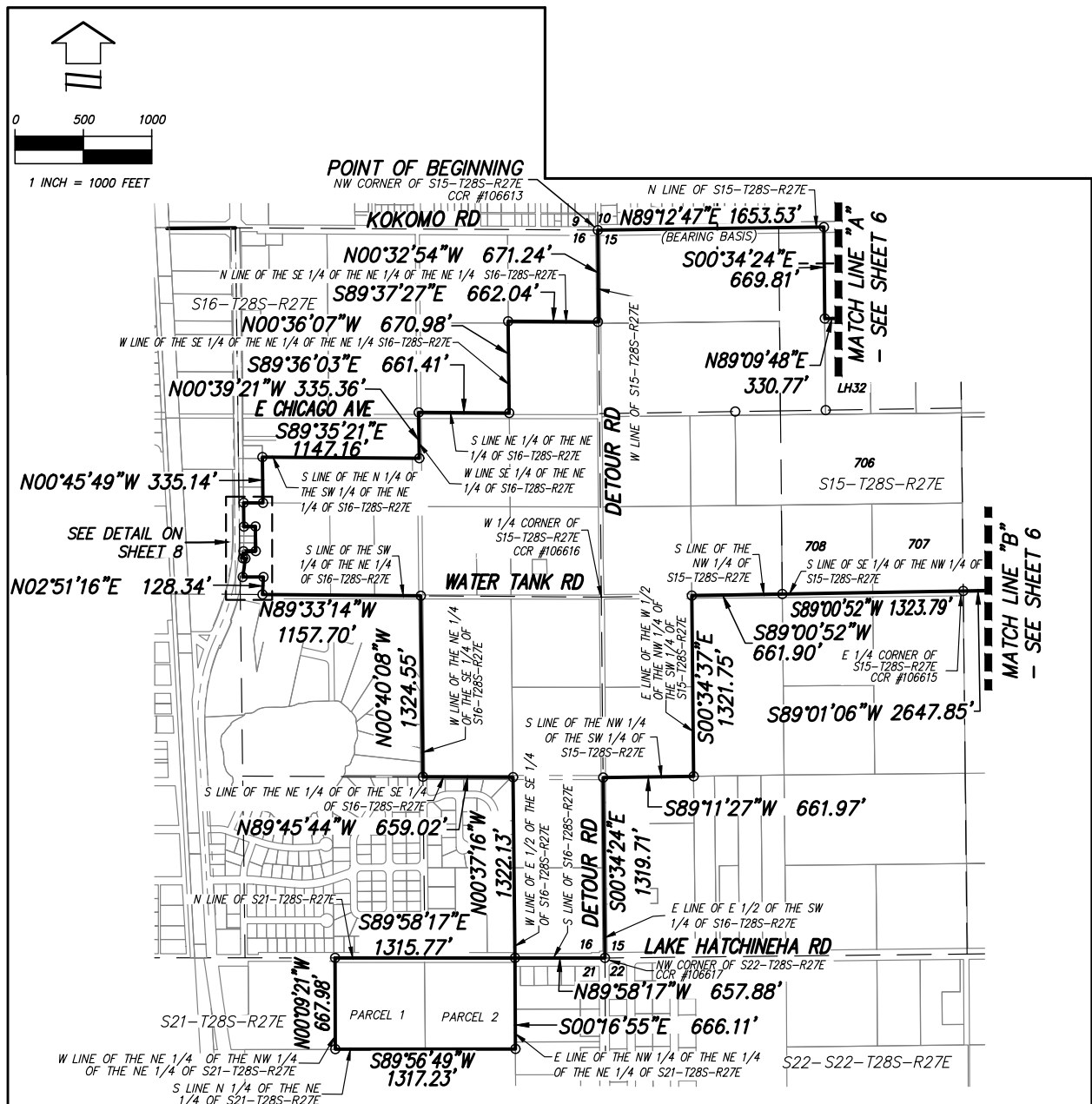
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SCALE 1" = N/A

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

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







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SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

SECTIONS 10, 14, 15, 16, 21, & 22  
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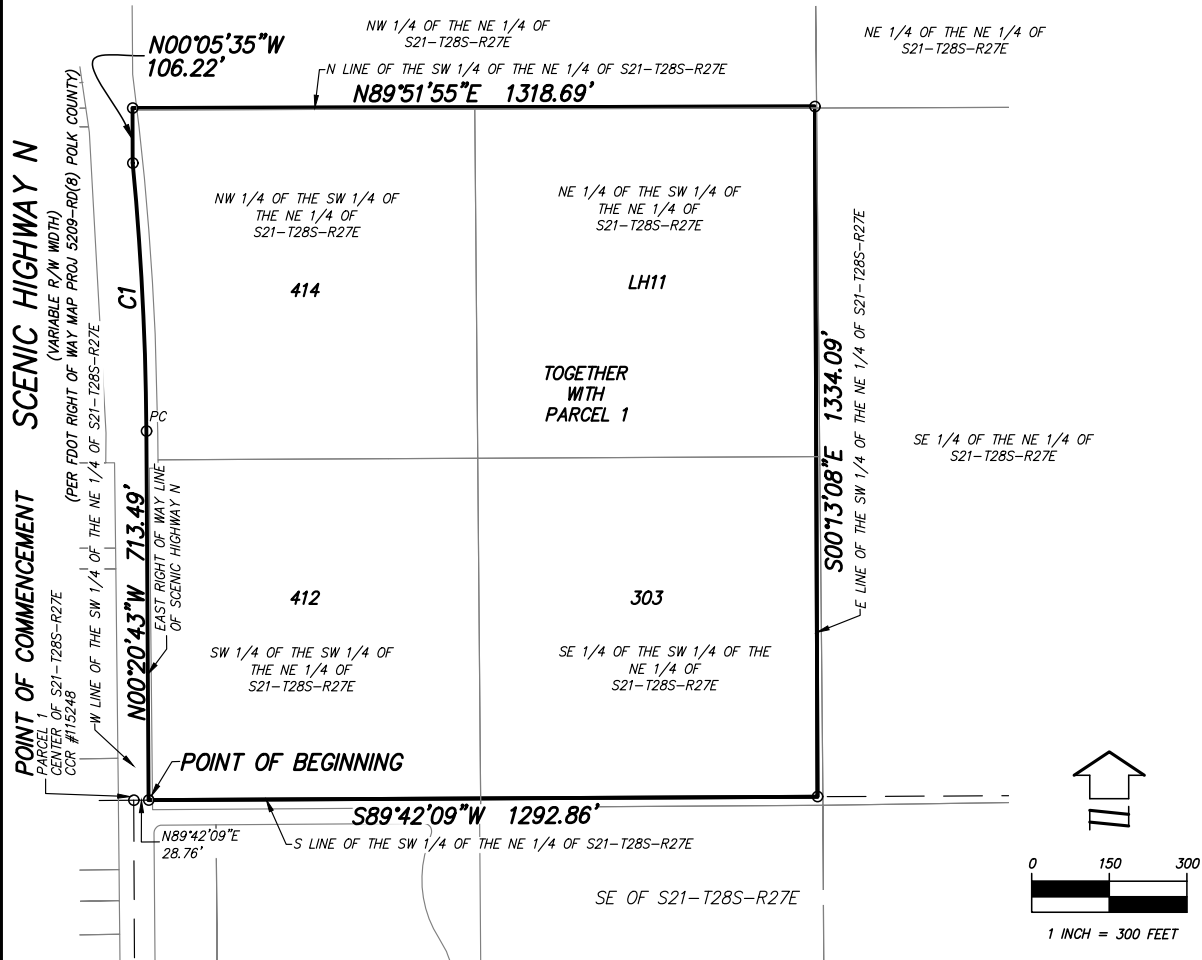
## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD







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



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SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

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

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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" = 300'

PROJ: 50151874

DRAWN BY: WS

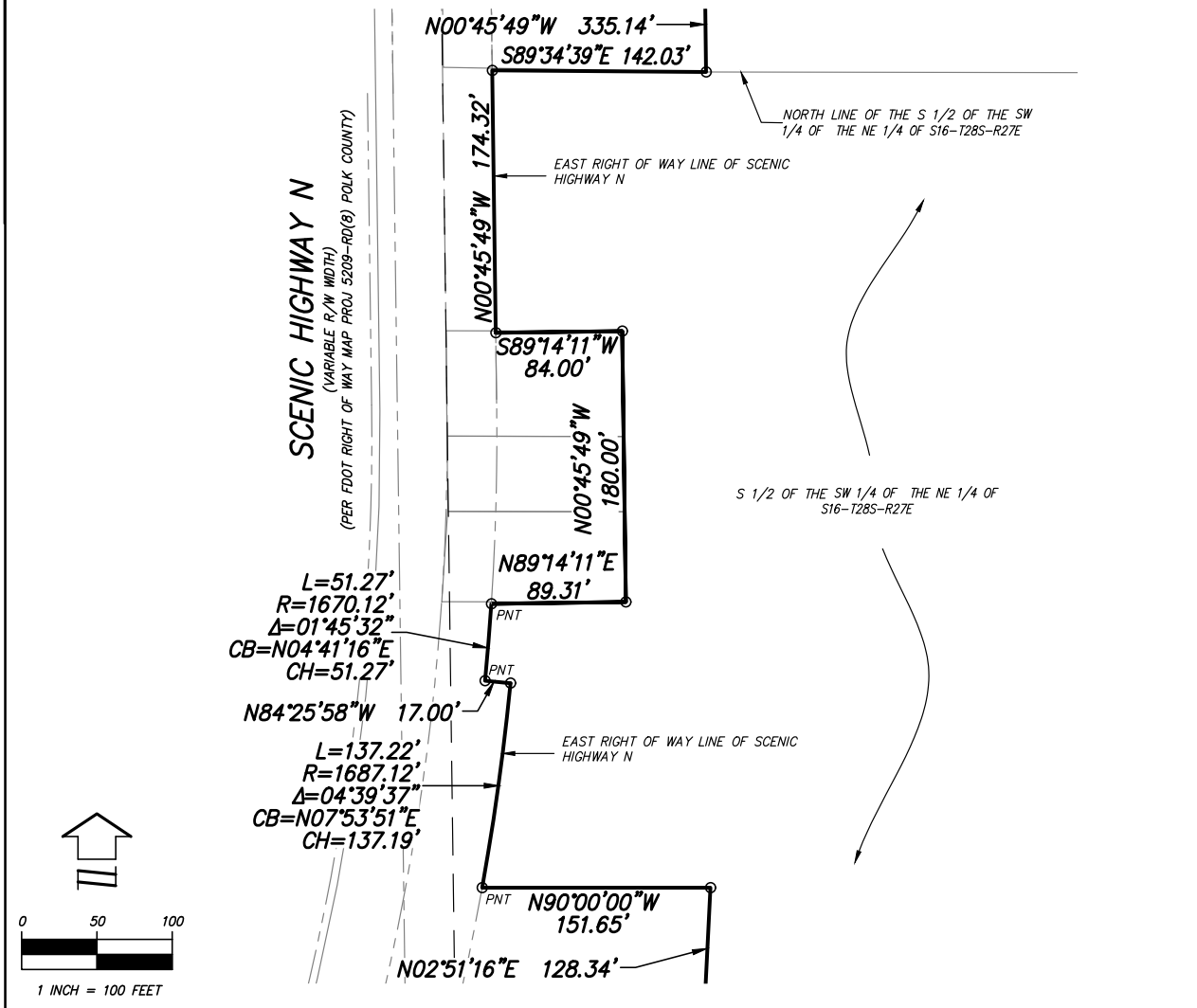
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## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



# 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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## SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

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

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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

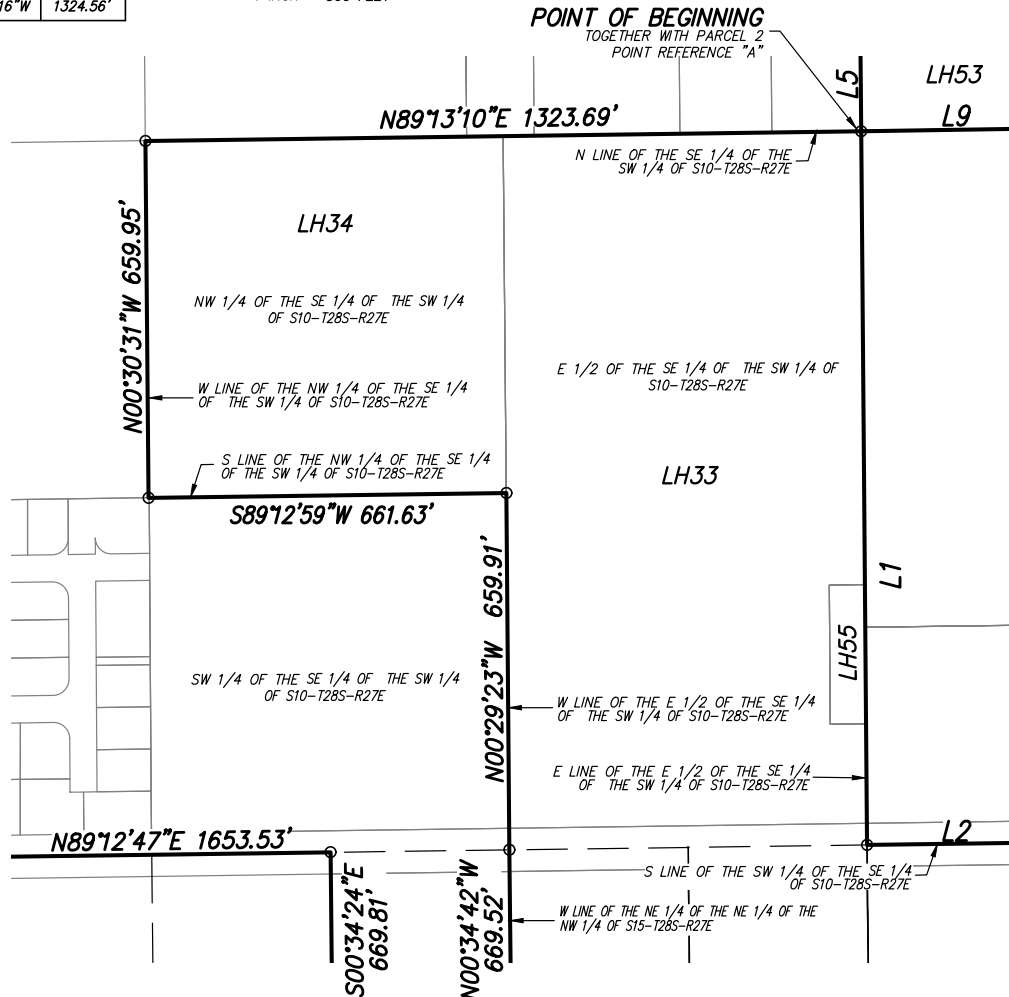
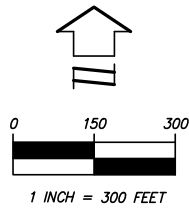
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CHECKED BY: WPH

## 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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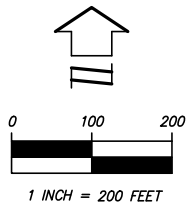
CH DEV LLC

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

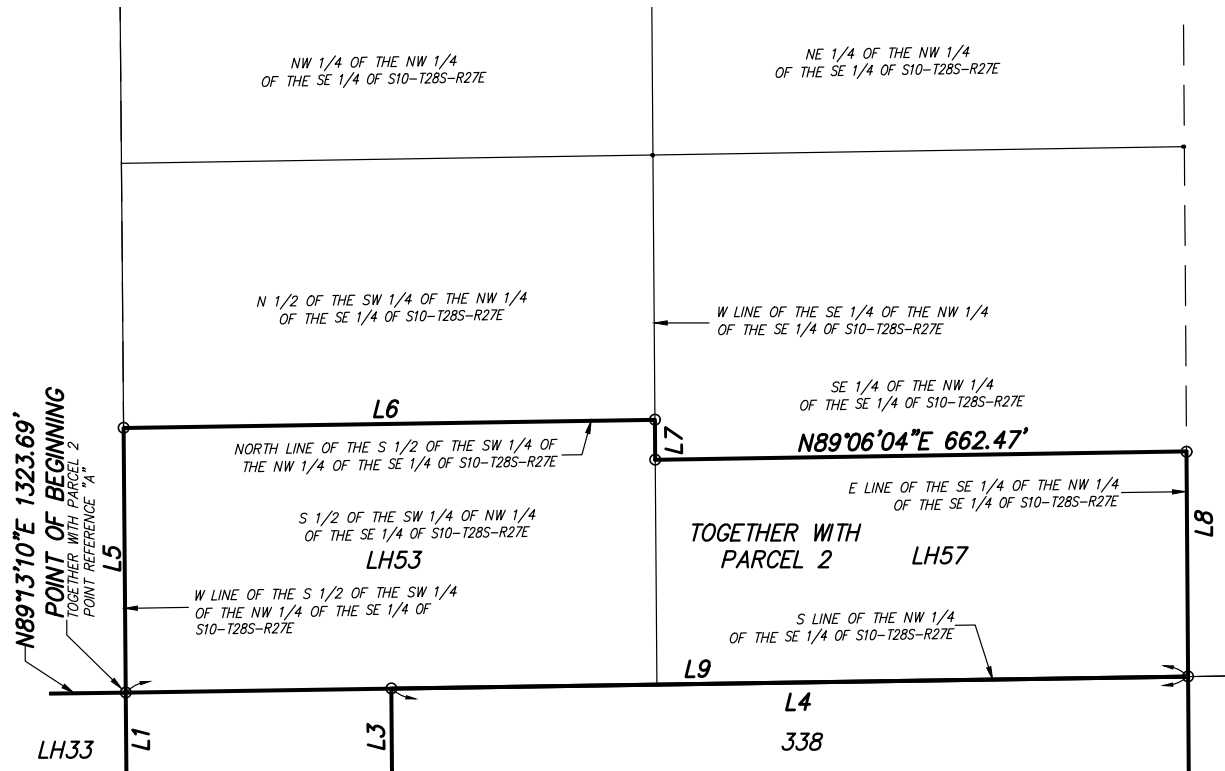
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## 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



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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" = 200'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

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



## SECTION 3

## RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

### **RECITALS**

**WHEREAS**, the Hamilton Bluff Community Development District (“**District**”) previously indicated its intention to construct certain types of public infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District, including the 2025 Assessment Area, hereinafter defined; and

**WHEREAS**, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments and now desires to adopt a resolution imposing and levying such assessments; and

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under the pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management

facilities; roadways; water and wastewater facilities; stormwater facilities; landscaping and hardscaping; recreational facilities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, “**Improvements**”).

(c) The District was established by the Town Council of the Town of Lake Hamilton, Florida, by Ordinance O-22-06, effective March 1, 2022 (“**Establishing Ordinance**”).

(d) The boundaries of the District were subsequently amended by Ordinance O-2024-16, effective January 7, 2025 (“**Expansion Ordinance**”), adding approximately 398 acres of land to the District, (“**Expansion Parcels**”); and

(e) The District Engineer has increased the estimated costs of the portion of the Improvements related to Phase 3 as well as determined the estimated costs of the Improvements necessary to serve the Expansion Parcels; the legal description of the Phase 3 lands together with the Expansion Parcels is set forth in **Composite Exhibit A** (“**2025 Assessment Area**”).

(f) The Board determined it is in the District’s best interest to revise the estimated costs of the Improvements and modify the development plan to incorporate additional costs of improvements to serve lands that make up the 2025 Assessment Area.

(g) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(h) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Improvements, the nature and location of which is described in the *Hamilton Bluff Community Development District Engineer’s Report – Amended and Restated*, dated January 28, 2025 (the “**Engineer’s Report**”), attached as **Exhibit B** hereto and incorporated herein by this reference, and which plans and specifications are 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 Offices**”); (ii) the cost of such Improvements be assessed against the lands specially benefited by such Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such Assessments (as hereinafter defined).

(i) The provision of said Improvements, the levying of such Assessments on the 2025 Assessment Area, and the sale and issuance of such bonds serves a proper, essential and valid public purpose and is in the best interests of the District, its landowners and residents.

(j) In order to provide funds with which to pay all or a portion of the costs of the Improvements which are to be assessed against the 2025 Assessment Area, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its bonds, in one or more series.

(k) By Resolution 2025-03, the Board determined to provide the Improvements and to defray the costs thereof by imposing Assessments on the 2025 Assessment Area and expressed an

intention to issue bonds to provide a portion of the funds needed for the Improvements prior to the collection of such Assessments. Resolution 2025-03 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(l) As directed by Resolution 2025-03, said Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(m) As directed by Resolution 2025-03, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(n) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-03, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the Improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(o) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(p) On April 1, 2025, at the time and place specified in Resolution 2025-03, and the notice referred to in paragraph (o) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (n) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(q) Having considered the estimated costs of the Improvements, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:

- (i) the estimated costs of the Improvements are as specified in the Engineer's Report, which is hereby adopted, approved and confirmed, and that the amount of such costs is reasonable and proper; and
- (ii) it is reasonable, proper, just and right to assess the cost of such Improvements against the properties specially benefited thereby within the 2025 Assessment Area using the method determined by the Board set forth in the *Amended and Restated Master Assessment Methodology for Hamilton Bluff Community Development District*, dated February 4, 2025 ("**Assessment Report**"), which results in the allocation of assessments in the manner set forth in the final assessment roll included in **Exhibit C** ("**Assessments**"); and



- (iii) the Assessment Report is hereby approved, adopted and confirmed; and
- (iv) it is hereby declared that the Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit C**; and
- (v) that the costs of the Improvements are fairly and reasonably apportioned to the properties specifically benefitted as set forth in **Exhibit C**; and
- (vi) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and
- (vii) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** That construction of Improvements initially described in Resolution 2025-03, and more specifically identified and described in **Exhibit B** attached hereto, is hereby authorized, and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Improvements and the costs to be paid by Assessments on all specially benefitted property within the 2025 Assessment Area are set forth in **Exhibit B** and **Exhibit C**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Assessments on the parcels within the 2025 Assessment Area specially benefitted by the Improvements, all as specified in the final assessment roll set forth in **Exhibit C**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit C** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent

with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted before or within six months of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the Improvements have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

**SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution accepting the Improvements complete, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time, subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessments one time if there is also paid, in addition to the prepaid principal balance of the Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection

provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem 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. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Polk County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

#### **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) Pursuant to the Assessment Report, attached hereto as **Exhibit C**, and any reports supplemental thereto, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with such Assessment Report and supplemental assessment methodology report(s), as applicable, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit C**, which process is incorporated herein as if fully set forth ("**True-Up Methodology**"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the landowner and primary developer of the lands in the 2025 Assessment Area, that it intends to develop the unit numbers and types shown in **Exhibit C**, on the net developable acres within the 2025 Assessment Area and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit C** from being developed relative to the 2025 Assessment Area. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the

True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres within the 2025 Assessment Area, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT.** Property owned by units of local, state and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record an Amended Notice of Special Assessments and Government Lien of Record in the Official Records of Polk County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this Resolution be 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.

**SECTION 12. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

**APPROVED AND ADOPTED** this 1<sup>st</sup> day of April 2025.

ATTEST:

**HAMILTON BLUFF  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Comp. Exhibit A:**

2025 Assessment Area Legal Description

**Exhibit B:**

*Hamilton Bluff Community Development District Engineer's Report –  
Amended and Restated, dated January 28, 2025*

**Exhibit C:**

*Amended Master Assessment Methodology for Hamilton Bluff  
Community Development District, dated February 4, 2025*

**Composite Exhibit A**  
**2025 Assessment Area Legal Description**

**Legal Description of Expansion Parcels:**

**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 EAST 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 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 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

**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 EXISTING CDD LIMITS = 40 ACRES MORE OR LESS

Legal Description of Phase 3:

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

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 37 MINUTES 16 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,322.13 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 659.02 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,324.55 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 33 MINUTES 14 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,320.32 FEET TO THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, FOR A DISTANCE OF 661.90 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 37 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,321.75 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 661.97 FEET TO THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,319.71 FEET TO THE POINT OF BEGINNING.



**Composite Exhibit B**  
Engineer's Report

*[attached beginning at following page]*

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.

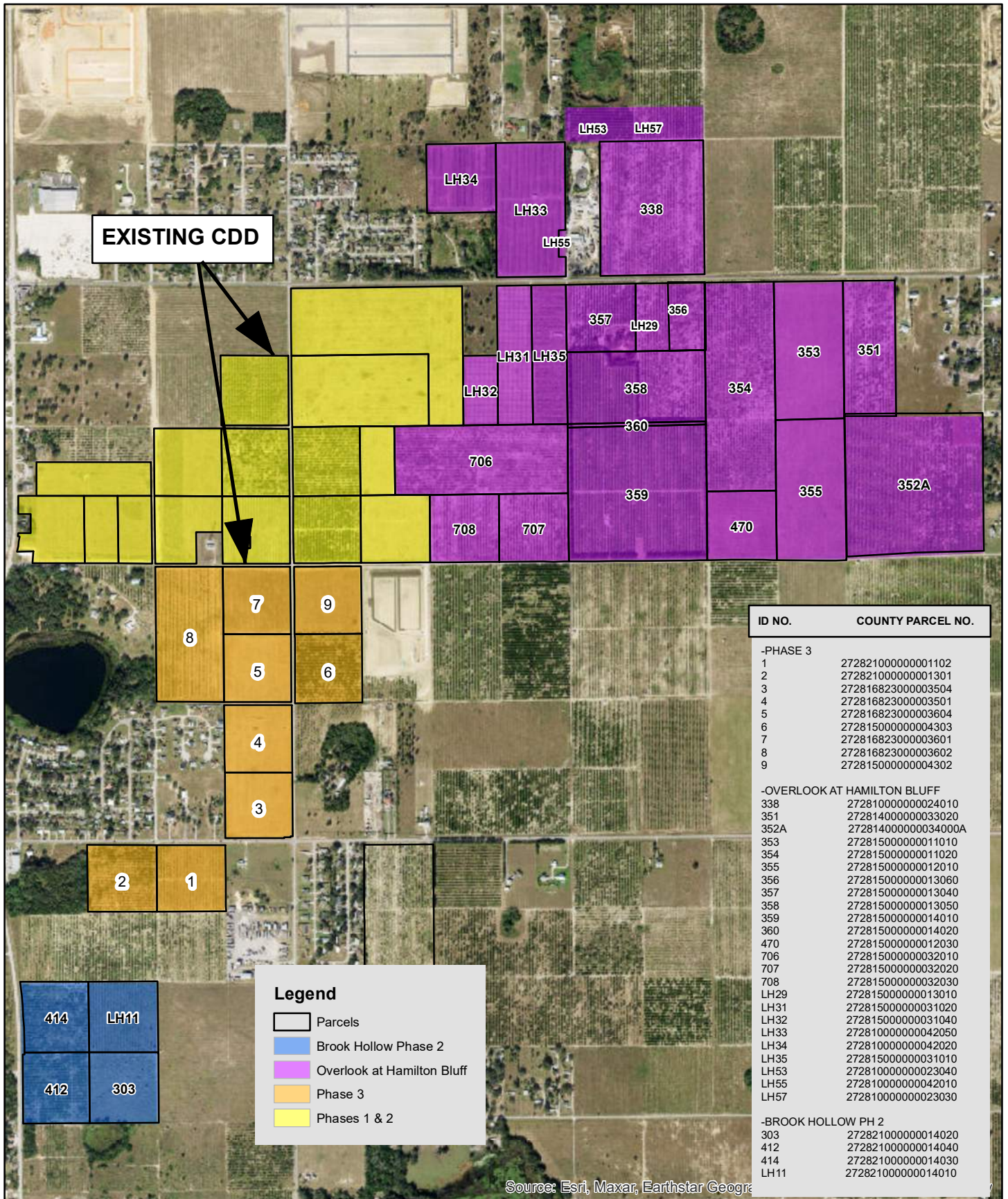
I hereby certify that the foregoing is a true and correct copy of the engineer's report for Hamilton Bluff Community Development District.



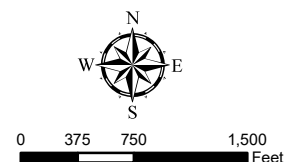
Reinardo Malavé, P.E.

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

CHECKED BY: WPH

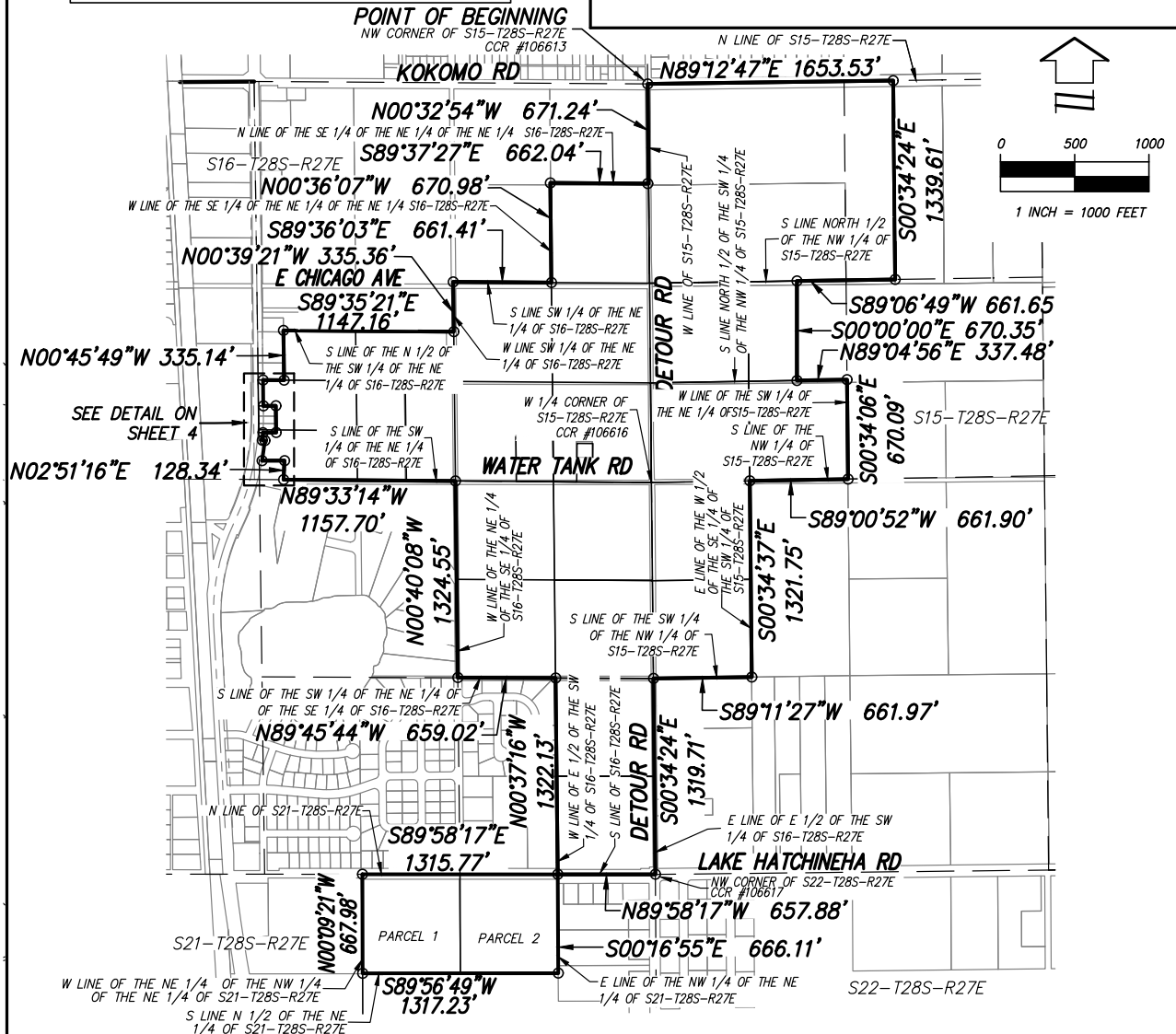
## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD





# 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



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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

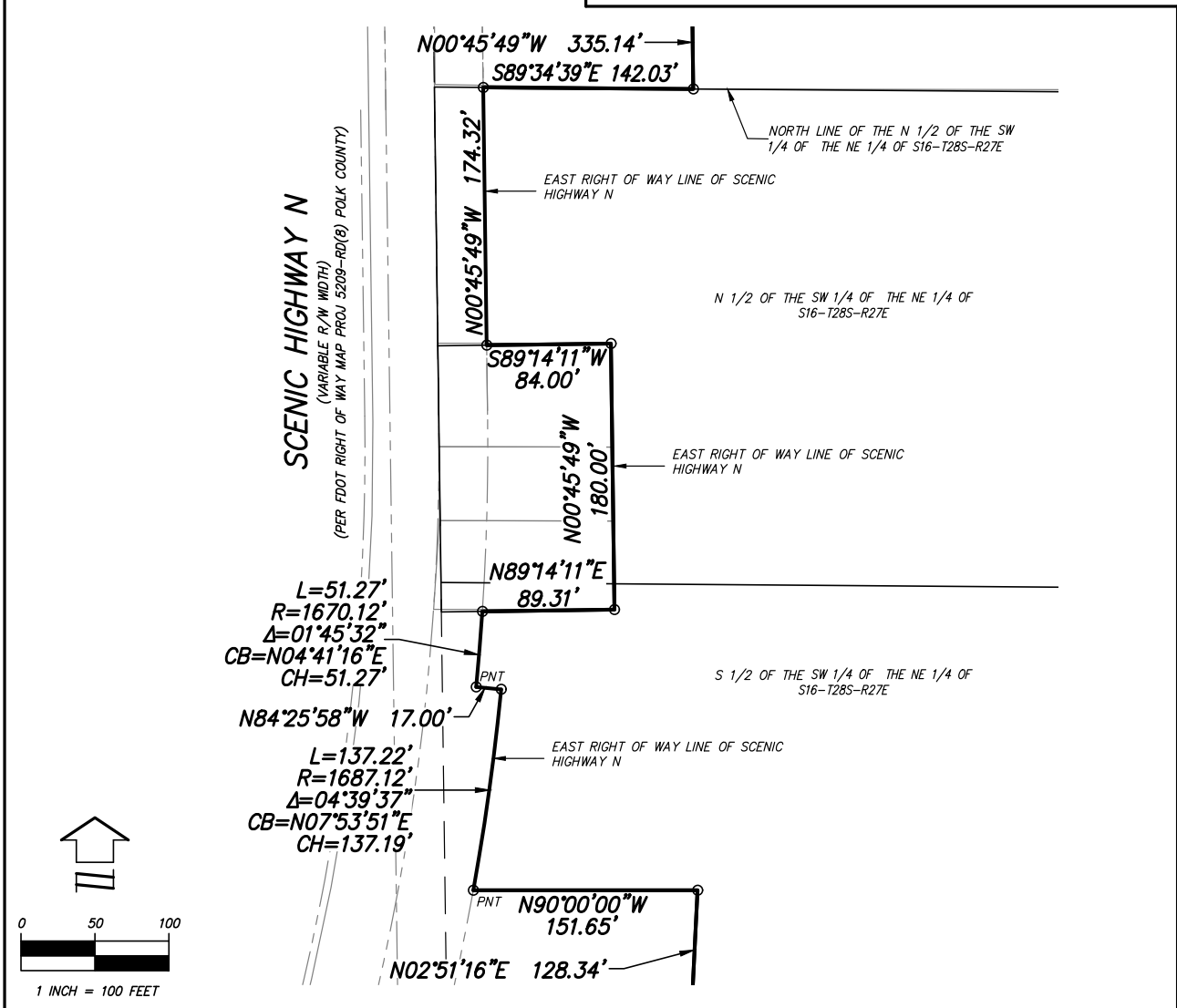
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## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD



# 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



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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: 08/25/2023

REV DATE:

SCALE 1" = 100'

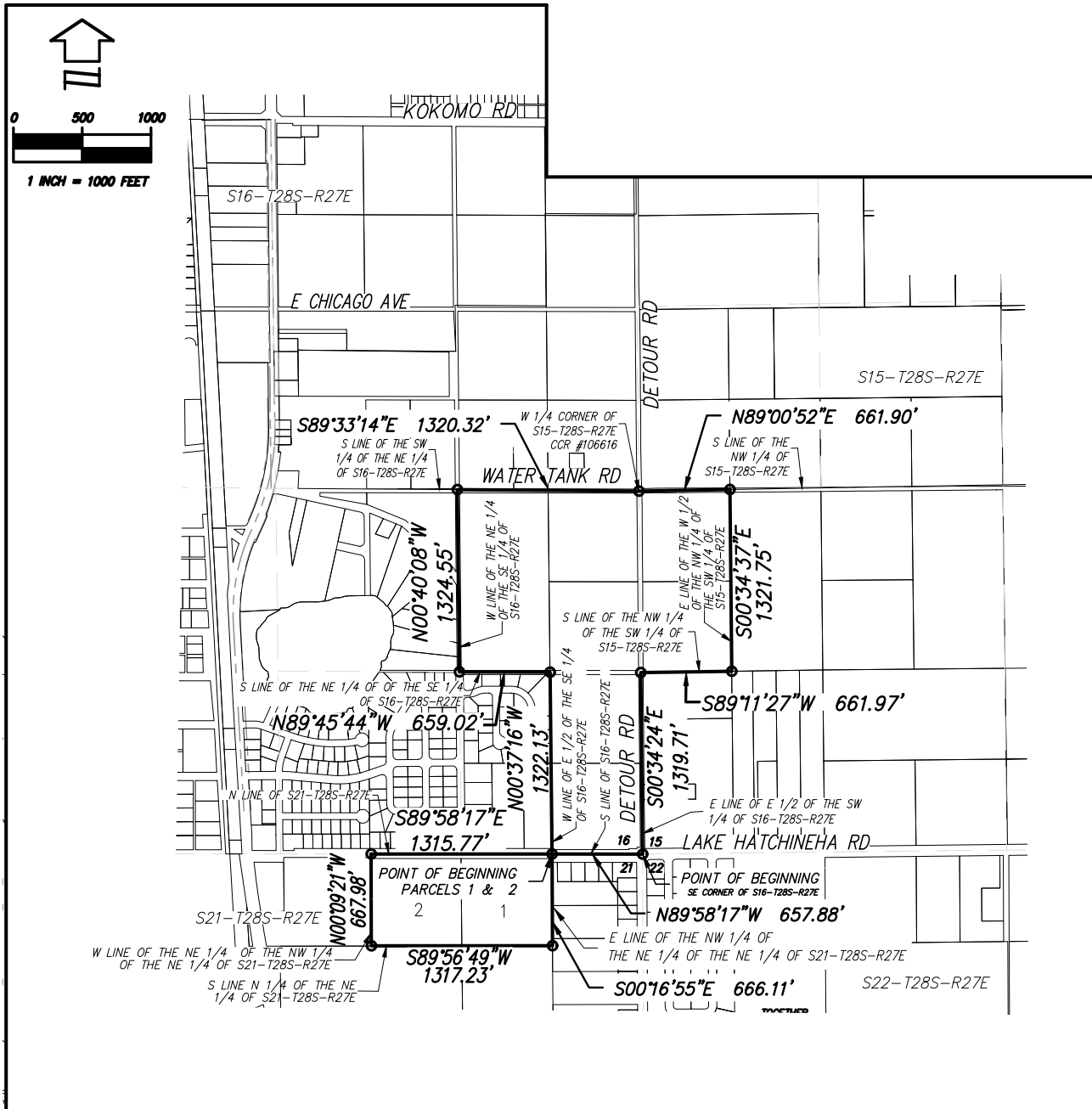
PROJ: 50151874

DRAWN BY: WS

CHECKED BY: WPH

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD





SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD  
PHASE 3

SECTIONS 15, 16 AND 21  
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: 02/20/2025

SCALE 1" = 1000'

PROJ: 50151874

DRAWN BY: DJB

CHECKED BY: JHG

## COMPOSITE EXHIBIT 2 - CURRENT DISTRICT HAMILTON BLUFF CDD





LEGAL DESCRIPTION PARCELS 3 THROUGH 9:

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

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 37 MINUTES 16 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,322.13 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 659.02 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,324.55 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 33 MINUTES 14 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,320.32 FEET TO THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, FOR A DISTANCE OF 661.90 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 37 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,321.75 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 661.97 FEET TO THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,319.71 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOTS 1 AND 2

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 55 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 666.11 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 1,317.23 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,315.77 FEET TO THE POINT OF BEGINNING.

TOTAL EXISTING CDD LIMITS = 100 ACRES MORE OR LESS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD  
PHASE 3

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

POLK COUNTY

FLORIDA



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PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE: 02/20/2025

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: DJB

CHECKED BY: JHG

**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**

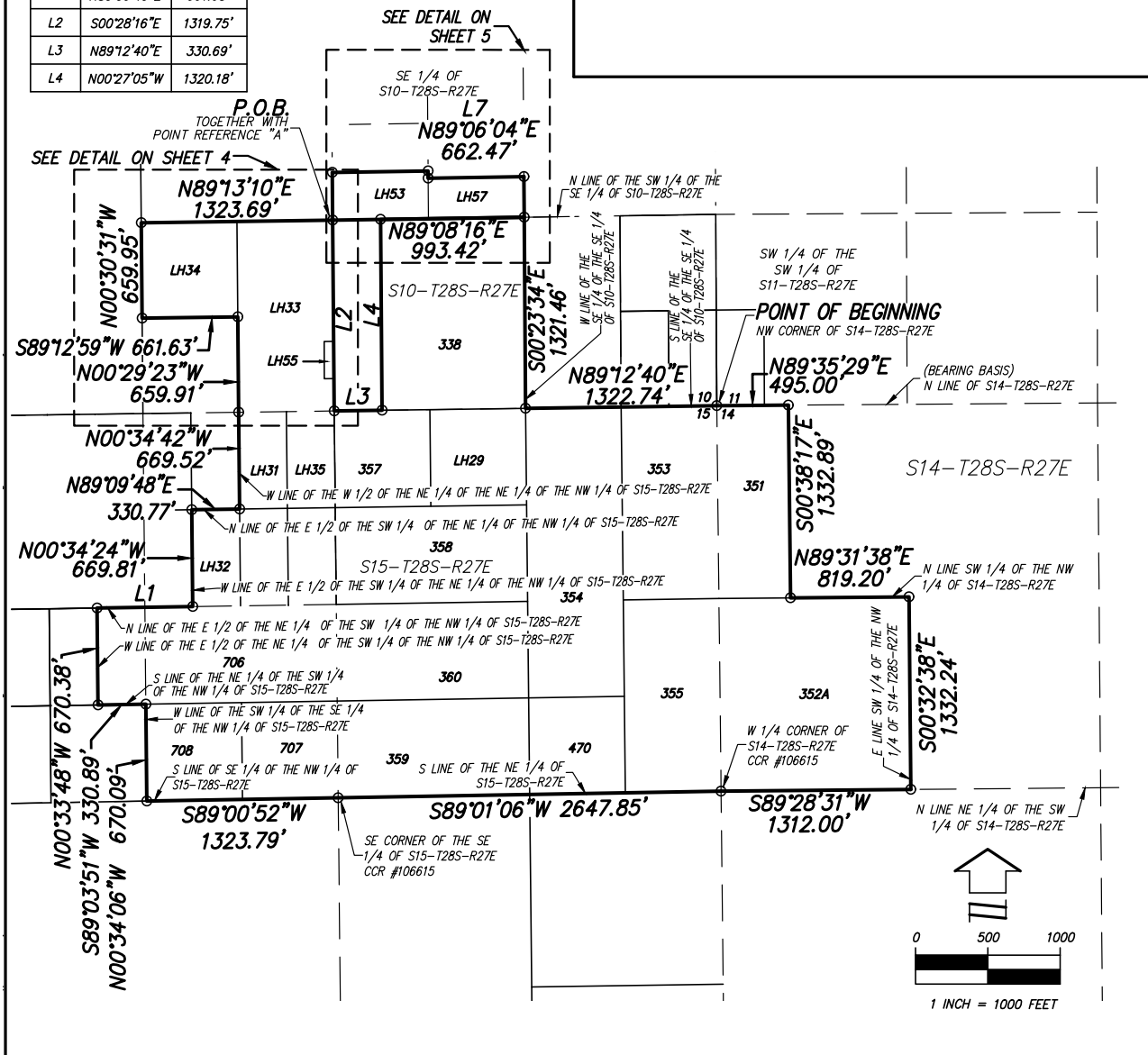
DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = N/A

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'



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SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

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

POLK COUNTY

FLORIDA



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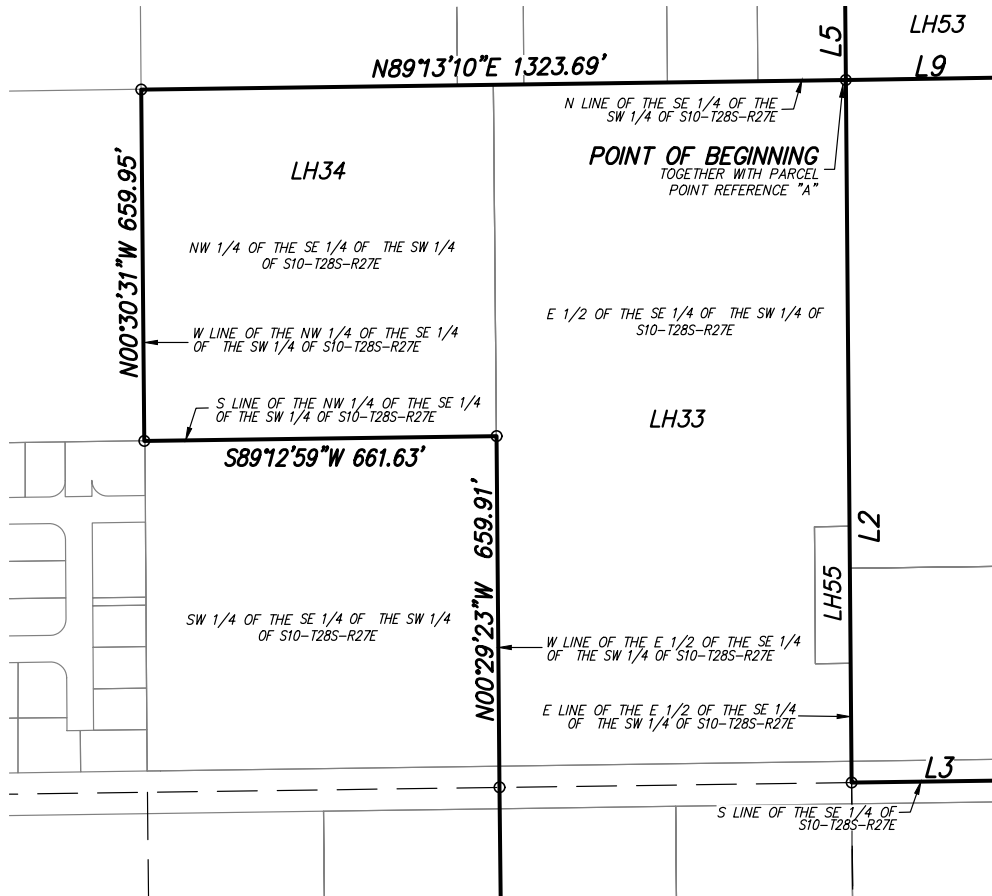
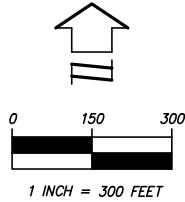
DATE: 09/06/2023  
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SCALE 1" = 1000'

PROJ: 50151874  
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## 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'



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#### SKETCH OF DESCRIPTION

—OF—

**HAMILTON BLUFF CDD**

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



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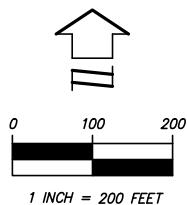
**CH DEV LLC**

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

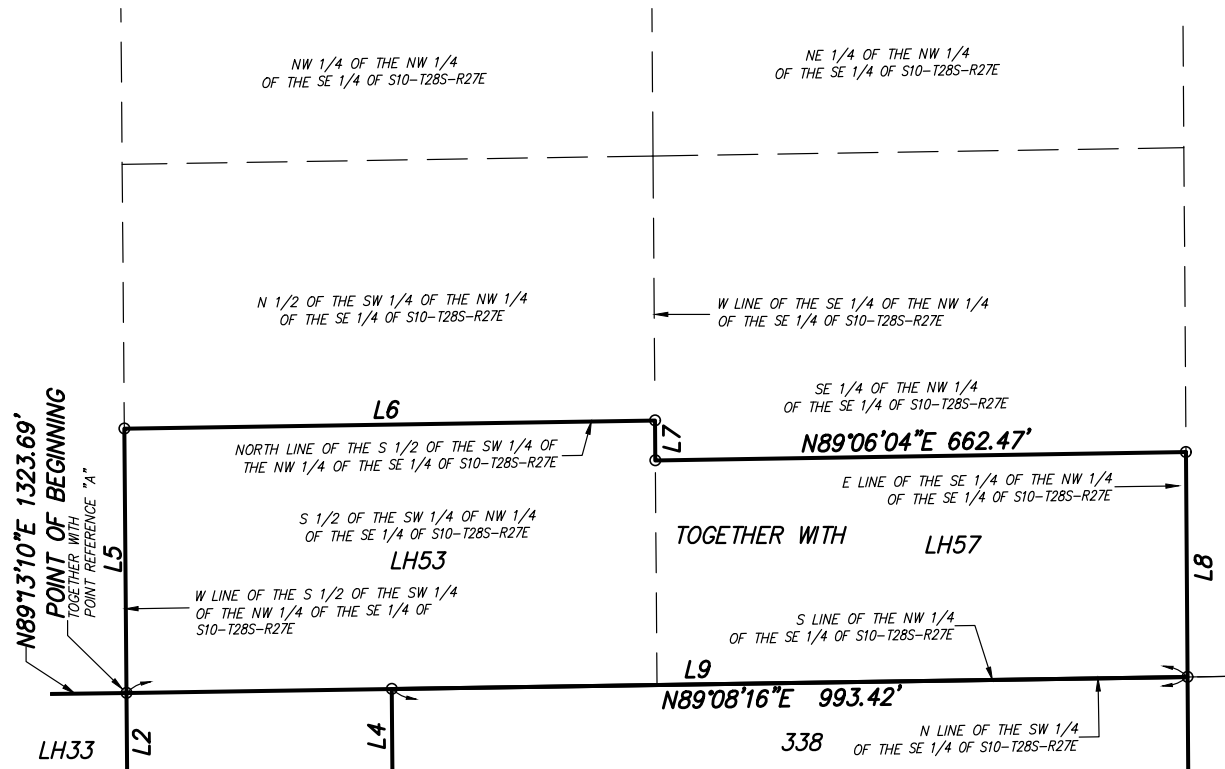
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## 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'



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### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

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



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DATE: 09/06/2023  
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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



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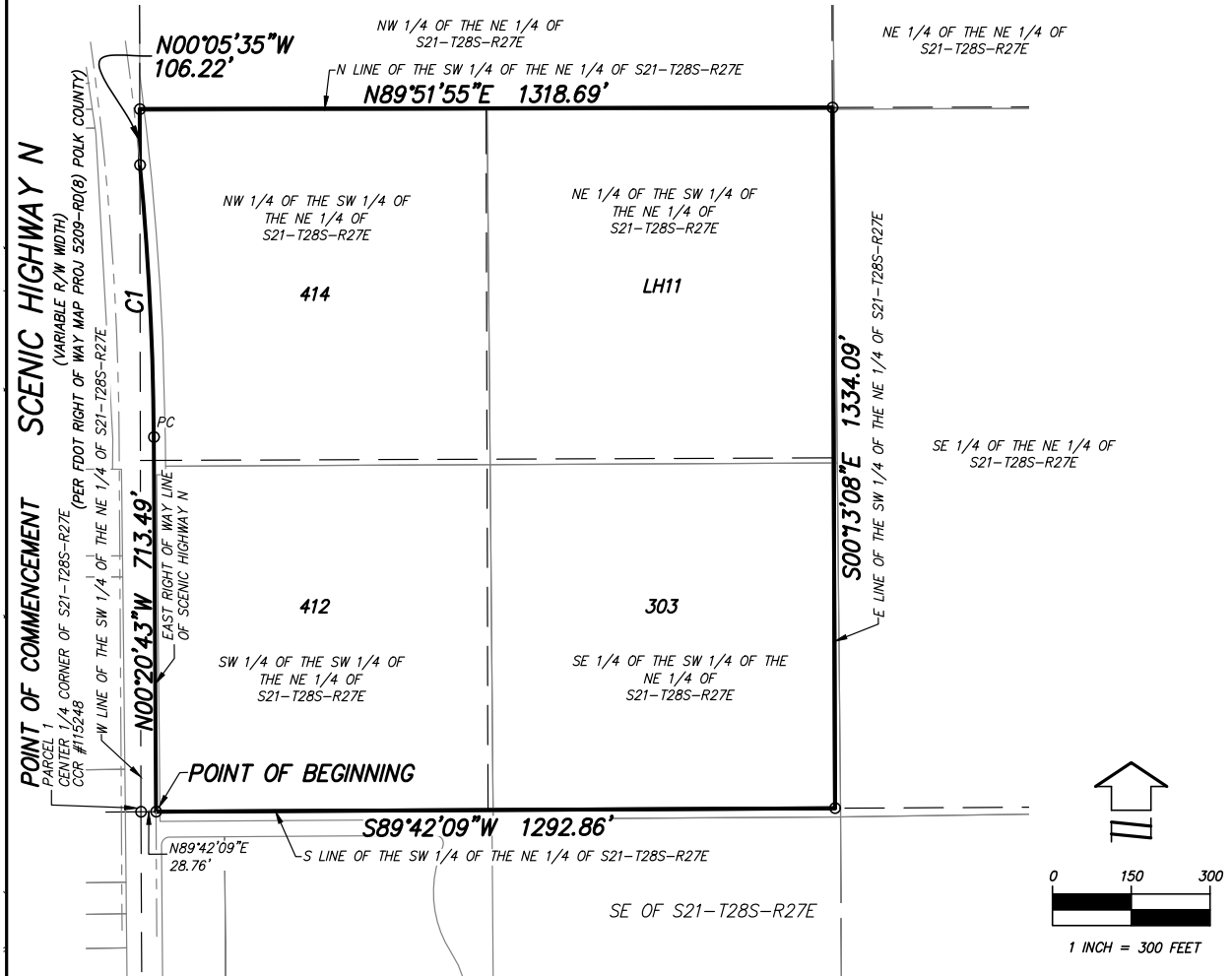
DATE: 09/06/2023  
REV DATE: 08/22/24  
SCALE 1" = N/A

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



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### SKETCH OF DESCRIPTION

—OF—

HAMILTON BLUFF CDD

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



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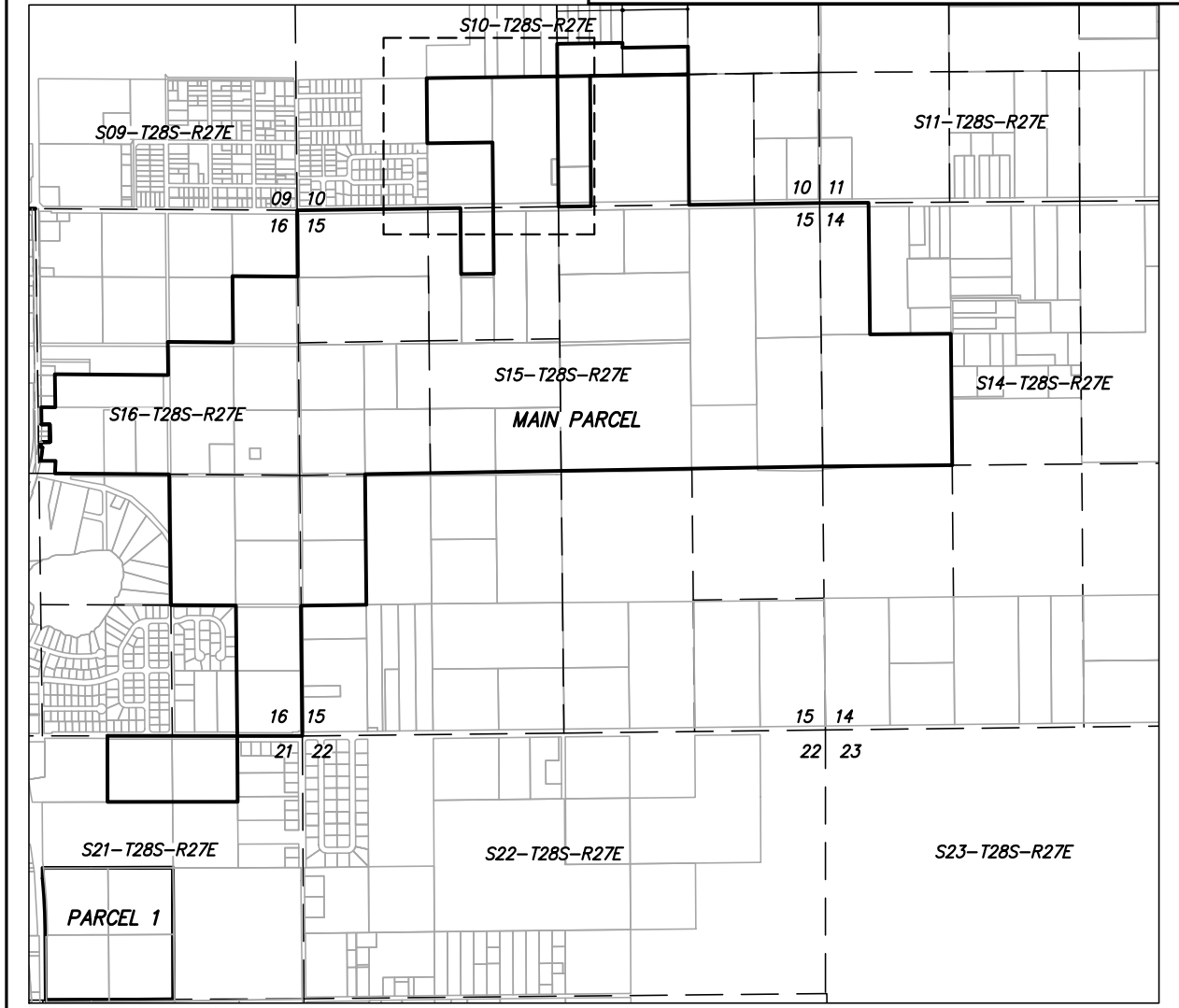
PROJ: 50151874  
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## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD





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



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:**

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 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;

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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" = 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

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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:

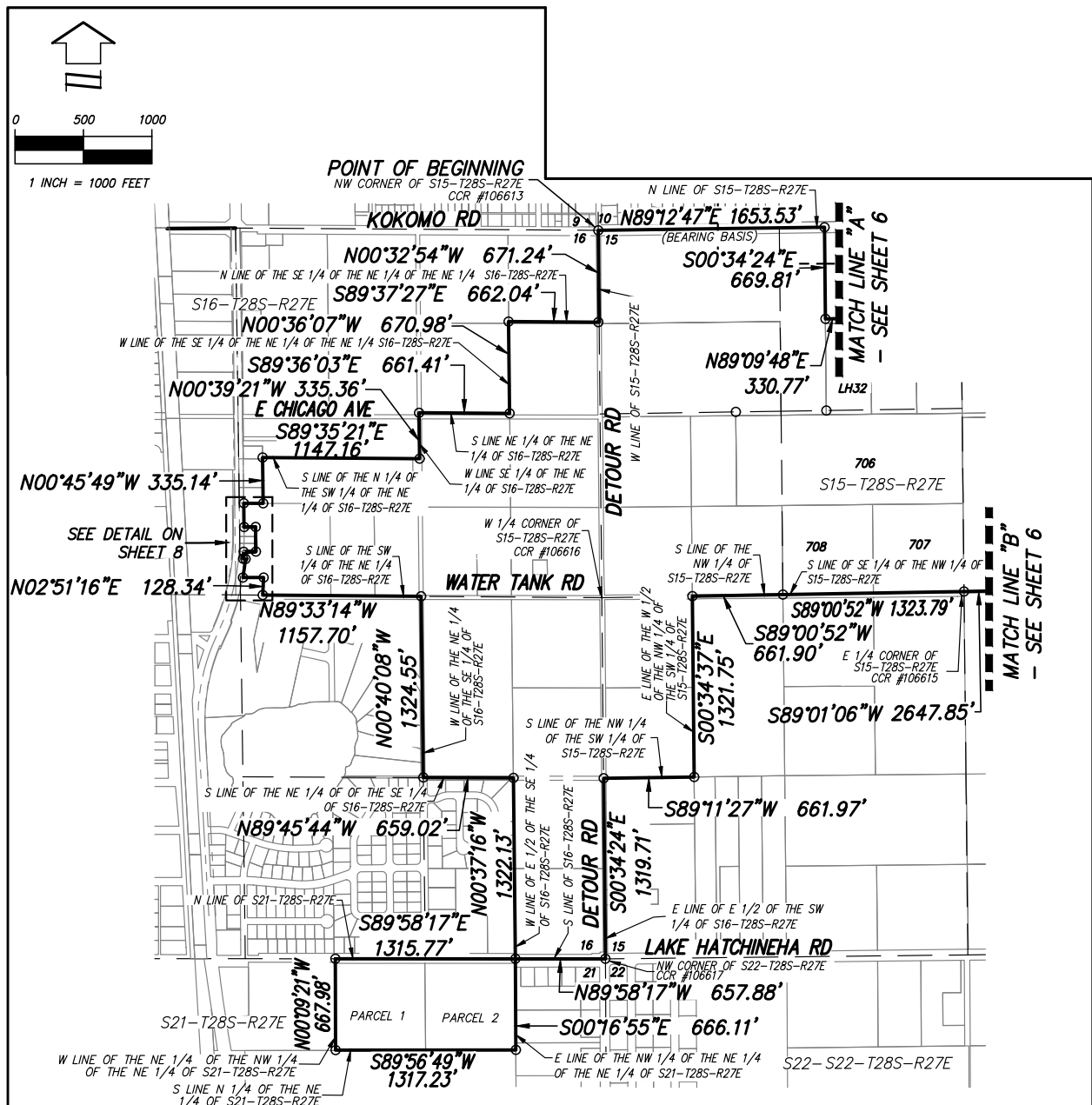
**CH DEV LLC**

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



**Dewberry**

131 WEST KALEY STREET  
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" = 1000'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

# COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD





**POINT OF COMMENCEMENT**  
 PARCEL 1  
 CENTER OF S21-T28S-R27E  
 CCR #115248  
 (PER FDOT RIGHT OF WAY MAP PROJ 5209-RD(8) POLK COUNTY)  
 (VARIABLE R/W WIDTH)  
**SCENIC HIGHWAY N**

**POINT OF BEGINNING**

**W LINE OF THE SW 1/4 OF THE NE 1/4 OF S21-T28S-R27E**  
 N00°20'43"W 713.49'

**EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY N**

**N LINE OF THE SW 1/4 OF THE NE 1/4 OF S21-T28S-R27E**  
 N00°05'35"W 106.22'

**PC**

**C1**

**NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF S21-T28S-R27E**  
**414**

**NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF S21-T28S-R27E**  
**LH11**

**TOGETHER WITH PARCEL 1**

**SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF S21-T28S-R27E**  
**412**

**SE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF S21-T28S-R27E**  
**303**

**S LINE OF THE SW 1/4 OF THE NE 1/4 OF S21-T28S-R27E**  
 S89°42'09"W 1292.86'

**N89°42'09"E 28.76'**

**E LINE OF THE SW 1/4 OF THE NE 1/4 OF S21-T28S-R27E**  
 S00°13'08"E 1334.09'

**SE 1/4 OF THE NE 1/4 OF S21-T28S-R27E**

**NE 1/4 OF THE NE 1/4 OF S21-T28S-R27E**

**SE OF S21-T28S-R27E**

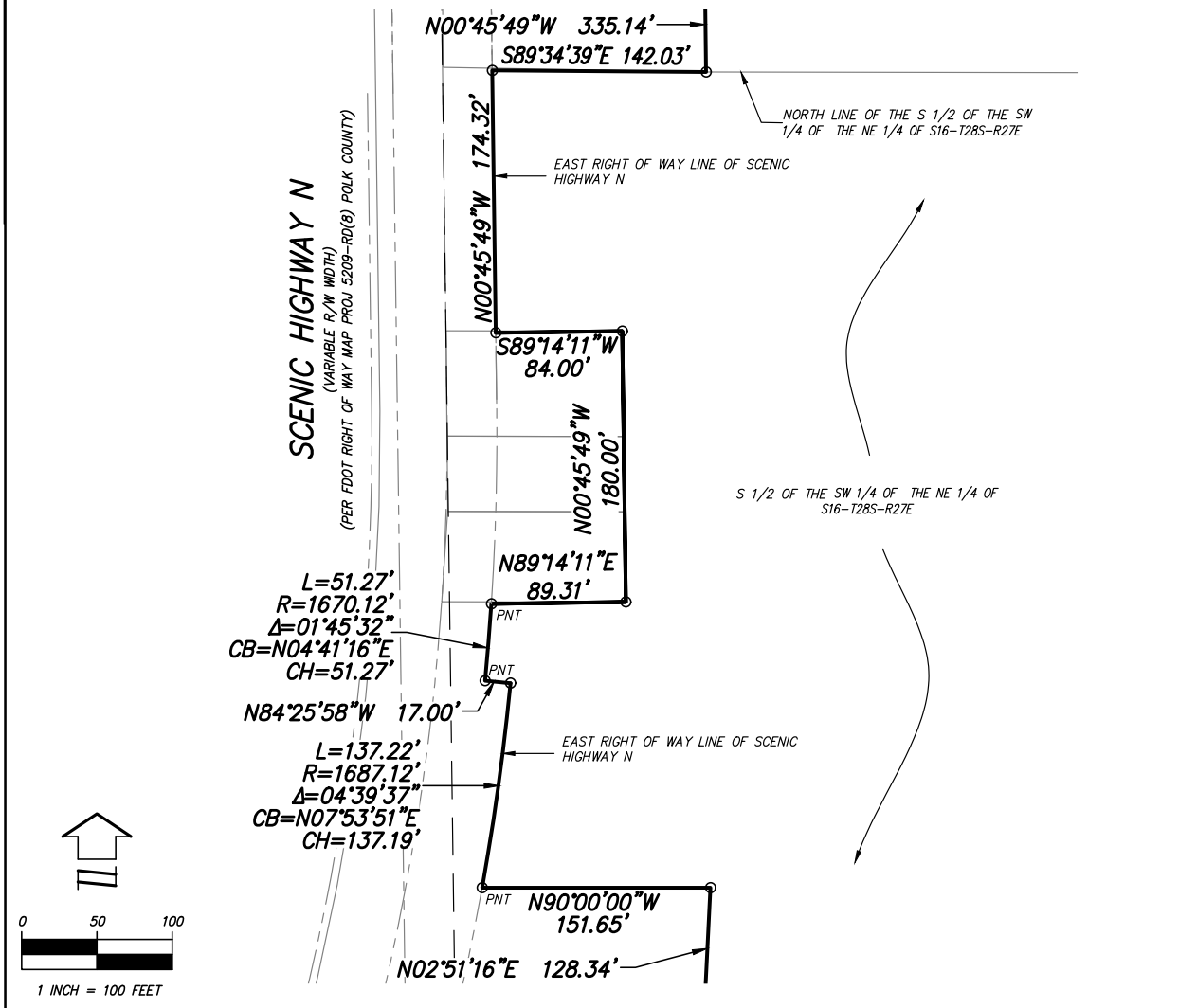
**1 INCH = 300 FEET**

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH



# 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

—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

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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

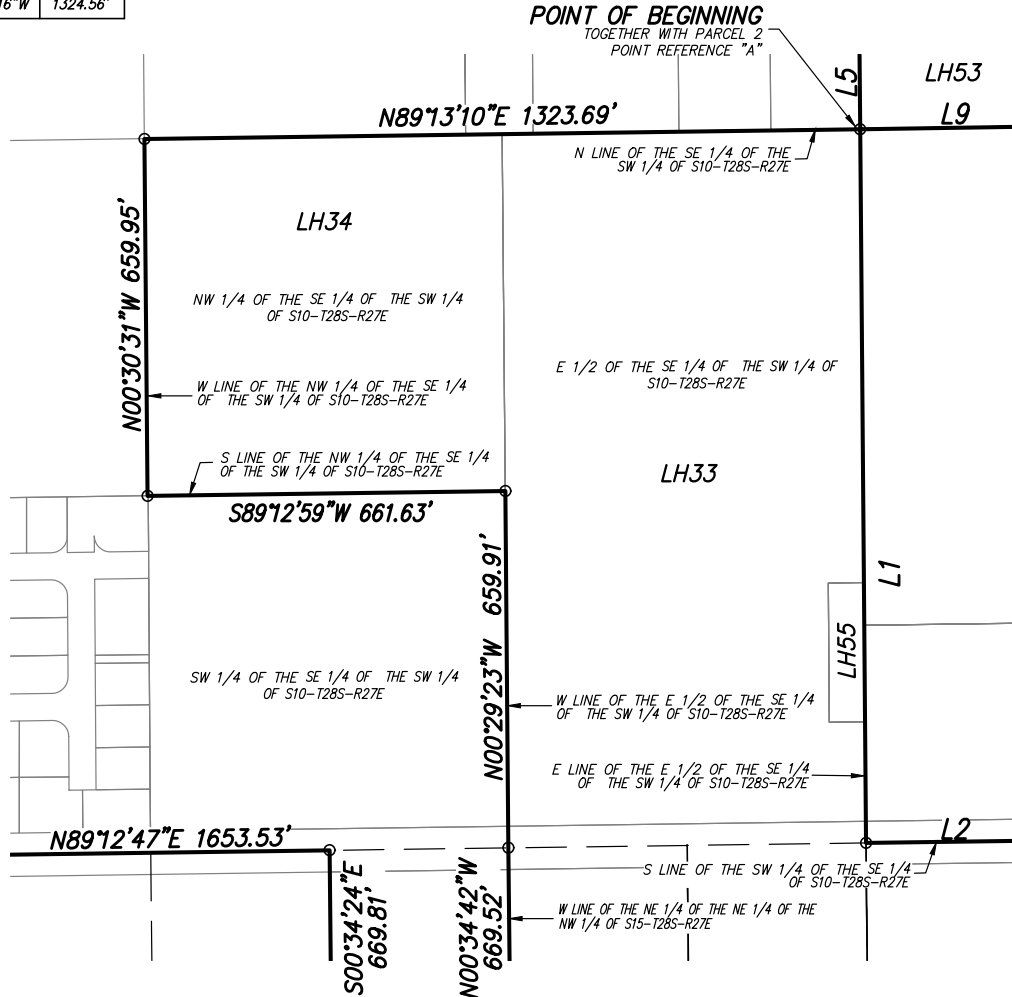
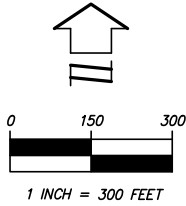
CHECKED BY: WPH

## 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'



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**HAMILTON BLUFF CDD**

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

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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

DATE: 09/06/2023

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SCALE 1" = 300'

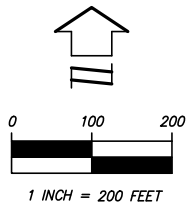
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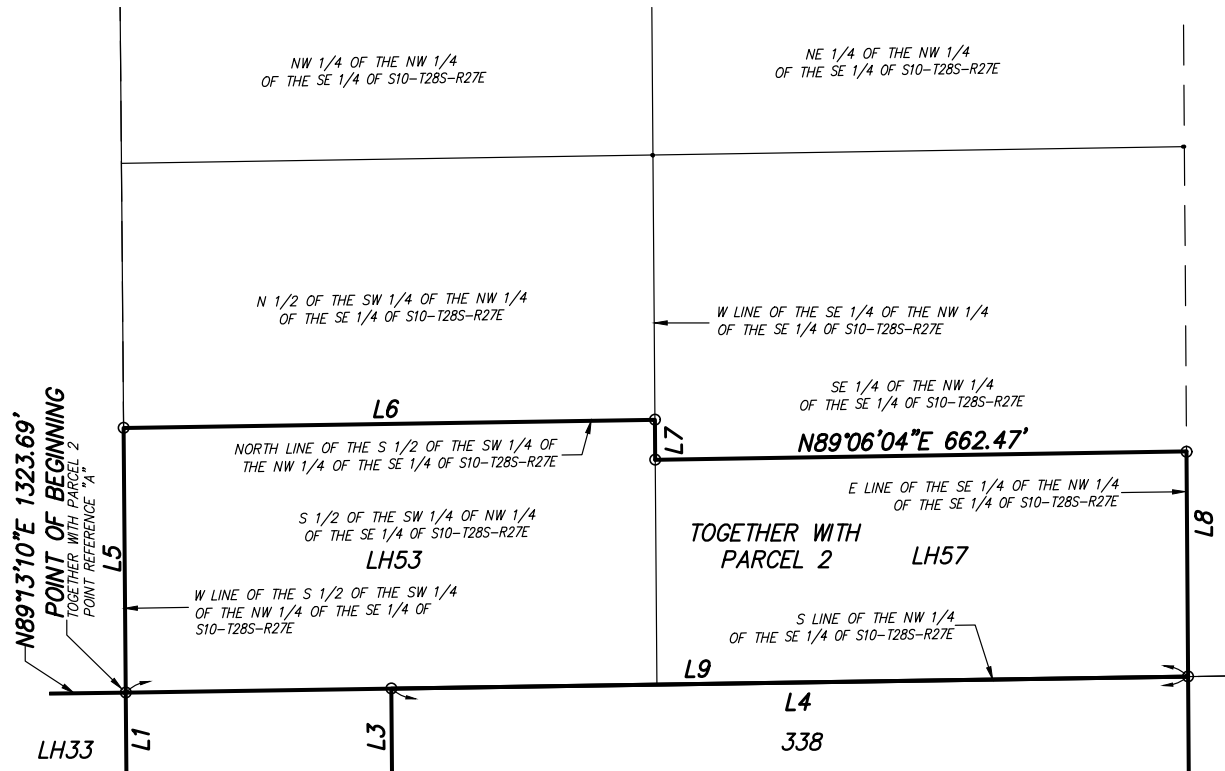
CHECKED BY: WPH

## 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'



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—OF—

HAMILTON BLUFF CDD

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

POLK COUNTY

FLORIDA



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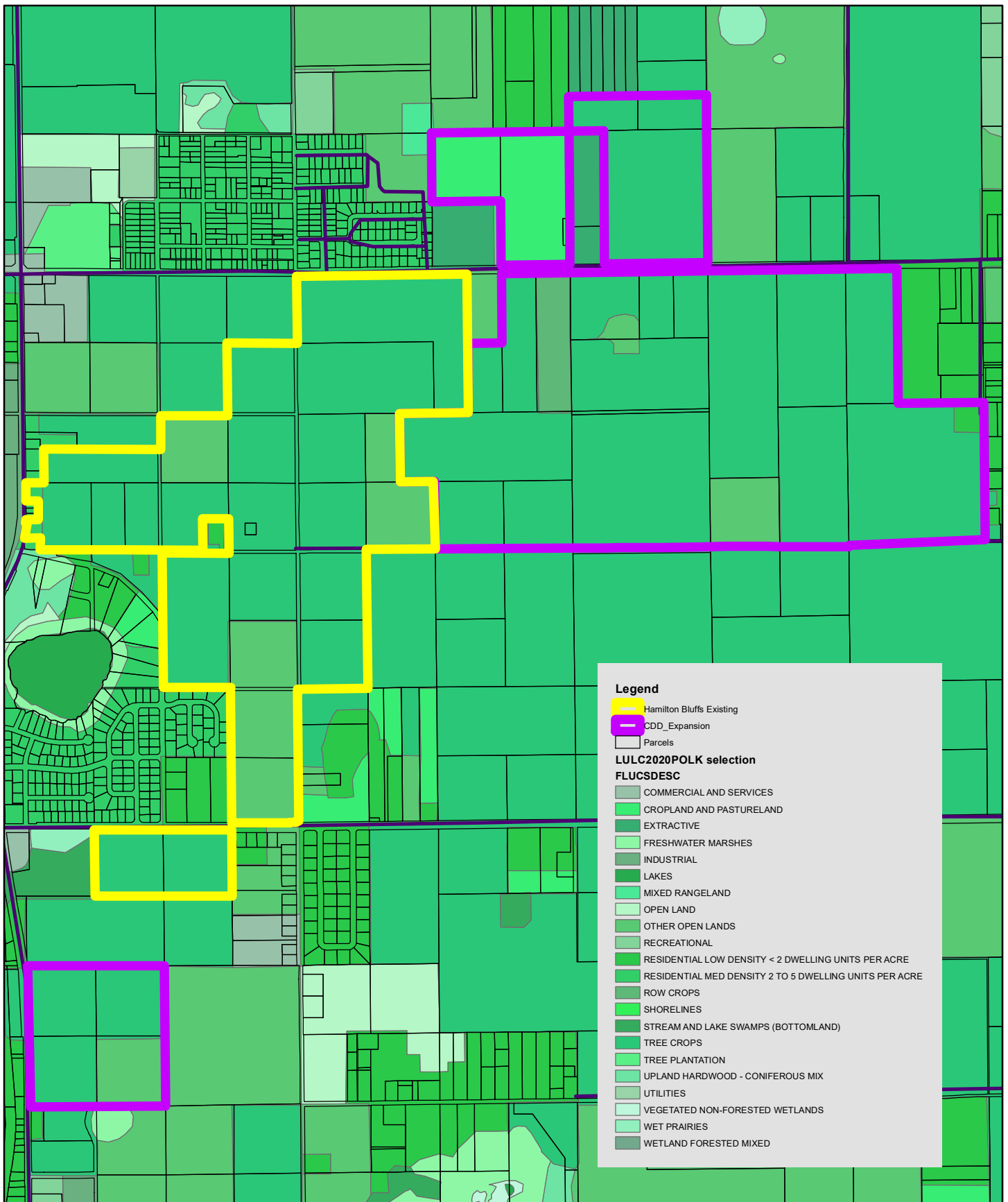
DATE: 09/06/2023  
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SCALE 1" = 200'

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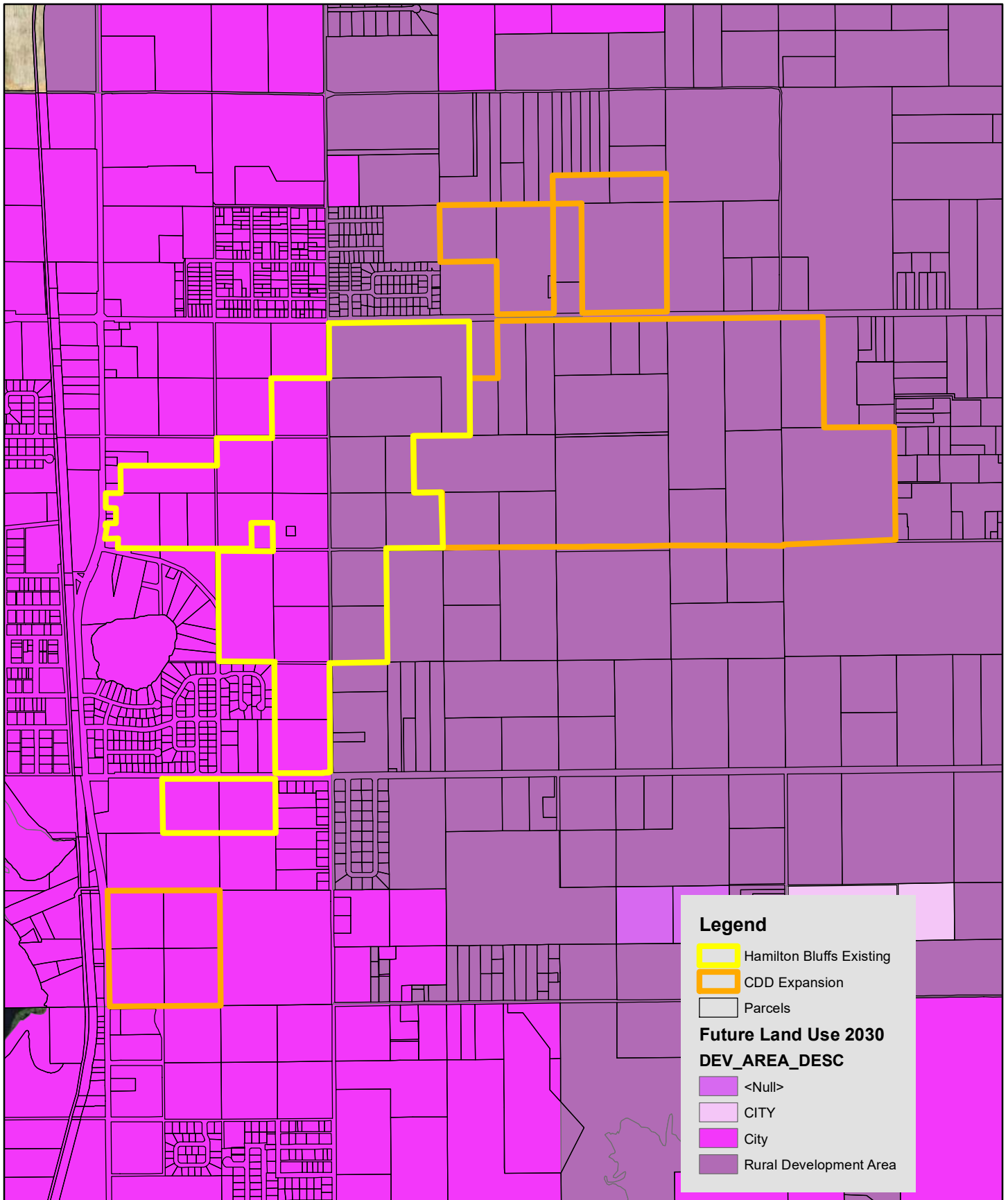
## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD



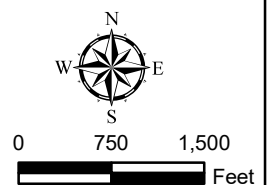


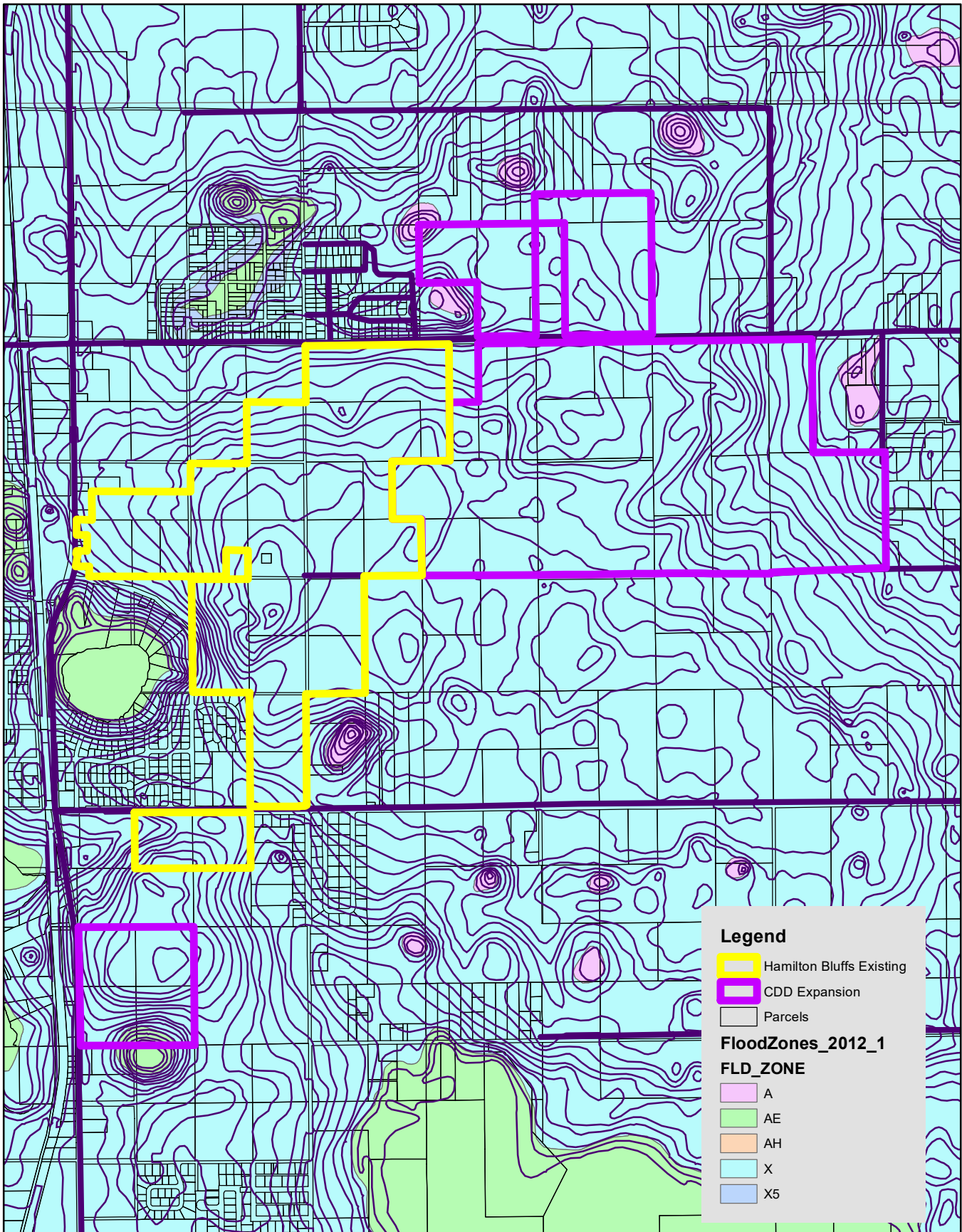


# **COMPOSITE EXHIBIT 7 - LAND USE HAMILTON BLUFF CDD**

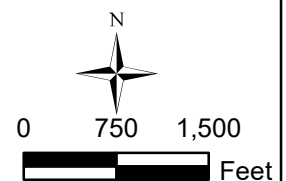


**COMPOSITE EXHIBIT 7 -  
FUTURE LAND USE  
HAMILTON BLUFF CDD**





**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**

Infrastructure	Existing Phases			Expansion Phases		Total 3088 Lots
	Hamilton Bluff Phase 1 2023-2025 500 Lots	Hamilton Bluff Phase 2 2023-2025 270 Lots	Hamilton Bluff Phase 3 2025-2027 451 Lots	Overlook at Hamilton Bluff 2026-2028 1657 Lots	Brook Hollow Phase 2 2025-2027 210 Lots	
Offsite Improvements (1)(5)(7)(11)	\$2,106,091	\$1,137,289	\$3,410,462	\$12,530,234	\$1,588,020	\$20,772,096
Stormwater Management (1)(2)(3)(5)(6)(7)	\$3,544,183	\$1,913,859	\$6,730,950	\$24,729,897	\$3,134,145	\$40,053,034
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7) (9)(11)	\$3,232,586	\$1,745,596	\$6,034,290	\$22,170,329	\$2,809,758	\$35,992,559
Roadway (1)(4)(5)(7)	\$1,609,096	\$868,912	\$3,007,719	\$11,050,533	\$1,400,490	\$17,936,750
Entry Feature (1)(7)(8)(9)(11)	\$200,177	\$108,095	\$250,000	\$250,000	\$250,000	\$1,058,272
Parks and Amenities (1)(7)(11)	\$840,747	\$454,003	\$1,500,000	\$4,000,000	\$55,000	\$6,849,750
General Consulting (11)	-	-	-	-	-	\$12,266,246
Contingency (11)	-	-	-	-	-	\$13,492,871
<b>TOTAL</b>	<b>\$11,532,880</b>	<b>\$6,227,755</b>	<b>\$20,933,421</b>	<b>\$74,730,993</b>	<b>\$9,237,413</b>	<b>\$148,421,578</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).

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

<b>Infrastructure</b>	<b>Hamilton Bluff Phase 3 2025-2027 451 Lots</b>
Offsite Improvements (1)(5)(7)(11)	\$3,410,462
Stormwater Management (1)(2)(3)(5)(6)(7)	\$6,730,950
Utilities (Water, Sewer, & Street Lighting) (1)(5)(7) (9)(11)	\$6,034,290
Roadway (1)(4)(5)(7)	\$3,007,719
Entry Feature (1)(7)(8)(9)(11)	\$250,000
Parks and Amenities (1)(7)(11)	\$1,500,000
<b>SUBTOTAL</b>	<b>\$20,933,421</b>
General Consulting (11)	\$2,093,342
Contingency (11)	\$2,302,676
<b>GRAND TOTAL</b>	<b>\$25,329,439</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 C**  
Assessment Report

*[attached beginning at following page]*

**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 \$187,985,000 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 \$148,421,578. 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 \$187,985,000. 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 \$187,985,000 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 \$187,985,000 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 \$148,421,578. 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 \$187,985,000. 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 & 2 will remain unchanged based on this report. The initial assessments for Phase 3 and the Expansion Area improvements of the District's CIP will levied on an equal acreage basis to assessable property within Phase 3 and 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 & 2 remain unchanged. The initial District liens for Phase 3 and Expansion Area improvements will be allocated across the property within Phase 3 and 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 & 2**

Product Types	Phase 1	Phase 2	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family 40'	257	167	424	0.80	339.20
Single Family 50'	243	103	346	1.00	346.00
<b>Total Units</b>			<b>770</b>		<b>685.20</b>

**Phase 3 & Expansion Area**

Product Types	Overlook at		Brook Hollow		ERUs per Unit (1)	Total ERUs
	Phase 3	Hamilton Bluff	Phase 2	No. of Units *		
Single Family 40'	257	976	105	1338	0.80	1070.40
Single Family 50'	194	681	105	980	1.00	980.00
<b>Total Units</b>				<b>2,318</b>		<b>2050.40</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

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

Capital Improvement Plan ("CIP") (1)	Phases 1&2	Phase 3	Overlook at Hamilton Bluff	Brook Hollow Phase 2	Expansion Area CIP Total	Combined Total
Offsite Improvements	\$3,243,380	\$3,410,462	\$12,530,234	\$1,588,020	\$14,118,254	\$ 20,772,096
Stormwater Management	\$5,458,042	\$6,730,950	\$24,729,897	\$3,134,145	\$27,864,042	\$ 40,053,034
Utilities	\$4,978,182	\$6,034,290	\$22,170,329	\$2,809,758	\$24,980,087	\$ 35,992,559
Roadway	\$2,478,008	\$3,007,719	\$11,050,533	\$1,400,490	\$12,451,023	\$ 17,936,750
Entry Feature	\$308,272	\$250,000	\$250,000	\$250,000	\$500,000	\$ 1,058,272
Parks and Amenities	\$1,294,750	\$1,500,000	\$4,000,000	\$55,000	\$4,055,000	\$ 6,849,750
General Consulting	\$1,776,064	\$2,093,342	\$7,473,099	\$1,016,115	\$8,489,215	\$ 12,358,620
Contingency	\$1,953,670	\$2,302,676	\$8,220,409	\$923,741	\$9,144,151	\$ 13,400,496
<b>Total</b>	<b>\$21,490,367</b>	<b>\$25,329,439</b>	<b>\$90,424,502</b>	<b>\$11,177,270</b>	<b>\$101,601,771</b>	<b>\$148,421,578</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

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

**Bond Sizings**

<b>Description</b>	<b>Phases 1 &amp; 2</b>	<b>Phase 3 &amp; Expansion Area</b>	<b>Combined Total</b>
Construction Funds	\$21,490,367	\$126,931,210	\$148,421,578
Debt Service Reserve	\$1,875,432	\$11,781,474	\$13,656,906
Capitalized Interest	\$1,548,900	\$19,460,400	\$21,009,300
Underwriters Discount	\$516,300	\$3,243,400	\$3,759,700
Cost of Issuance	\$380,000	\$750,000	\$1,130,000
Contingency	\$4,001	\$3,516	\$7,517
<b>Par Amount*</b>	<b>\$25,815,000</b>	<b>\$162,170,000</b>	<b>\$187,985,000</b>

<b>Bond Assumptions:</b>	<b>Phases 1&amp;2</b>	<b>Phase 3 &amp; Expansion Area</b>
Average Coupon	6.00%	6.00%
Amortization	30 years	30 years
Capitalized Interest	12 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

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

**Phases 1 & 2**

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'	424	0.80	339.20	49.50%	\$10,638,547	\$25,091
Single Family 50'	346	1.00	346.00	50.50%	\$10,851,820	\$31,364
<b>Totals</b>	<b>770</b>		<b>685.20</b>	<b>100.00%</b>	<b>\$21,490,367</b>	

**Phase 3 & 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'	1338	0.80	1,070.40	52.20%	\$66,263,738	\$49,524
Single Family 50'	980	1.00	980.00	47.80%	\$60,667,473	\$61,906
<b>Totals</b>	<b>2,318</b>		<b>2,050.40</b>	<b>100.00%</b>	<b>\$126,931,210</b>	

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

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

**Phases 1 & 2**

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'	424	\$ 10,638,547	\$ 12,779,405	\$ 30,140
Single Family 50'	346	\$ 10,851,820	\$ 13,035,595	\$ 37,675
<b>Totals</b>	<b>770</b>	<b>\$ 21,490,367</b>	<b>\$ 25,815,000</b>	

**Phase 3 & 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'	1338	\$ 66,263,738	\$ 84,659,953	\$ 63,274
Single Family 50'	980	\$ 60,667,473	\$ 77,510,047	\$ 79,092
<b>Totals</b>	<b>2,318</b>	<b>\$ 126,931,210</b>	<b>\$ 162,170,000</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 & 2**

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'	424	\$12,779,405	\$30,140	\$928,410	\$2,190	\$2,354
Single Family 50'	346	\$13,035,595	\$37,675	\$947,022	\$2,737	\$2,943
<b>Totals</b>	<b>770</b>	<b>\$25,815,000</b>		<b>\$1,875,432</b>		

**Phase 3 & 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'	1338	\$84,659,953	\$63,274	\$6,150,453	\$4,597	\$4,943
Single Family 50'	980	\$77,510,047	\$79,092	\$5,631,021	\$5,746	\$6,178
<b>Totals</b>	<b>2,318</b>	<b>\$162,170,000</b>		<b>\$11,781,474</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 & 2**

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)
PHC I Property, LLC	272815-000000-033010	29.40	\$164,994	\$4,850,831	\$352,407.58	\$378,932.89
PHC I Property, LLC	272815-000000-033020	20.52	\$164,994	\$3,385,682	\$245,966.11	\$264,479.69
GAMA Investors, LLC	272816-823000-038040	9.89	\$164,994	\$1,631,793	\$118,547.99	\$127,470.96
Cassidy Property Investments, LLC	272816-823000-040012	8.12	\$164,994	\$1,339,753	\$97,331.62	\$104,657.65
Northeast Polk Land Investments, LLC	272816-823000-037020	9.55	\$164,994	\$1,575,695	\$114,472.53	\$123,088.74
CH DEV LLC	272816-823000-037010	9.55	\$164,994	\$1,575,695	\$114,472.53	\$123,088.74
Atlanticblue Capital, LLC	272815-000000-034040	9.74	\$164,994	\$1,607,044	\$116,750.00	\$125,537.63
Northeast Polk Land Investments, LLC	272815-000000-034020	5.01	\$164,994	\$826,621	\$60,053.13	\$64,573.26
Cassidy Property Investments, LLC	272816-823000-040035	8.46	\$164,994	\$1,395,851	\$101,407.08	\$109,039.87
Cassidy Property Investments, LLC	272816-823000-040042	4.77	\$164,994	\$787,023	\$57,176.33	\$61,479.93
Cassidy Property Investments, LLC	272816-823000-040041	4.77	\$164,994	\$787,023	\$57,176.33	\$61,479.93
Cassidy Property Investments, LLC	272816-823000-037031	7.83	\$164,994	\$1,291,905	\$93,855.49	\$100,919.88
CH DEV LLC	272816-823000-037041	9.28	\$164,994	\$1,531,147	\$111,236.14	\$119,608.75
CH DEV LLC	272815-000000-034050	9.49	\$164,994	\$1,565,795	\$113,753.33	\$122,315.41
Northeast Polk Land Investments, LLC	272815-000000-034010	9.81	\$164,994	\$1,618,594	\$117,589.06	\$126,439.85
CH DEV LLC	272816-823000-037042	0.27	\$164,994	\$44,548	\$3,236.40	\$3,480.00
<b>Phases 1 &amp; 2 Total</b>		<b>156.46</b>		<b>\$25,815,000</b>	<b>\$1,875,432</b>	<b>\$2,016,593</b>

**Phase 3 & Expansion Area**

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)
Northeast Polk Land Investments, LLC	272816-823000-036020	19.10	\$328,638.59	\$6,276,997.12	\$456,017.01	\$490,340.87
Chicago Ave Development	272816-823000-036010	9.55	\$328,638.59	\$3,138,498.56	\$228,008.50	\$245,170.43
Chicago Ave Development	272815-000000-043020	9.49	\$328,638.59	\$3,118,780.25	\$226,575.99	\$243,630.10
Northeast Polk Land Investments, LLC	272816-823000-036040	9.55	\$328,638.59	\$3,138,498.56	\$228,008.50	\$245,170.43
ABC IRA, LLC	272815-000000-043030	9.70	\$328,638.59	\$3,187,794.35	\$231,589.79	\$249,021.28
Northeast Polk Land Investments, LLC	272816-823000-035010	9.55	\$328,638.59	\$3,138,498.56	\$228,008.50	\$245,170.43
Northeast Polk Land Investments, LLC	272816-823000-035040	9.26	\$328,638.59	\$3,043,193.37	\$221,084.69	\$237,725.47
Cassidy Holdings, LLC	272821-000000-013010	9.65	\$328,638.59	\$3,171,362.42	\$230,396.03	\$247,737.66
Cassidy Holdings, LLC	272821-000000-011020	9.61	\$328,638.59	\$3,158,216.88	\$229,441.02	\$246,710.77
LOS IRA R LLC & CCS INVESTMENTS LLC	272810-000000-024010	29.19	\$328,638.59	\$9,592,960.52	\$696,918.14	\$749,374.34
WHITE CLAY INVESTORS LLC	272814-000000-033020	14.70	\$328,638.59	\$4,830,987.31	\$350,965.97	\$377,382.76
CASSIDY HOLDINGS LLC	272814-000000-034000	43.23	\$328,638.59	\$14,207,046.37	\$1,032,126.45	\$1,109,813.39
PHC I PROPERTY LLC	272815-000000-011010	19.98	\$328,638.59	\$6,566,199.08	\$477,027.22	\$512,932.49
CASSIDY HOLDINGS LLC	272815-000000-011020	30.32	\$328,638.59	\$9,964,322.13	\$723,897.16	\$778,384.04
PHC I PROPERTY LLC	272815-000000-012010	20.53	\$328,638.59	\$6,746,950.31	\$490,158.60	\$527,052.25

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	\$328,638.59	\$1,603,756.33	\$116,511.15	\$125,280.81
CASSIDY HOLDINGS LLC	272815-000000-013040	9.80	\$328,638.59	\$3,220,658.21	\$233,977.31	\$251,588.51
CASSIDY HOLDINGS LLC	272815-000000-013050	20.79	\$328,638.59	\$6,832,396.34	\$496,366.16	\$533,727.05
CASSIDY HOLDINGS LLC	272815-000000-014010	39.14	\$328,638.59	\$12,862,914.52	\$934,476.74	\$1,004,813.70
CASSIDY HOLDINGS LLC	272815-000000-014020	0.97	\$328,638.59	\$318,779.44	\$23,158.98	\$24,902.13
ABC IRA LLC	272815-000000-012030	10.06	\$328,638.59	\$3,306,104.24	\$240,184.87	\$258,263.31
CASSIDY HOLDINGS LLC	272815-000000-032010	25.06	\$328,638.59	\$8,235,683.14	\$598,313.42	\$643,347.76
CASSIDY HOLDINGS LLC	272815-000000-032020	9.87	\$328,638.59	\$3,243,662.91	\$235,648.58	\$253,385.57
CASSIDY HOLDINGS LLC	272815-000000-032030	9.84	\$328,638.59	\$3,233,803.75	\$234,932.32	\$252,615.40
JHF INVESTMENTS LLC	272815-000000-013010	4.89	\$328,638.59	\$1,607,042.72	\$116,749.90	\$125,537.53
NORTHEAST POLK LAND INVESTMENTS LLC	272815-000000-031020	10.11	\$328,638.59	\$3,322,536.17	\$241,378.64	\$259,546.92
NORTHEAST POLK LAND INVESTMENTS LLC	272815-000000-031040	5.05	\$328,638.59	\$1,659,624.89	\$120,569.94	\$129,645.10
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042050	19.07	\$328,638.59	\$6,267,137.96	\$455,300.75	\$489,570.70
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042020	10.02	\$328,638.59	\$3,292,958.70	\$239,229.87	\$257,236.41
MCGRADY ROAD INVESTMENT LLC	272815-000000-031010	10.12	\$328,638.59	\$3,325,822.56	\$241,617.39	\$259,803.64
CASSIDY PROPERTY INVESTMENTS LLC	272821-000000-014020	10.24	\$328,638.59	\$3,365,259.19	\$244,482.42	\$262,884.32
JAM DEV PARTNERS LLC	272821-000000-014040	9.84	\$328,638.59	\$3,233,803.75	\$234,932.32	\$252,615.40
JAM DEV PARTNERS LLC	272821-000000-014030	9.76	\$328,638.59	\$3,207,512.67	\$233,022.30	\$250,561.62
RDI PROPERTIES POLK LLC	272821-000000-014010	10.23	\$328,638.59	\$3,361,972.80	\$244,243.66	\$262,627.60
MCGRADY ROAD INVESTMENT LLC	272810-000000-023040	5.01	\$328,638.59	\$1,646,479.35	\$119,614.93	\$128,618.21
NORTHEAST POLK LAND INVESTMENTS LLC	272810-000000-042010	0.39	\$328,638.59	\$128,169.05	\$9,311.34	\$10,012.20
MCGRADY ROAD INVESTMENT LLC	272810-000000-023030	4.91	\$328,638.59	\$1,613,615.49	\$117,227.41	\$126,050.98
<b>Phase 3 &amp; Expansion Area Total</b>		<b>493.46</b>		<b>\$162,170,000</b>	<b>\$11,781,474</b>	<b>\$12,668,252</b>
<b>Combined Total</b>		<b>Hamilton Bluff CDD***</b>	<b>649.92</b>	<b>\$187,985,000</b>	<b>\$13,656,906</b>	<b>\$14,684,845</b>

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

\*Represents legal description for Phases 1-3 attached as "Exhibit A", less the legal description for Phase 3 attached as "Exhibit B"

\*\*Represents the legal description for Phase 3 attached as "Exhibit B" and legal description for the Expansion Area attached as "Exhibit C".

\*\*\*Represents the legal description for the Hamilton Bluff CDD attached as "Exhibit D"

	Phases 1 & 2	Phase 3 & Expansion Area
Annual Assessment Periods	30	30
Average Coupon Rate (%)	6.00%	6.00%
Maximum Annual Debt Service	\$1,875,432	\$11,781,474

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

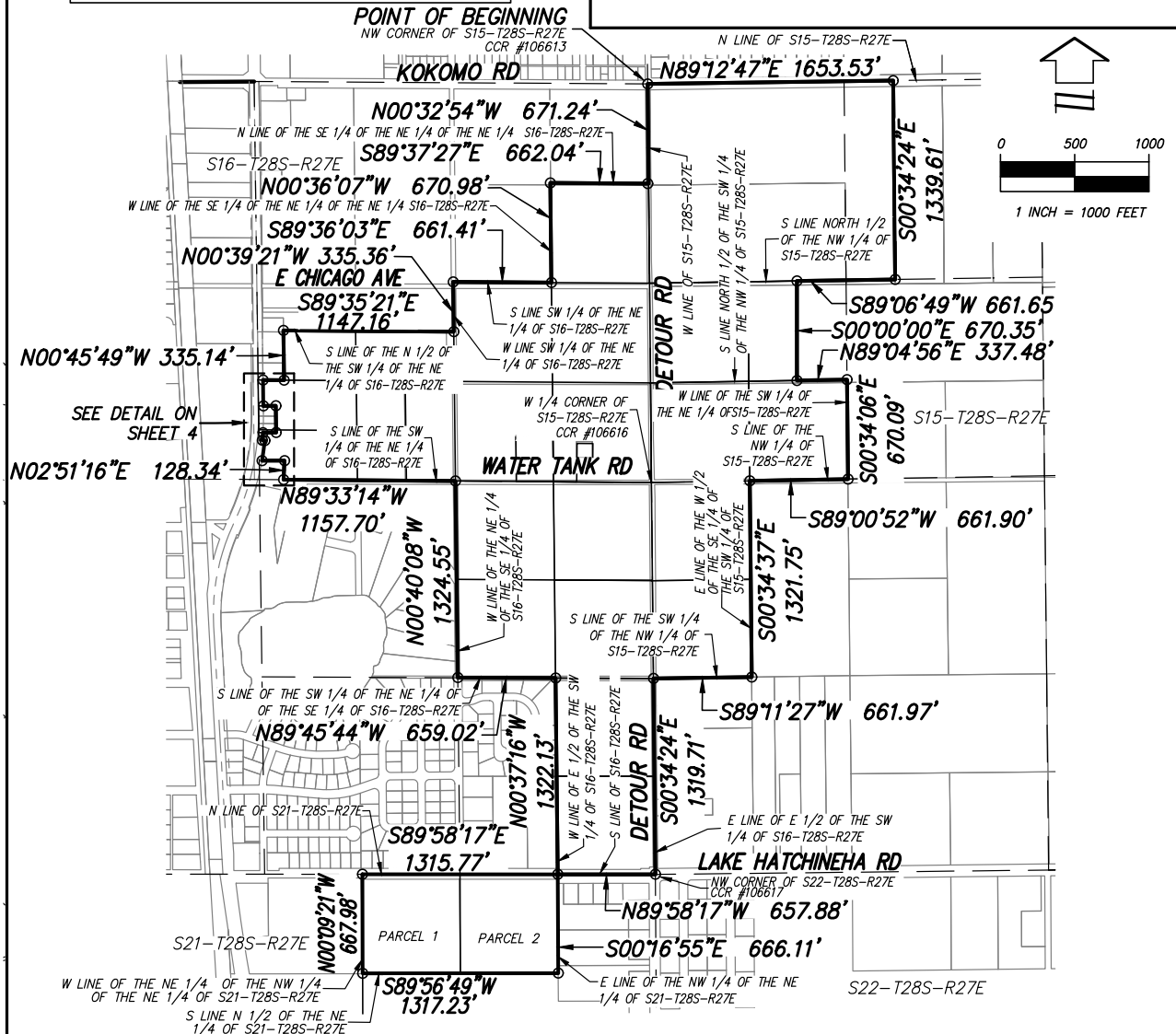
CHECKED BY: WPH

**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

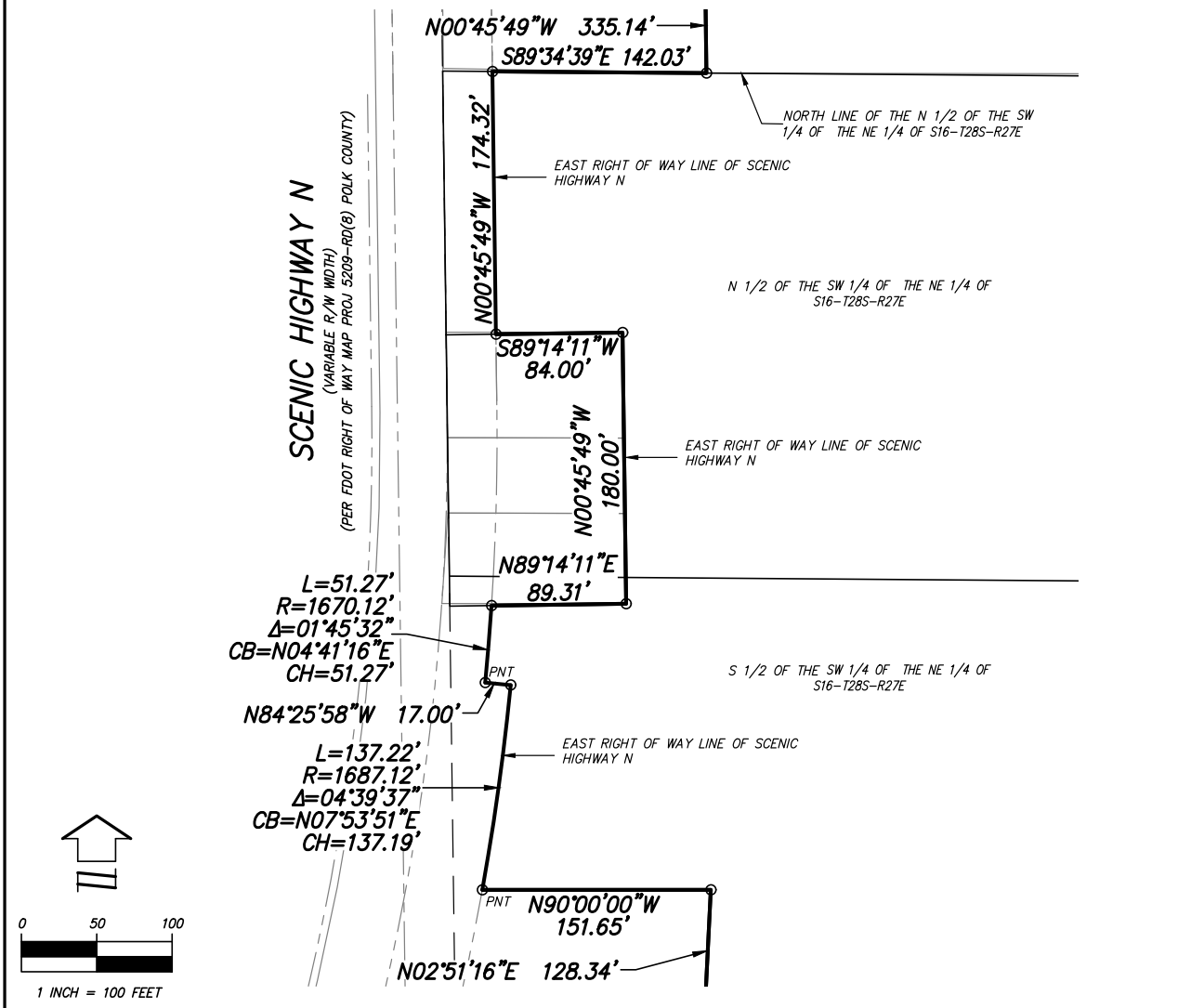
CHECKED BY: WPH

## 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 15, AND 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 37 MINUTES 16 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,322.13 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 659.02 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1,324.55 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 33 MINUTES 14 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,320.32 FEET TO THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, FOR A DISTANCE OF 661.90 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 37 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,321.75 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 661.97 FEET TO THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,319.71 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOTS 1 AND 2

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, FOR A DISTANCE OF 657.88 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 55 SECONDS EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 666.11 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 1,317.23 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 667.98 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,315.77 FEET TO THE POINT OF BEGINNING.

# Exhibit C

## 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

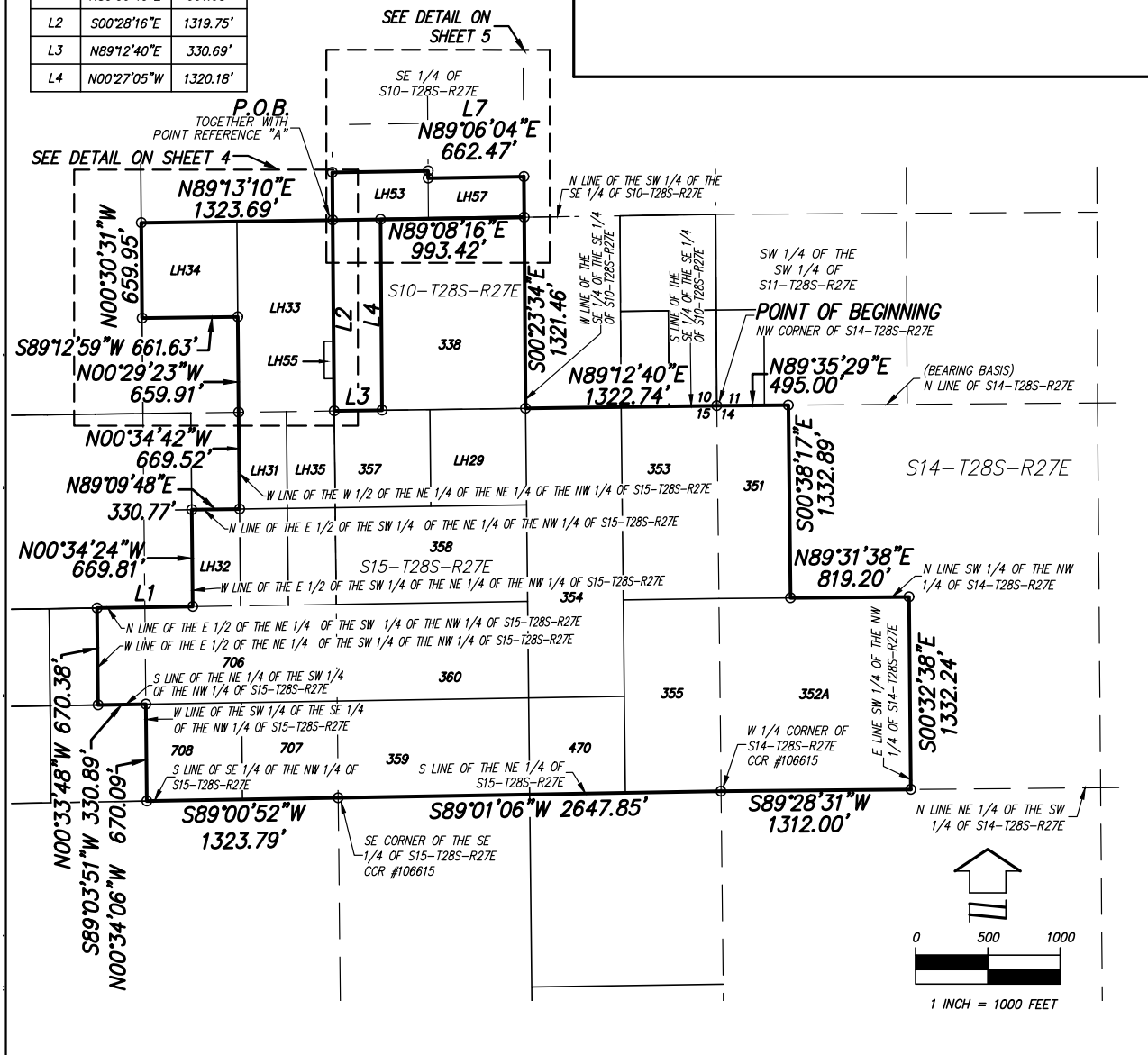
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DRAWN BY: WS  
CHECKED BY: WPH

## 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



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ORLANDO, FLORIDA 32806  
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

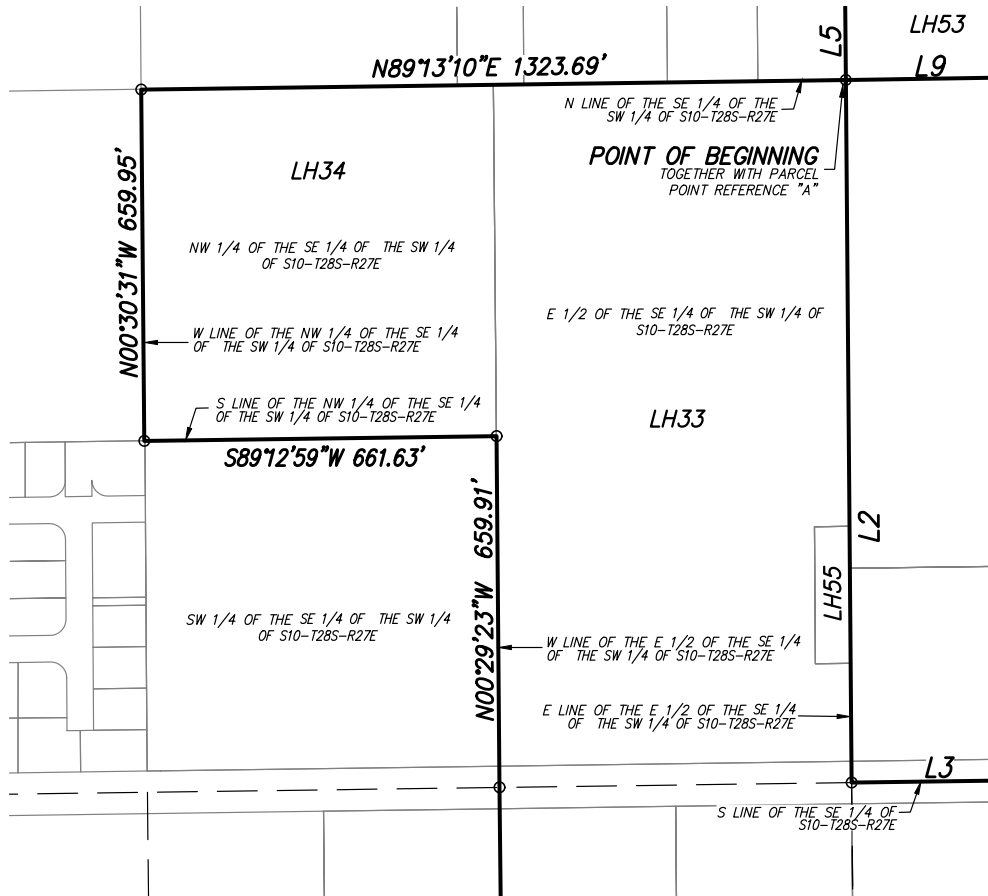
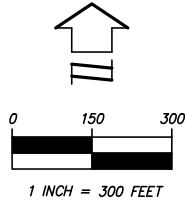
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REV DATE: 06/18/24  
SCALE 1" = 1000'

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  
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CH DEV LLC**

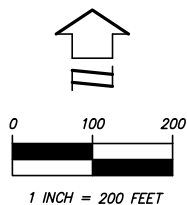
DATE: 09/06/2023  
REV DATE: 06/18/24  
SCALE 1" = 300'

PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

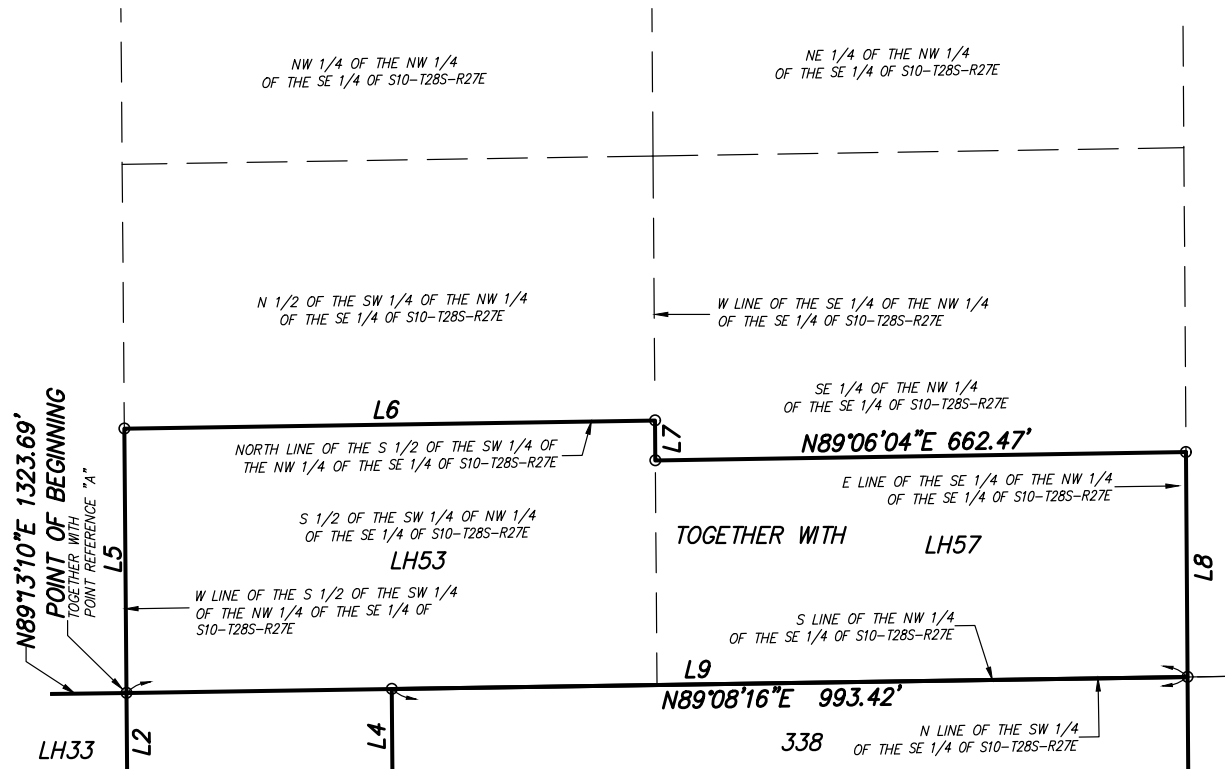
## COMPOSITE EXHIBIT 3 - EXPANSION PARCELS HAMILTON BLUFF CDD







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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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: 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**

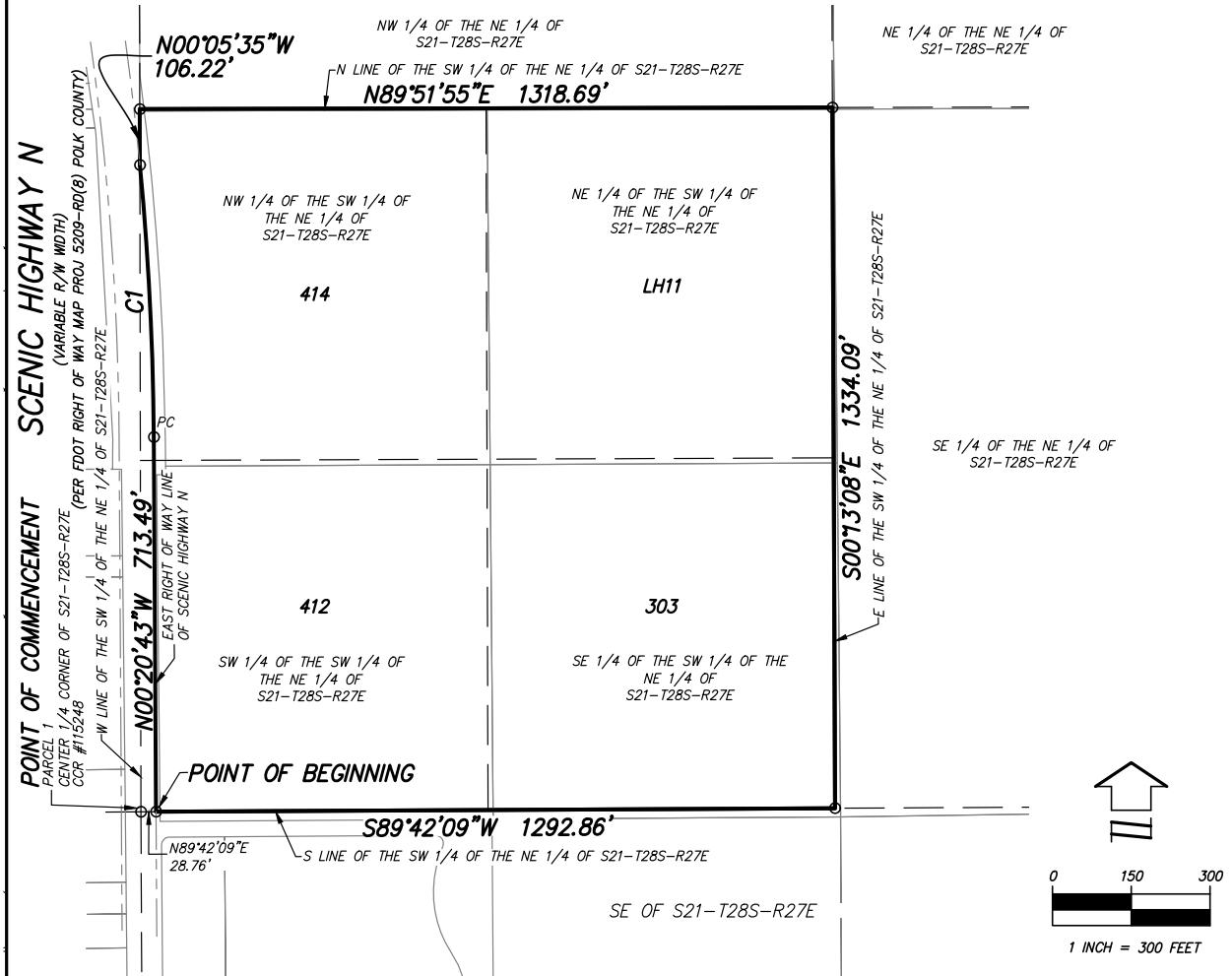
DATE: 09/06/2023  
REV DATE: 08/22/24  
SCALE 1" = N/A

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  
 WWW.DEWBERRY.COM  
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PREPARED FOR:

**CH DEV LLC**

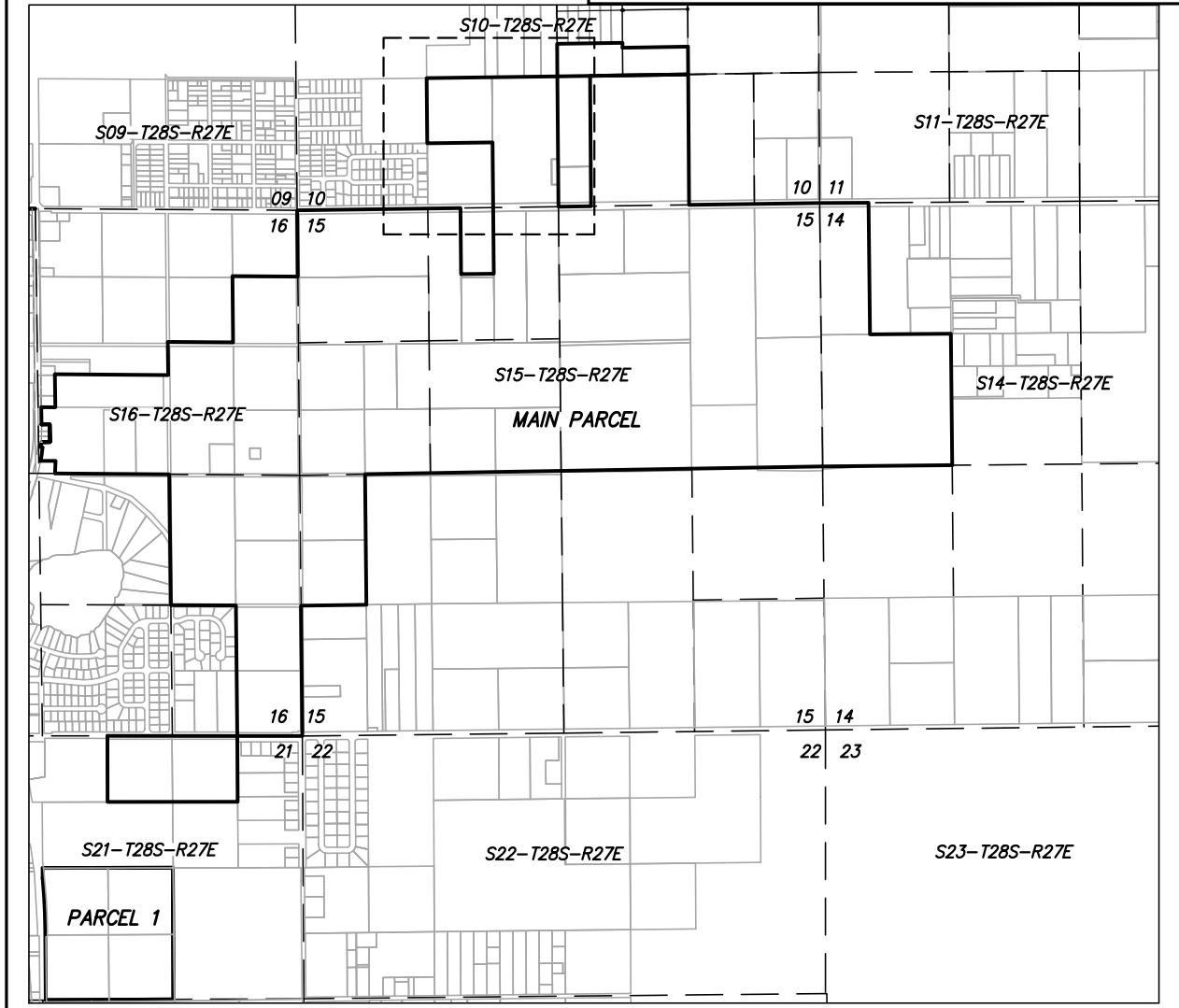
DATE: 09/06/2023  
 REV DATE: 08/22/24  
 SCALE 1" = 1000'

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



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



# Exhibit D

## 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 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 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**

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**

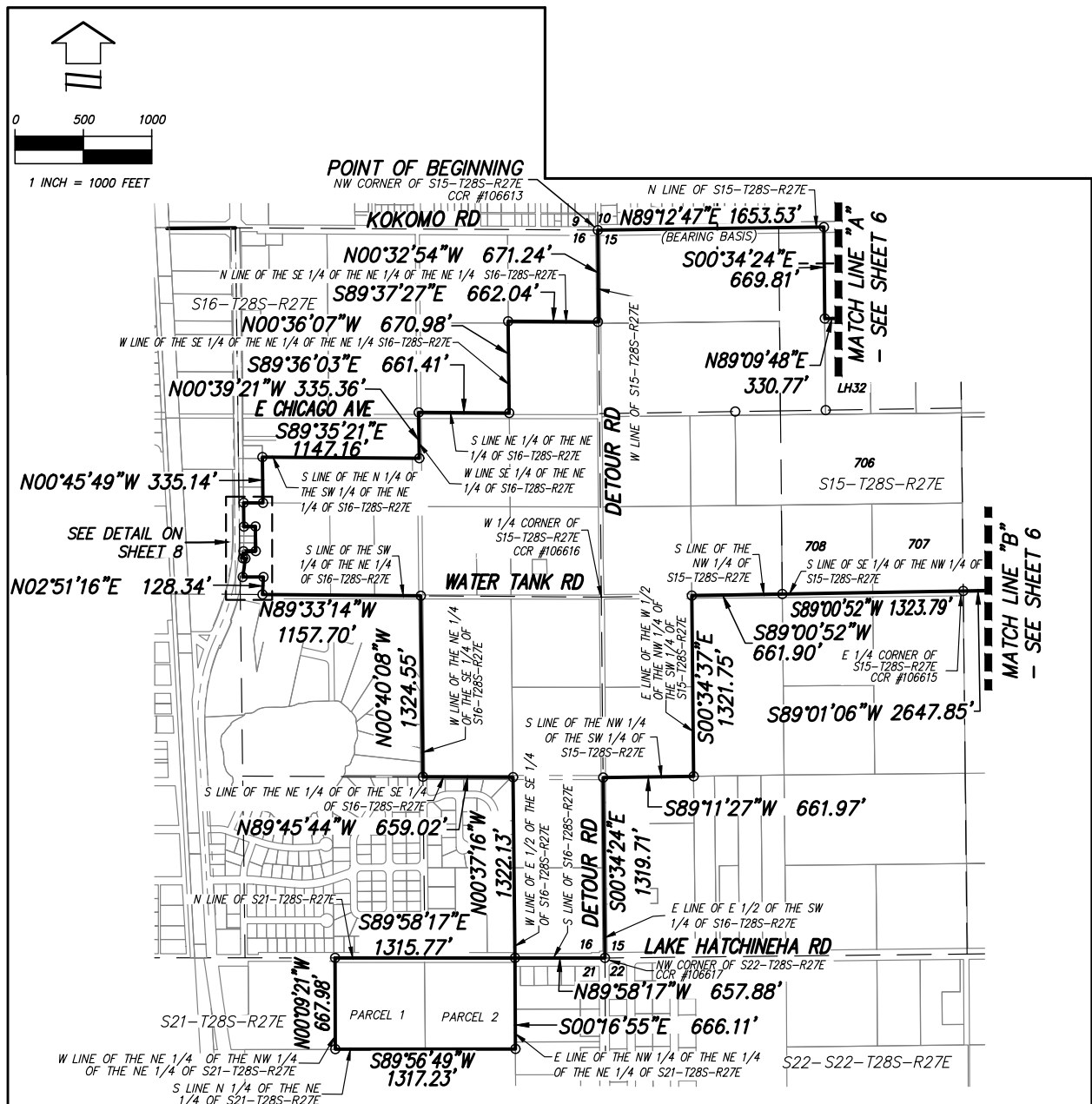
DATE: 09/06/2023  
REV DATE: 08/22/2024  
SCALE 1" = N/A

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

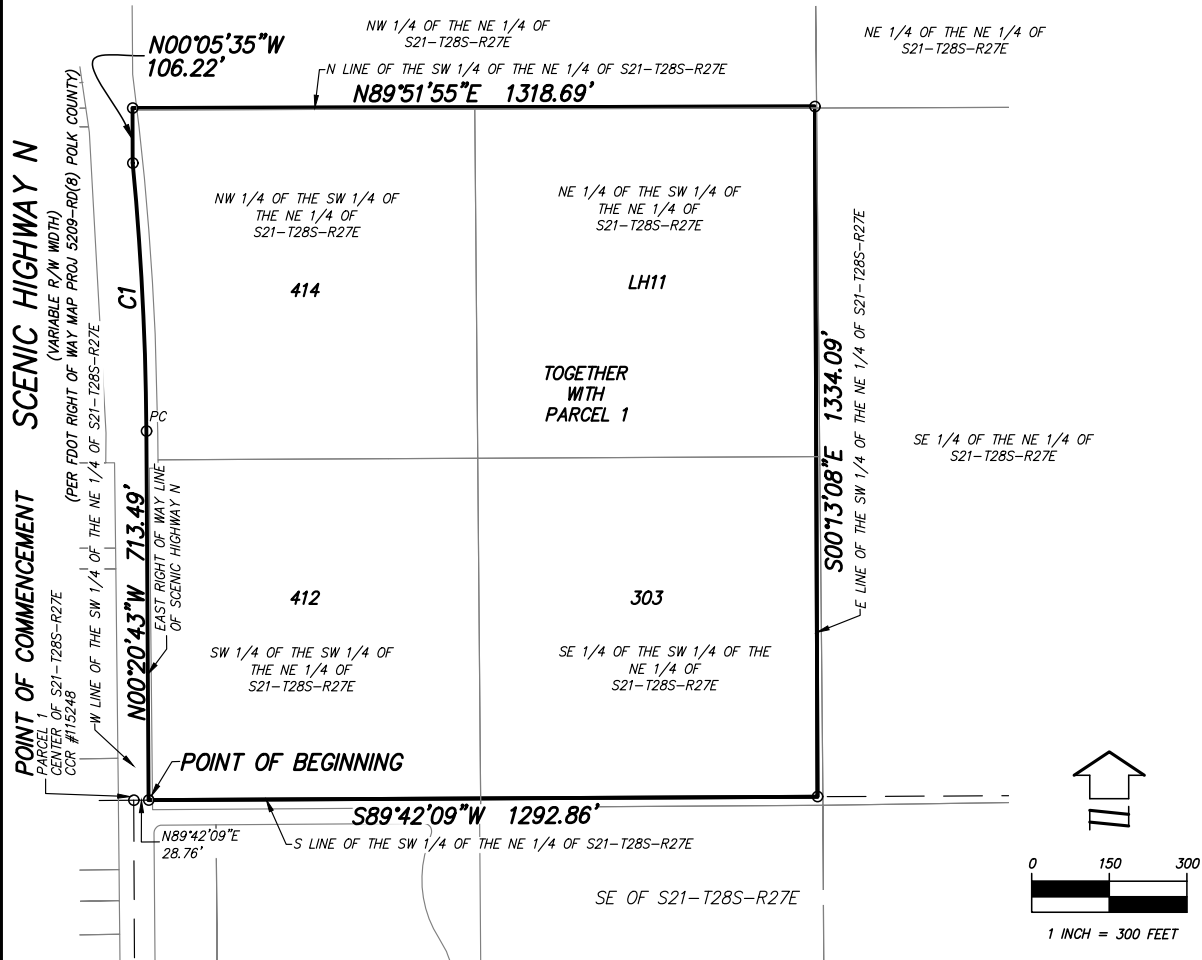
## COMPOSITE EXHIBIT 4 - DISTRICT AFTER AMENDMENT HAMILTON BLUFF CDD







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



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'

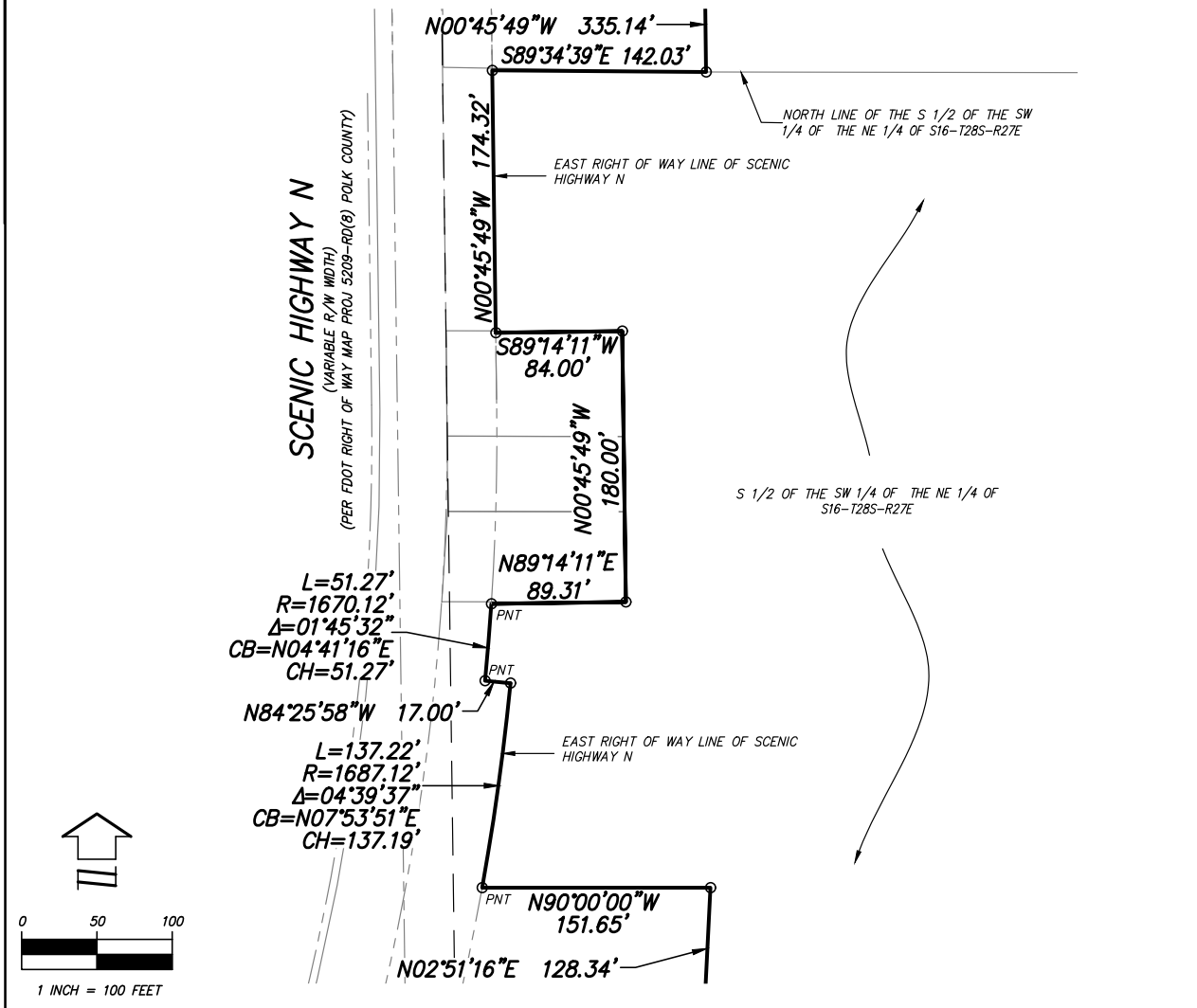
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## 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

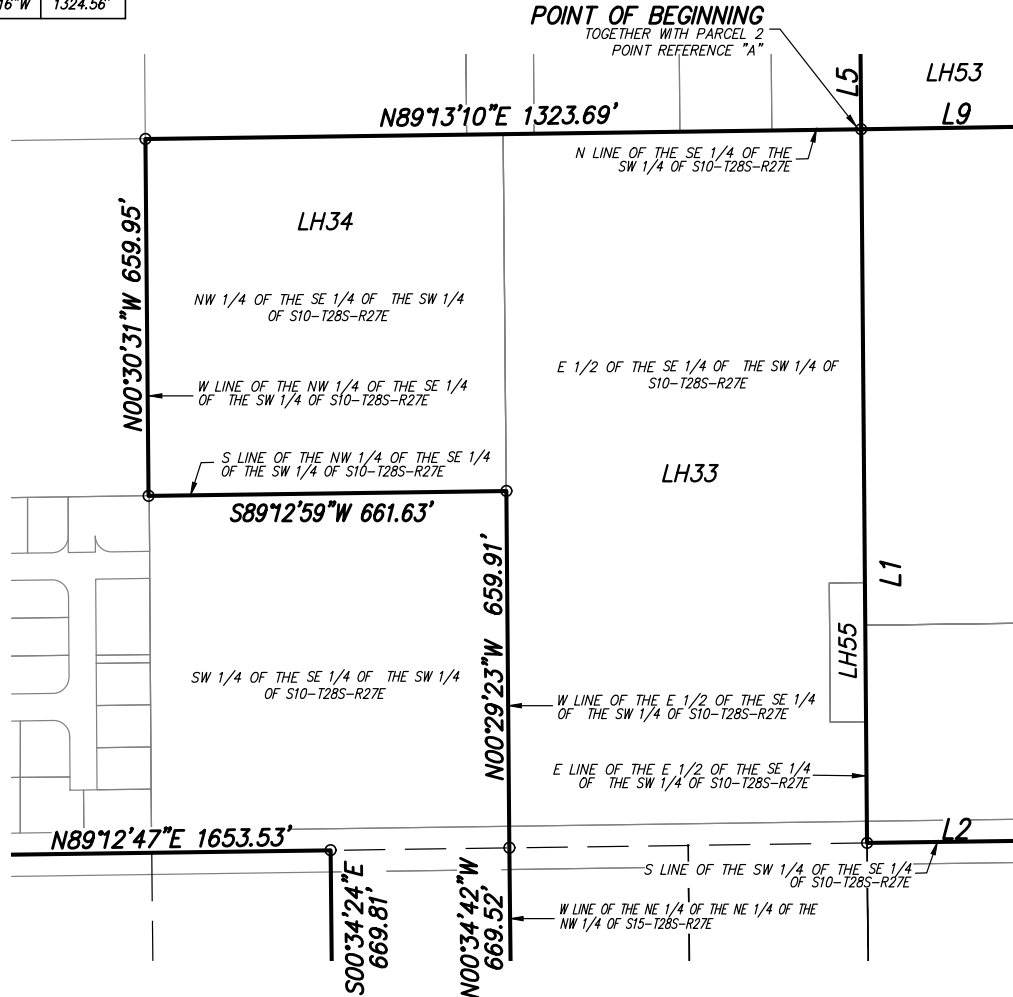
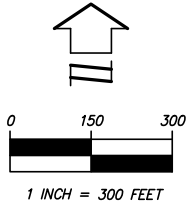
DRAWN BY: WS

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



**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:

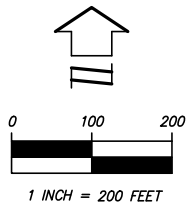
**CH DEV LLC**

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

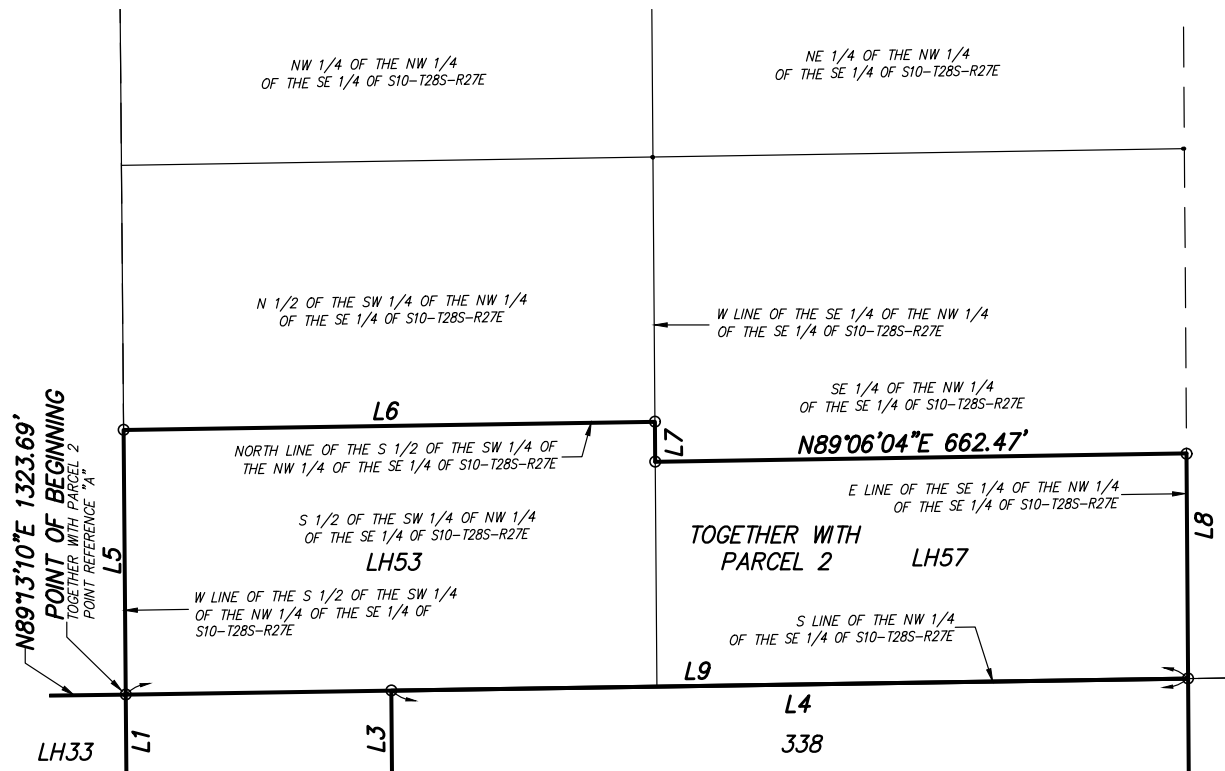
PROJ: 50151874  
DRAWN BY: WS  
CHECKED BY: WPH

## 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 4

This Instrument Prepared by  
and return to:

This space reserved for use by the  
Clerk of the Circuit Court

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

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**AMENDED AND RESTATED  
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD<sup>1</sup>**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Hamilton Bluff Community Development District (the “**District**”), a unit of special-purpose local government established under and pursuant to Chapter 190, Florida Statutes, enjoys a governmental lien on certain lands contained within the real property known as the Hamilton Bluff Community Development District, and described in **Exhibit A** attached hereto (the “**Property**”). Such lien is coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims until paid pursuant to Section 170.09 of the Florida Statutes. The District has adopted Resolution Nos. 2022-27, 2022-28, 2022-35, 2024-03, 2025-03, and 2025-06 (together, the “**Assessment Resolutions**”), which provide for, levy, and set forth the terms of the non-ad valorem special assessments on the Property (the “**Hamilton Bluff Special Assessments**”), which is specifically benefitted by the improvements anticipated to be financed with the proceeds of the District’s Special Assessment Bonds, or other indebtedness (collectively, the “**Bonds**”). As provided in the Assessment Resolutions, these non-ad valorem assessments do not apply to governmental properties dedicated by plats, deeds or otherwise, including rights of way.

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<sup>1</sup> The intent of this Notice is to amend and supplement the *Hamilton Bluff Community Development District Notice of Special Assessments and Government Lien of Record*, dated April 27, 2022, and recorded on May 3, 2022, in the Official Records Instrument #2022119065, Book 12234, Pages 2269-2274, inclusive, of the Official Records of Polk County, Florida.

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute, and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. The District may collect assessments on any of the lands described in the attached **Exhibit A** by any method authorized by law, which method may change from year to year.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. Pursuant to section 190.048, Florida Statutes, you are hereby notified that: **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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.** The District's lien secures the payment of special assessments levied in accordance with Florida Statutes, which special assessments in turn secure the payment of the Bonds. Copies of the *Amended and Restated Master Assessment Methodology for Hamilton Bluff Community Development District*, dated February 4, 2025 (the "**Assessment Report**"), and the Assessment Resolutions may be obtained from the registered

agent of the District as designated by the Florida Department of Commerce in accordance with Section 189.014, Florida Statutes, or by contacting the District at:

Hamilton Bluff Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
(407) 841-5524

**THE LIEN FOR THE SPECIAL ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATION PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.**

*{Signature Page Follows}*



IN WITNESS WHEREOF, this Notice has been executed as of the 1<sup>st</sup> day of April 2025,  
and recorded in the Official Records of Polk County, Florida.

**HAMILTON BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Warren K. (Rennie) Heath II  
Chairperson, Board of Supervisors  
Address: 346 East Central Avenue  
Winter Haven, Florida 33880

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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

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

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

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## **Exhibit A**

### **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 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 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;

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 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 OF 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 B

# SECTION 1

## RESOLUTION 2025-07

### **RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Hamilton Bluff Community Development District (the “**District**”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be levied and collected under the provisions of Section 197.3632, *Florida Statutes*, in which the state of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments (the “**Uniform Method**”); and

**WHEREAS**, on January 7, 2025, the Town Council of the Town of Lake Hamilton, Florida adopted Ordinance O-2024-16, amending and expanding the District’s boundaries to include approximately 398 acres of land to those lands within the boundaries of the District (“**Expansion Parcels**”); and

**WHEREAS**, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying the cost of financing, acquiring, operating and maintaining its assessable improvements on lands located within the Expansion Parcels; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Polk County for four (4) consecutive weeks prior to such hearing.

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

**SECTION 1.** The District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the Uniform Method of collecting assessments over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida*

*Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the Uniform Method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the Uniform Method for that year is in the best interests of the District.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Polk County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of April 2025.

ATTEST:

**HAMILTON BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Legal Description of the Expansion Parcels

**Exhibit A**  
**Legal Description of Expansion Parcels**

**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 EAST 1/2 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 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 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



**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 EXISTING CDD LIMITS = 40 ACRES MORE OR LESS

## SECTION V

# SECTION C

# SECTION 1

Hamilton Bluff  
Community Development District

Summary of Checks

February 21, 2025 to March 24, 2025

Bank	Date	Check No.'s	Amount
General Fund	2/24/25	225	\$ 86,700.00
	2/25/25	226-227	\$ 10,256.23
	3/6/25	228	\$ 92,142.65
	3/11/25	229	\$ 98,470.00
	3/17/25	230-231	\$ 8,999.37
			\$ 296,568.25



## SECTION 2

***Hamilton Bluff***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2025***





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3	<u>Series 2024 Debt Service Fund</u>
4	<u>Series 2024 Capital Projects Fund</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipt Schedule</u>

**Hamilton Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 333,404	\$ -	\$ -	\$ 333,404
<u><b>Investments:</b></u>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 10,764	\$ 10,764
Interest	\$ -	\$ 96	\$ -	\$ 96
Reserve	\$ -	\$ 1,330,790	\$ -	\$ 1,330,790
Revenue	\$ -	\$ 795,719	\$ -	\$ 795,719
<b>Total Assets</b>	<b>\$ 333,404</b>	<b>\$ 2,126,605</b>	<b>\$ 10,764</b>	<b>\$ 2,470,773</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 103,291	\$ -	\$ -	\$ 103,291
Retainage Payable	\$ -	\$ -	\$ 749,958	\$ 749,958
<b>Total Liabilities</b>	<b>\$ 103,291</b>	<b>\$ -</b>	<b>\$ 749,958</b>	<b>\$ 853,249</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 2,126,605	\$ -	\$ 2,126,605
Capital Projects - Series 2024	\$ -	\$ -	\$ (739,193)	\$ (739,193)
Unassigned	\$ 230,113	\$ -	\$ -	\$ 230,113
<b>Total Fund Balances</b>	<b>\$ 230,113</b>	<b>\$ 2,126,605</b>	<b>\$ (739,193)</b>	<b>\$ 1,617,524</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 333,404</b>	<b>\$ 2,126,605</b>	<b>\$ 10,764</b>	<b>\$ 2,470,773</b>

# Hamilton Bluff

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 555,750	\$ 84,479	\$ 84,479	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 118,293	\$ 118,293
Boundary Amendment Contributions	\$ -	\$ -	\$ 28,349	\$ 28,349
<b>Total Revenues</b>	<b>\$ 555,750</b>	<b>\$ 84,479</b>	<b>\$ 231,122</b>	<b>\$ 146,643</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Engineering	\$ 10,000	\$ 4,167	\$ 1,950	\$ 2,217
Attorney	\$ 25,000	\$ 10,417	\$ 7,125	\$ 3,292
Annual Audit	\$ 2,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 4,583	\$ 4,583	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 38,000	\$ 15,833	\$ 15,833	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 304	\$ 113
Insurance	\$ 6,000	\$ 6,000	\$ 5,408	\$ 592
Copies	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 10,000	\$ 4,167	\$ 1,037	\$ 3,130
Boundary Amendment Expenses	\$ -	\$ -	\$ 27,858	\$ (27,858)
Other Current Charges	\$ 6,850	\$ 2,854	\$ 382	\$ 2,472
Property Taxes	\$ -	\$ -	\$ 6,657	\$ (6,657)
Office Supplies	\$ 625	\$ 260	\$ 3	\$ 257
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 130,750</b>	<b>\$ 55,394</b>	<b>\$ 72,628</b>	<b>\$ (17,234)</b>
<b><u>Operations &amp; Maintenance</u></b>				
Playground Lease	\$ 100,000	\$ 41,667	\$ -	\$ 41,667
Field Contingency	\$ 250,000	\$ 104,167	\$ -	\$ 104,167
First Quarter Operating Reserve	\$ 75,000	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 425,000</b>	<b>\$ 145,833</b>	<b>\$ -</b>	<b>\$ 145,833</b>
<b>Total Expenditures</b>	<b>\$ 555,750</b>	<b>\$ 201,227</b>	<b>\$ 72,628</b>	<b>\$ 128,599</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 158,494</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 71,619</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 230,113</b>	

**Hamilton Bluff**  
**Community Development District**  
**Series 2024 Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted	Projected Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><u>Revenues:</u></b>				
Assessments - Direct	\$ 1,330,790	\$ 331,135	\$ 331,135	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 456,077	\$ (456,077)
Interest	\$ -	\$ -	\$ 31,520	\$ (31,520)
<b>Total Revenues</b>	<b>\$ 1,330,790</b>	<b>\$ 331,135</b>	<b>\$ 818,732</b>	<b>\$ (487,598)</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ 672,749	\$ 672,749	\$ 672,749	\$ -
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>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (145,417)</b>	<b>\$ (341,615)</b>	<b>\$ 145,983</b>	<b>\$ (487,598)</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ (25,479)	\$ 25,479
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (25,479)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (145,417)</b>		<b>\$ 120,504</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>\$ 2,126,605</b>	

**Hamilton Bluff**  
**Community Development District**  
**Series 2024 Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b><u>Revenues</u></b>				
Developer Contributions	\$ -	\$ -	\$ 2,753,537	\$ 2,753,537
Interest	\$ -	\$ -	\$ 2,399	\$ 2,399
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,755,936</b>	<b>\$ 2,755,936</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ 3,200,650	\$ (3,200,650)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,200,650</b>	<b>\$ (3,200,650)</b>
<b>Excess (Deficiency) of Revenues over Expenditure:</b>	<b>\$ -</b>		<b>\$ (444,713)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ 25,479	\$ 25,479
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,479</b>	<b>\$ 25,479</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (419,234)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (319,959)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (739,193)</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	\$ -	\$ -	\$ 16,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	84,479
Assessments - Lot Closings	\$ -	\$ -	\$ 118,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	118,293
Boundary Amendment Contributions	\$ -	\$ -	\$ 6,657	\$ 11,436	\$ 10,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,349
<b>Total Revenues</b>	<b>\$ 33,702</b>	<b>\$ 33,926</b>	<b>\$ 124,951</b>	<b>\$ 11,436</b>	<b>\$ 27,107</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>231,122</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,950
Attorney	\$ 1,419	\$ 523	\$ 201	\$ 4,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,125
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,583
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,167	\$ 3,167	\$ 3,167	\$ 3,167	\$ 3,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,833
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	525
Postage & Delivery	\$ 70	\$ 1	\$ 62	\$ 69	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	304
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 1,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,037
Boundary Amendment Expenses	\$ 7,742	\$ 6,459	\$ 7,491	\$ 6,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,858
Other Current Charges	\$ 63	\$ 84	\$ 63	\$ 85	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	382
Property Taxes	\$ -	\$ 6,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,657
Office Supplies	\$ 3	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative</b>	<b>\$ 22,262</b>	<b>\$ 17,569</b>	<b>\$ 13,612</b>	<b>\$ 15,149</b>	<b>\$ 4,036</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>72,628</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>\$ 17,569</b>	<b>\$ 13,612</b>	<b>\$ 15,149</b>	<b>\$ 4,036</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>72,628</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,441</b>	<b>\$ 16,356</b>	<b>\$ 111,338</b>	<b>\$ (3,713)</b>	<b>\$ 23,072</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>158,494</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			
			<b>\$ 1,221,118.68</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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
2/12/25	2/1/25	2383704	\$82,903.15	\$82,903.15	\$16,851.22	\$66,051.93
	5/1/25		\$82,903.15			
			<b>\$ 331,612.61</b>	<b>\$ 248,709.46</b>	<b>\$ 50,553.67</b>	<b>\$ 198,155.79</b>

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			
			<b>\$ 333,808.72</b>	<b>\$ 166,904.36</b>	<b>\$ 33,925.64</b>	<b>\$ 132,978.72</b>