



AGENDA

June 5, 2024
10:30am

CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT
Board of Supervisors Meeting
Agenda
June 5, 2024
10:30 a.m.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT PERIOD

4. PUBLIC HEARING

4.1 Chapter 163 Developer's Agreement – First Reading

- **CONSIDERATION of request of Board approval of a Chapter 163 Developer's Agreement between the Central Florida Tourism Oversight District and Walt Disney Parks and Resorts U.S., Inc.**
- **Notice for Second Hearing: Consideration of request of Board to set the date and time for the second and final public hearing for consideration and approval of this development agreement to June 12, 2024, at 7:30pm at this location – 1900 Hotel Plaza Blvd., Lake Buena Vista, Florida 32830.**

5. OTHER BUSINESS

6. ADJOURN

APPEALS: All persons are advised that, should they decide to appeal any decision made at a Board of Supervisors hearing, they will need a verbatim transcript of the record of the proceedings. It is the responsibility of every party-in-interest to arrange for a transcript of the proceedings, which must include the verbatim testimony and evidence upon which the appeal is made.

AMERICANS WITH DISABILITIES ACT: The Central Florida Tourism Oversight District is committed to reasonably accommodating the needs of anyone with disabilities who wishes to attend or participate in public meetings. Anyone with a disability who requires a reasonable accommodation should contact the Clerk of the Board, by telephone at (407) 934-7480 or via email at (DistrictClerk@oversightdistrict.org), no less than one business day (i.e. Monday through Friday, excluding legal holidays) in advance of the applicable meeting to ensure that the District has sufficient time to accommodate the request.

CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT

BOARD OF SUPERVISORS REPORT

Board Meeting Date: 06/05/2024

Subject: Development Agreement Between the Central Florida Tourism Oversight District and Walt Disney Parks and Resorts U.S., Inc.

Submitted By: Katherine Luetzow, Manager of Planning & Engineering

Department: Public Works

STAFF RECOMMENDATION (Motion Ready): Approve development agreement between the Central Florida Tourism Oversight District and Walt Disney Parks and Resorts U.S., Inc.

RELEVANT STRATEGIC GOALS: Quality of Place

PROOF OF PUBLICATION: Published in the Orlando Sentinel on May 29, 2024

BACKGROUND:

On March 27, 2024, the Central Florida Tourism Oversight District ("CFTOD") and Walt Disney Parks and Resorts ("WDPR") entered into a settlement agreement. As part of this agreement, both parties committed to negotiating a new development agreement.

The proposed development agreement has a term of fifteen (15) years and includes conditions and terms that have been negotiated in good faith by both parties.

FINDINGS AND CONCLUSIONS:

The development agreement required that WDPR make a significant capital investment over an extended period, which will benefit the Central Florida economy by creating new jobs and generating additional state and local revenues. Furthermore, WDPR is required to donate land for public infrastructure improvements necessary to support the new development.

Additionally, the development agreement stipulates that CFTOD provide the public services and facilities needed to support WDPR's investment. CFTOD is also required to update the Comprehensive Plan by the third quarter of 2025.

FISCAL IMPACT:

WDPR intends to make significant capital investments over an extended period of years, including up to \$17 billion dollars over the next ten (10) to twenty (20) years. WDPR is dedicated to boosting Florida's economy by ensuring at least 50% of project spending is with Florida businesses, and they also committed to funding attainable housing projects, allocating a minimum of \$10 million over ten years. CFTOD has agreed to make capital improvements to public infrastructure throughout the duration of the development agreement to support WDPR's investment as well as the surrounding community and the many local commuters that travel across and thru the District daily.

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: This agenda item has been reviewed by the District's Counsel.

ALTERNATIVE:

- Deny
- Amend
- Table

SUPPORT MATERIALS:

Development Agreement between the Central Florida Tourism Oversight District and Walt Disney Parks and Resorts U.S., Inc.

Published Daily
ORANGE County, Florida

Sold To:

Central Florida Tourism District - CU00123330
PO Box 10170
Orlando, FL 32830-0170

Bill To:

Central Florida Tourism District - CU00123330
PO Box 10170
Orlando, FL 32830-0170

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on May 29, 2024.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

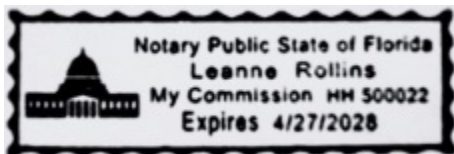
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 30 day of May, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF SPECIAL MEETING & PUBLIC HEARING

YOU WILL PLEASE TAKE NOTICE that on June 5, 2024 at 10:30 a.m., or as soon thereafter as practicable, the Board of Supervisors of the Central Florida Tourism Oversight District will meet in the board room at 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida to conduct the business on its published agenda posted at <https://www.oversightdistrict.org/> and to conduct a first reading and public hearing on a proposed development agreement between the Central Florida Tourism Oversight District and Walt Disney Parks and Resorts U.S., Inc. pursuant to the Florida Local Government Development Agreement Act (sections 163.3220-3241, Fla. Stat.).

The land subject to the proposed development agreement is a majority of the land located within the jurisdictional boundaries of the Central Florida Tourism Oversight District owned by Walt Disney Parks and Resorts U.S., Inc., encompassing approximately 17,370.17 acres. The development uses, include Hotel/Motel, Office, Retail/Restaurant, Major Theme Park, and Minor Theme Park, with Hotel/Resort densities at a maximum of 53,467 keys, Office Building at a maximum of 1,258,564 square feet; Retail/Restaurant building intensities at a maximum of 1,732,887 square feet; Minor Theme Parks at a maximum of 5; and Major Theme Parks at a maximum of 5.

The maximum height proposed for development on the properties subject to the development agreement shall be the lesser of the requirements of the EPCOT Code and the FAA regulations. A copy of the proposed development agreement can be obtained upon a request to Katherine Luetzow Email: kluetzow@oversightdistrict.org, Phone: 407-840-1246, or it can be inspected in person at Central Florida Tourism Oversight District's offices at 1920 East Buena Vista Drive, Suite A, Lake Buena Vista, Florida.

Interested parties may appear at the public meeting and hearing to be heard with respect to the proposed development agreement. If a person decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at such meeting or hearing, he or she will need a verbatim record of the proceedings, which record includes the testimony and evidence upon which the appeal is to be based.

By: Alycia M Mills, District Clerk
Central Florida Tourism Oversight District
5/29/24 7642456

7642456

May 29, 2024

Katherine Luetzow, PE, CFM
Manager, Planning & Engineering
Central Florida Tourism Oversight District
P.O. Box 690519
Orlando, Florida 32869-0519

Dear Katherine,

On behalf of Walt Disney Parks and Resorts U.S., Inc., please find attached our completed Project Information Form along with our proposed Development Agreement. Please confirm receipt and contact me should you need any additional information to process our application.

Sincerely,

Todd Rimmer
Master Planning Executive



P.O. Box 690519
Orlando, FL 32869-0519

Planning and Engineering Dept.

Project Information Form

This form must be completed by the individual(s) that will be responsible for all communications with the Central Florida Tourism Oversight District (CFTOD). Once complete the form must be sent to buzzsaw@oversightdistrict.org. No other forms of submittal are acceptable.

Date: May 29, 2024

Project Name: Walt Disney World Development Agreement

Land Owners Representative Name and Contact Information: Walt Disney Parks and Resorts, U.S., Inc.

Consultant Name & Primary Contact Information: N/A

Type of Permit/Review Required:

Right of Way Permit

Special Events

Authorization to work within or Right of Way

Haul Route Approval*

**If an FDOT Oversize/Overweight permit is required, provide a copy with this form*

General Plan Review

**All proposed construction within the jurisdictional limits of CFTOD or projects discharging to the CFTOD Master Drainage System check this box.*

Development Agreement

Project Data:

Location: Walt Disney World Resort

Total Project Area (acres): 17,000

Wetland Impact Area (acres): N/A

Project Description: (Summary of work to be completed)

Please see attached draft Development Agreement for Project Description.

Below please list the information for the applicant/user that will be entering the information into the CFTOD/BIM 360 System. For questions please contact the Planning and Engineering Office at (407) 828-2250.

Users:

User (1): John McGowan	Email Address: John.M.McGowan@disney.com
Phone No: [REDACTED]	Mobile Phone No: [REDACTED]
Company: Walt Disney Parks and Resorts, U.S., Inc.	
Address: 1375 E Buena Vista Drive	
Lake Buena Vista, FL 32830	

User (2): Todd Rimmer	Email Address: Todd.Rimmer@disney.com
Phone No: [REDACTED]	Mobile Phone No: [REDACTED]
Company: Walt Disney Imagineering	
Address: 1365 Avenue of the Stars	
Lake Buena Vista, FL 32830	

**DEVELOPMENT AGREEMENT BETWEEN
THE CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT AND
WALT DISNEY PARKS AND RESORTS U.S. INC.**

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into this ___ day of ___ 2024, by and between the Central Florida Tourism Oversight District, an independent special district and political subdivision of the State of Florida (“District”) and Walt Disney Parks and Resorts, U.S., Inc., a Florida Corporation (“Master Developer”).

RECITALS

- A. The property included within the jurisdictional boundaries of the District consists of approximately twenty-four thousand (24,000) acres, a map of which is attached to this Agreement as **Exhibit A** (the “District Jurisdictional Properties”).
- B. Master Developer, either directly or through one or more subsidiary entities, is the fee simple owner of a significant majority – approximately 65% – of all of the District Jurisdictional Properties, a legal description and map of which is attached to this Agreement as **Exhibit B** (the “Master Developer Property”), and Master Developer pays a significant majority of all of the taxes assessed and collected by the District, including taxes assessed for payment of District bond and other debt used for construction of District infrastructure and improvements.
- C. Master Developer has developed portions of the Master Developer Property and plans to continue to develop and expand portions of the Master Developer Property (the Master Developer Property, as further developed and expanded, is hereinafter referred to as the “Project”).
- D. On March 27, 2024, the Parties entered into a Settlement Agreement resolving certain state litigation and claims between them regarding a development agreement entered into on February 8, 2023 (the “Settlement Agreement”), pursuant to the Florida Local Government Development Agreement Act (Sections 163.3220 – 163.3243, Fla. Stat., “Development Agreement Act”).
- E. Pursuant to the Settlement, the District and Master Developer agreed, among other things, to negotiate a new development agreement under the Development Agreement Act.
- F. Master Developer intends to make significant capital investments into the Project over an extended period of years, including up to \$17 billion dollars over the next ten to twenty years.
- G. The District recognizes the Master Developer’s commitment to make significant capital investments over an extended period of years will benefit the Central Florida economy through new jobs and additional state and local revenues.

- H. The District recognizes that Master Developer’s past and present efforts in developing the Project and Master Developer’s support of the District’s construction of public infrastructure paid for, in large part, with Master Developer’s tax payments to the District, has provided a benefit to the Central Florida community.
- I. In order to secure continued economic development benefits for Central Florida and to deliver on public infrastructure commitments, the District and Master Developer mutually desire to enter into this Agreement to facilitate further development of the Project.
- J. Consequently, this Agreement is intended to specify an orderly process for the approval of a development program and corresponding public infrastructure commitments to support the development of the Project as well as certain economic development terms to benefit the surrounding community as described in **Exhibit C** (“the Economic Development Terms”) and the respective obligations of the District and the Master Developer with respect to implementation thereof.
- K. Section 163.3220, F.S. provides legislative intent that a development agreement entered into pursuant to the Development Agreement Act “strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development.”
- L. The Parties understand and agree that a development agreement entered into between them pursuant to the Development Agreement Act is appropriate and necessary to best effectuate Master Developer’s contemplated development within the District and to memorialize the Parties’ respective obligations, rights, benefits, and entitlements.
- M. The Parties acknowledge that the Comprehensive Plan in effect must be updated to account for the Project’s development program as set forth in this Agreement.
- N. The District has provided the Master Developer correspondence from the Florida Department of Commerce confirming in writing that the document titled Reedy Creek Improvement District Comprehensive Plan 2020 is the operative and effective comprehensive plan pursuant to the Settlement Agreement and confirms that on the date of execution of this Agreement it will continue to be the operative and effective comprehensive plan until such time as it is subsequently amended (the “Comprehensive Plan”).
- O. Pursuant to the Development Agreement Act, the District has enacted procedures and requirements to consider and enter into a development agreement with persons having a legal or equitable interest in real property within the District’s jurisdiction (“Enabling Resolution”).

P. Consistent with the Enabling Resolution, notices of intent to consider this Agreement were published and advertised before each of two public hearings held for consideration of this Agreement and mailed notice was provided to all affected property owners prior to the noticed public hearings.

Q. The District has determined that entering into this Agreement meets the requirements of Florida Law.

I. Recitals. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference.

II. Definitions. Any terms not defined in this Agreement shall have the definition as set forth in the Comprehensive Plan and Land Development Regulations as they exist on the Effective Date.

III. Permitted Development Uses and Intensities.

A. Development Uses and Intensities. The District acknowledges and agrees that under the Comprehensive Plan and Land Development Regulations the Master Developer Property including the Project:

- i. Are currently approved for development of the land use types and intensities of use depicted under Table A, Existing Comprehensive Plan Project Development Table, Column A. The land use types and intensities are hereby vested in Master Developer for use by Master Developer on Master Developer's Property or assignment by Master Developer to others for use on other portions of the District Jurisdictional Properties subject to separate agreements between Master Developer and other assignee parties. Master Developer shall timely provide written notice to the District of such assignments.
- ii. Are currently developed with the land use types and intensities of use depicted under Table A, Existing Comprehensive Plan Project Development Table, Column B.
- iii. May utilize a conversion matrix solely to convert hotel/motel land use entitlements to up to an additional 225,000 gross square feet of office uses within the District Jurisdictional Properties if Master Developer demonstrates that the conversion would not exceed the contemplated impacts under the Comprehensive Plan.

TABLE A EXISTING COMPREHENSIVE PLAN PROJECT DEVELOPMENT TABLE		
	A	B
Land Use	Comprehensive Plan Approved	Development to Date
Hotel/Motel (keys)	53,467	39,801
Office (gsf)	1,032,000	1,033,564
Retail/Restaurant (gsf)	1,732,887	1,463,222
Major Theme Park (each)	5	4
Minor Theme Park (each)	5	3

B. Building Height. Due to the unique nature of the buildings and attractions that constitute a theme park, building heights are to be controlled and approved by Master Developer in order to protect the immersive nature and aesthetic character of existing and future theme parks and buildings on the District Jurisdictional Properties. Absent specific Master Developer approval, the maximum building heights on the District Jurisdictional Properties are controlled by the EPCOT Building Code and Federal Aviation Administration (FAA) height standards and any waiver or variance from said standards as approved by the FAA.

IV. Provision of Public Services and Facilities. Public facilities defined as major capital improvements, including but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, and health systems and facilities for Master Developer’s Growth Plan shall be funded, designed, constructed or caused to be constructed by the District and may be funded, at the District’s discretion, by any funding mechanism available to the District. The obligations of the District under this Agreement are subject to the ability to secure sufficient financing and the availability of funds lawfully appropriated for its purpose. The public facilities necessary to serve Master Developer’s Growth Plan and the schedule to assure their availability concurrent with the impacts of development are specified in **Exhibit D**, (the “Capital Improvements Schedule”), and Master Developer’s donation commitments towards such public facilities are provided in **Exhibit C**, the Economic Development Terms. The District shall annually review and update its Capital Improvements Schedule to ensure that all adopted level-of service standards are achieved and maintained.

V. Consistency Finding. The District finds that the Project is consistent with the effective Comprehensive Plan and Land Development Regulations.

VI. Immediate Effectiveness. This Agreement and the respective obligations of the District and Master Developer under this Agreement shall become fully effective immediately upon full execution of this Agreement by the parties and recordation of this agreement in the Public Records. Notwithstanding the foregoing, the following shall apply:

- A. Pursuant to the Settlement Agreement, the District shall update its Comprehensive Plan as required by Florida law and to account for the development program commitments in this Agreement (“Updated Comprehensive Plan”). The Parties intend that the Updated Comprehensive Plan will be developed and submitted in such time to become effective in the third quarter of calendar year 2025. As it relates to the Updated Comprehensive Plan “effective” shall mean issuance of a final determination by the Department of Commerce that the Updated Comprehensive Plan is in compliance as defined in Section 163.3184(1)(b).
- B. The District agrees to adopt the Updated Comprehensive Plan on terms and conditions that are consistent with this Agreement, and memorializing, at minimum:
 - i. The development program (types and intensities) reflected in Table B, Updated Comprehensive Plan Project Development Table, Column B.
 - ii. Consistent with Florida law, corresponding updates to the Public Infrastructure thresholds reflected in the Capital Improvements Schedule, Capital Improvements Element and, if necessary, other elements of the Comprehensive Plan committing to construct the public facilities necessary to serve the development program in Table B, Updated Comprehensive Plan Project Development Table, Column B, including, at minimum the updates specified in Exhibit D, hereto.

TABLE B UPDATED COMPREHENSIVE PLAN PROJECT DEVELOPMENT TABLE		
	A	B
Land Use	Comprehensive Plan Approved	Updated Comprehensive Plan Minimum Development
Hotel/Motel (keys)	53,467	53,467
Office (gsf)	1,032,000	1,258,564
Retail/Restaurant (gsf)	1,732,887	1,732,887
Major Theme Park (each)	5	5
Minor Theme Park (each)	5	5

- C. The District agrees to diligently and in good faith cooperate with respect to adopting conforming amendments to the Land Development Regulations that memorialize the development program and public facilities thresholds consistent with the Updated Comprehensive Plan.
- D. By September 30, 2024, the District agrees to amend the Land Development Regulations to implement a conversion matrix allowing approved hotel/motel, office and/or retail/restaurant square footage to be interchanged provided that such action causes no net increase in infrastructure impacts and concurrency is demonstrated.
- E. Master Developer agrees to diligently and in good faith cooperate with the District in updating and amending the Comprehensive Plan, Land Development Regulations, and developing and implementing a conversion matrix.

VII. Laws and Policies Governing Development. Except as otherwise provided hereafter, the laws and policies governing the development of land including land use types and intensities of use approved in the existing Comprehensive Plan are deemed vested until the date the Updated Comprehensive Plan becomes effective. After becoming effective, the laws and policies governing the development of land including land use types and intensities of use adopted by the Updated Comprehensive Plan shall be deemed vested for the remaining duration of this Agreement. Vesting for all other regulations adopted after the effective date of this Agreement will be governed by Section 163.3233, Fla. Stat. In addition, all additional entitlements adopted under the Updated Comprehensive Plan shall be deemed to be automatically vested in Master Developer and, at Master Developer's election, the District will process an amendment to this Agreement to memorialize the vesting of such additional entitlements in Master Developer.

VIII. Reservation or Dedication of Land for Public Purposes. Pursuant to Section 163.3227(e), F.S., Master Developer agrees to the dedication of land for public purposes as set forth in the Economic Development Terms, and Master Developer makes no other contractual commitment for the dedication of land other than as set forth in the Economic Development Terms.

IX. Local Development Permits Required. Attached at **Exhibit E**, (the "List of Required Local Development Permits") is a list of additional local development approvals that will be required, from time to time, in order for Master Developer to develop the Master Developer Property.

X. Necessity of Compliance with Local Regulations. The District and the Master Developer agree that the failure of this Agreement to address a particular permit, condition, term or restriction in effect on the Effective Date of this Agreement shall not relieve Master Developer of the necessity of complying with the regulation governing said permitting requirement, condition, term, or restriction.

XI. Effective Date. This Agreement shall take effect upon the date of recordation in the official records of the Orange County Comptroller and the official records of the Osceola County Comptroller consistent with Section 163.3239, Fla. Stat.

XII. Term. This Agreement shall run with the Master Developer Property and be binding on all parties and persons claiming under it for a term of fifteen (15) years from the Effective Date. The term of this Agreement may be extended, and the Agreement may be modified, only by written agreement of the Parties hereto, including the successors or assigns of Master Developer, after duly noticed public hearings, pursuant to Section 163.3225, Fla. Stat. and 163.3229, Fla. Stat., or pursuant to extensions under Section 252.363, Fla. Stat. This Agreement may be terminated by mutual consent of the Parties.

XIII. No Lien or Encumbrance. Nothing herein shall be construed as creating a lien or other encumbrance on or with respect to title to the Master Developer Property (or any portion thereof).

XIV. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors and assigns of each party.

XV. Governing Law. This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by, construed under and enforced in accordance with the laws of the State of Florida. Preparation of this Agreement has been a joint effort of the Parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against a party to this Agreement.

XVI. Severability. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court (or other government body) of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Any provision(s) held wholly or partly invalid or unenforceable shall be deemed amended, and the court or other government body is authorized to reform the provision(s) to the minimum extent necessary to render them valid and enforceable in conformity with the Parties' intent as manifested herein.

XVII. Modification or Cancellation. Any modification or cancellation of all or any portion of this Agreement requires the express written consent of the District and Master Developer.

XVIII. Exhibits. Unless otherwise provided in this Agreement, all exhibits are incorporated herein by reference.

XIX. Captions for Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

XX. Counterparts. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and the same instrument.

XXI. Assignability. This Agreement may be wholly or partially assigned by Master Developer to one or more third parties.

XXII. No Third Party Consent Required. No one other than the Parties or their successors in interest may seek an amendment to this Agreement and no consent of any other parties shall be required.

XXIII. Effect on Existing Development. Nothing in this Agreement terminates, rescinds, cancels or modifies allowable uses or entitlements vested with any other property owners subject to the jurisdiction of the District.

XXIV. Further Assurances. Each of the Parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the Parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement. The foregoing shall not limit the District's use of District Property as contemplated in the Comprehensive Plan, including the District's unilateral right to develop District Property as contemplated in Table 2-6 (Future Land Use) of the Comprehensive Plan for Support Facilities, Public Facilities/Roads, Resource Management/Recreation, Conservation, and Water. If either Master Developer or District is required to defend any claim or cause of action related to any inconsistency between this Agreement and the Comprehensive Plan, both shall work cooperatively in defense of such claim, and each party hereby waives the right to assert a claim against the other party as a result of any third party claim or cause of action.

XXV. Annual Report. Consistent with Section 163.3235, Fla. Stat., the District shall conduct an annual review to determine the status of compliance with the terms of this Agreement. In order to conduct the review, the Master Developer agrees to provide timely information in response to requests made by the District. Based on the Annual Report, Master Developer may elect to amend the Agreement to vest its rights to entitlements reflected in the Updated Comprehensive Plan and the District shall immediately initiate the process to amend the Agreement consistent with Section 163.3225, Fla. Stat.

XXVI. Notices. Any notices or reports required by this Agreement shall be sent to the following:

i. For the District

Central Florida Tourism Oversight District
P.O. Box 690519
Orlando, Florida 32869-0519
Attention: Executive Director

ii. For Master Developer

Walt Disney Parks and Resorts U.S., Inc.
P.O. Box 10000
1375 Buena Vista Drive
4th Floor - North
Lake Buena Vista, Florida 32830-1000
Attention: Chief Counsel. Legal Department

XXVII. Public Hearings. This Agreement was approved by the District after properly noticed public hearings on _____, 2024 and _____ 2024.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON FOLLOWING PAGES]

SIGNATURE PAGE

IN WITNESS HEREOF, the Parties hereto, through their duly authorized representatives, have executed this Agreement as of the date set forth below.

Witnesses:

**CENTRAL FLORIDA TOURISM
OVERSIGHT DISTRICT**, a public Corporation and public body corporate and politic of the State of Florida.

Signature

By: _____
Charbel Barakat, Vice Chairman of the Board of Supervisors

Print name

Post Office Address

Signature

Print name

Post Office Address

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of June, 2024 by Charbel Barakat as Vice Chairman of the Board of Supervisors of the CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT, a public corporation and public body corporate and politic of the State of Florida, on behalf thereof, who is [] is personally known to me or [] produced _____ as identification.

{SEAL}

Signature of Notary Public

Print Name

My Commission Expires: _____

Witnesses:

**WALT DISNEY PARKS AND RESORTS
U.S., INC.** a Florid corporation

Signature

By: _____

Print Name

Print Name: _____

Title: _____

Post Office Address

Signature

Print name

Post Office Address

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of June, 2024 by _____ as _____ of WALT DISNEY PARKS AND RESORTS U.S., INC. a Florida corporation, on behalf thereof, who is [] is personally known to me or [] produced _____ as identification.

{SEAL}

Signature of Notary Public

Print Name

My Commission Expires: _____

List of Exhibits

Exhibit A – District Jurisdictional Properties Map

Exhibit B – Master Developer Property Legal Description and Map

Exhibit C – Economic Development Terms

Exhibit D – Capital Improvements Schedule

Exhibit E – List of Required Local Development Permits

EXHIBIT A
District Jurisdictional Properties Map

EXHIBIT B

Master Developer Property Legal Description and Map

EXHIBIT C

Economic Development Terms

1) Capital Investment

In furtherance of its plans to make significant capital investment in the Project during the term of this Agreement, Disney agrees to make at least an initial capital investment of \$8 billion dollars within the first ten (10) years of the term of the Agreement, consisting of capital investment in existing infrastructure, new construction and technology investment. On or before the eleventh anniversary of the Effective Date, Disney shall submit to the District a report prepared by a third party independent auditor confirming the foregoing expenditure during the first ten (10) years. Prior to the end of the agreement Master Developer shall provide a report of the cumulative investment for the Term of the Agreement.

2) Land Donation For Public Facilities

During the term of the Agreement, Master Developer agrees to donate prior to construction to the District all land within its ownership or control required for construction of Public Infrastructure, which may include, but is not limited to: roadway facilities including lanes of travel, shoulders, striping, signalization, signage, medians, sidewalks, trails; potable and reuse water, and sanitary sewer capacity and transmission system improvements; on-site storm water drainage facilities, off-site storm water drainage facilities; floodplain mitigation; and any other necessary and related appurtenances. Master Developer's maximum donation for this purpose shall be one hundred (100) acres. Public Infrastructure means those systems required to provide adequate levels of service including new facilities and expansions of existing facilities listed in the Capital Improvement Element of the Comprehensive Plan and funded, designed and constructed by or at the request of the District including roads, potable and reuse water, sanitary sewer, solid waste, drainage.

Method of conveyance: All deeds and easements required for the District to own or control the Public Infrastructure lands shall be submitted to the District Administrator for review and submittal to the District for acceptance. Fee simple conveyances shall be by special warranty deed to the District free of any encumbrances to title that would materially interfere with the District's intended use of the Property.

3) Wetlands Credit Donation For Public Facilities

When Master Developer donates lands or grants an easement to the District for Public Infrastructure, Master Developer also agrees to donate to the District the state and federal wetland mitigation necessary to offset the impacts from construction of said Public Infrastructure. This wetland mitigation shall be the Long-Term Permit Mitigation Credits or other entitlements created through: (1) South Florida Water Management District Environmental Resource Permits Nos. 48-00714-S, 48-00714-P, and/or 48-00714-S-22, as

amended; and (2) Department of the Army Permit 199101901 (IP-GS) and/or SAJ-1991-01901 (SP-TSD), as amended.

Method of conveyance: Any deeds, easements, or agreements required for the District to control or use the state and federal wetland mitigation necessary to offset the impacts from construction of the Public Infrastructure lands shall be submitted to the District Administrator for review and submittal to the District for acceptance. In addition, Master Developer shall agree to sign any South Florida Water Management District and/or U.S. Army Corps of Engineers permit application(s) necessary to confirm the District's use of the Long-Term Permit Mitigation Credits.

4) T&E Credit Donation for Public Facilities

When Master Developer donates lands or grants an easement to the District for Public Infrastructure, Master Developer also agrees to donate to the District the state threatened and endangered species mitigation credits necessary to offset the impacts from construction of the Public Infrastructure. These threatened and endangered mitigation credits shall be the Long-Term Permit Mitigation Credits or other entitlements created through State of Florida Game and Fresh Water Fish Commission Permits Nos. OSC-4, OSC-SSC-1, and/or OSC-TSR-1, as amended.

Method of conveyance: Any deeds, easements, or agreements required for the District to control or use the state threatened and endangered species mitigation necessary to offset the impacts from construction of the Public Infrastructure lands shall be submitted to the District Administrator for review and submittal to the District for acceptance. In addition, Master Developer shall agree to sign any Florida Fish and Wildlife Conservation Commission permit application(s) necessary to confirm the District's use of the Long-Term Permit Mitigation Credits.

5) Buy Local Initiative

Master Developer is committed to continuing its role as an economic engine in the state of Florida. Master Developer will implement a Buy Local program which will ensure a minimum of fifty (50) percent of all dollars spent for development of the Project are spent with businesses located in the state of Florida. The Buy Local program will be implemented through the following efforts:

- a. Master Developer will create a local business hiring program for all construction and goods and services related to the design, development and construction of the Project.
- b. A minimum of 50% of the value of all construction work related to the Project shall be awarded by Master Developer (or its affiliates) to businesses located in Florida.
- c. Master Developer shall provide regular updates to the District regarding its efforts related to the Buy Local Initiative.

6) Attainable Housing Program

Master Developer commits to funding attainable housing efforts as follows:

- a. Attainable housing is defined as housing projects that provide significant relief to the affordable housing demands in a community.
- b. Master Developer, at its sole discretion, will fund attainable housing efforts by partial funding of construction costs for approved, to be constructed attainable housing projects, or, in the alternative, by payment to a County or City affordable housing trust fund to be mutually agreed upon by the District and the Master Developer.
- c. Master Developer will commit a minimum of ten (10) million dollars to attainable housing projects to be paid within 10 years of the Effective Date of this Agreement.

EXHIBIT D
Capital Improvements Schedule

Five Year District Roadways - Capital Improvements

Project Description

1. World Drive North Phase 3 - Construction of a 4 lane divided rural roadway extending WDN Phase 2 to Floridian Place. Project includes utility relocations; drainage, landscaping and irrigation, etc. **Desired completion date - 2026**
2. Western Way and Buena Vista Drive - Widening from 4 lane urban and rural divided road to 6 lanes from BVD to East of SR 429 including intersection improvements at Western Way and BVD (flyover). **Desired completion date - 2031**
3. Buena Vista Drive Intersection 5 (Disney Springs Corridor) - Intersection improvements to reduce congestion during nighttime closing. **Desired completion date - 2030**
4. Buena Vista Drive Dedicated Bus Lanes - Construct additional bus lanes from Bonnet Creek Parkway to World Drive. **Desired completion date - 2032**

Five Year District Potable and Reuse Systems - Capital Improvements

Project Description

1. Indirect Potable/Reuse Project. **Desired completion date – TBD**2. Well Rehabilitation Program. **Desired completion date - 2030**
3. Well #2 Construction. **Desired completion date - 2027**
4. Contemporary Reclaimed Water Conversions. **Desired completion date - 2028**
5. Epcot Reuse Water Conversions. **Desired completion date - 2030**

Five Year District Sanitary System - Capital Improvements

Project Description

1. Lift Stations Rehabs and Upgrades: #7 & #60 Master Lift Stations, and Duplex Lift Station Program. **Desired completion date - 2028**
2. WWTP Dewatering Facility 202. **Desired completion date - 2026**
3. Food Waste Transfer Station. **Desired completion date - 2024**

Five Year District Solid Waste - Capital Improvements

Project Description

1. Transfer Station Expansion (Class 1 & Class 3). **Desired completion date - 2027**
2. Expansion of Solid Waste Fleet to accommodate growth. **Desired Completion Date - ongoing**

Five Year District Stormwater – Capital Improvements

Project Description

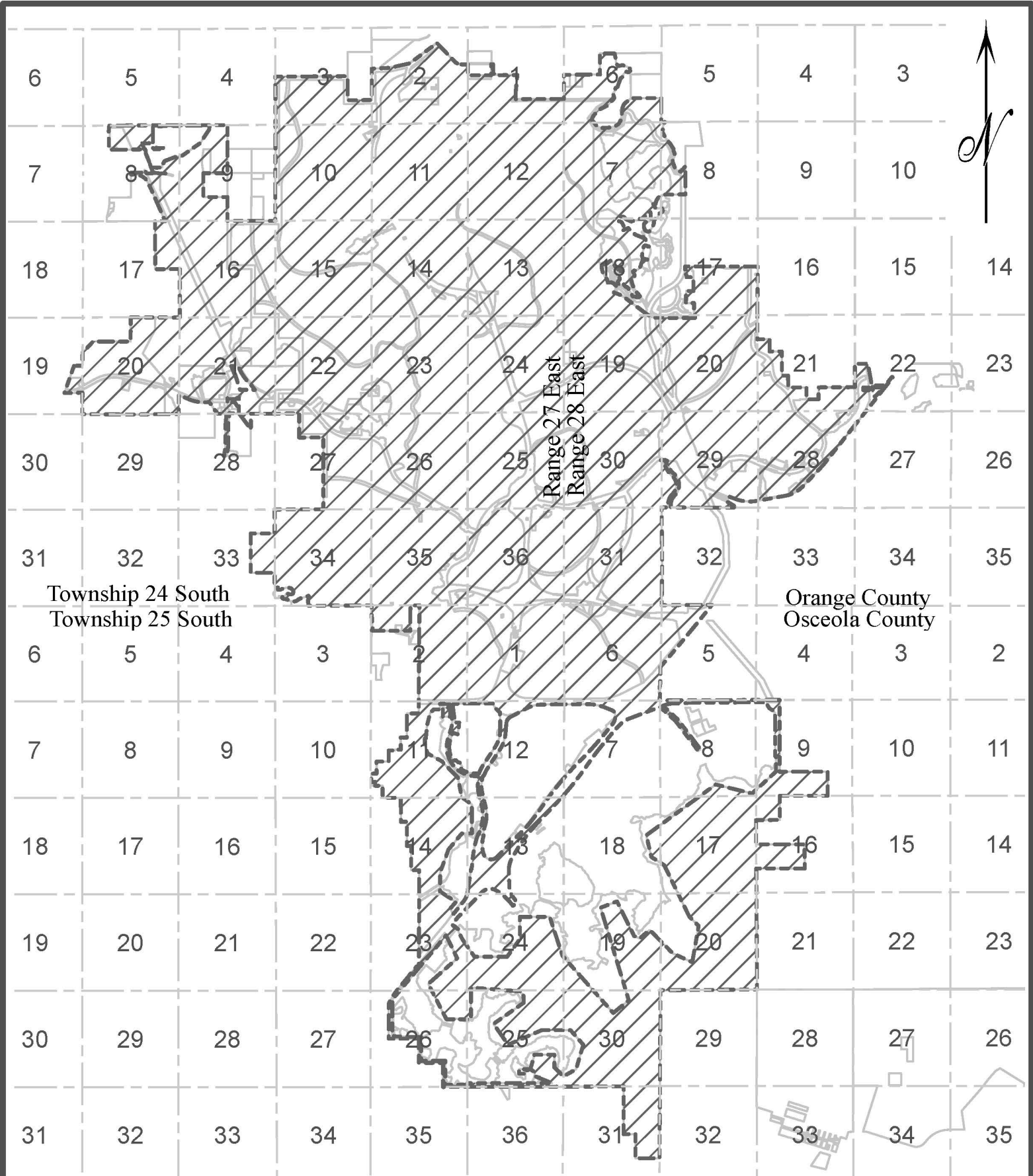
1. Master Stormwater Model Recommended Improvements/Structure Modifications. **To be discussed between the parties upon completion of the District stormwater model anticipated completion date - 2026.**

EXHIBIT E

List of Required Local Development Permits

South Florida Water Management District (SFWMD) – ERP Modification
RCID Dewatering – Pull From Ground
SFWMD Dewatering – Pull From Ground
Planning Consistency
Planning Concurrency Review
Planning Site Plan Review
Stormwater Pollution Prevention Plan
Turbidity Control Plan Permit
Site Civil Construction Plan Review
Building Permit
Right of Way Use/Haul Permit
Right of Way Permit
Maintenance of Traffic
Notice of Intent to the Florida Department of Environmental Protection
Utility Permits

EXHIBIT A



Project Area:	RESORT OVERALL	Date:	MAY 28, 2024
Unit Name:	CENTRAL FLORIDA TOURISM OVERSIGHT DISTRICT	Scale:	As shown
Sheet Title:	GRAPHIC DEPICTION	Drawn By:	JLG
Comments:		File Name:	

EXHIBIT B

DESCRIPTION OF
DEVELOPERS' AGREEMENT
IN ORANGE COUNTY, FLORIDA

A parcel of land lying in Sections 1 through 3, 8 through 17, 19 through 28, 33 through 36 Township 24 South, Range 27 East, and Sections 6 through 8, 17 through 22, 27 through 31, Township 24 South, Range 28 East, Orange County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 24 South, Range 28 East run N 00°00'22" E, 1327.43 feet along the West line of Section 6 to the Northwest corner of the Southwest 1/4 of said Section 6; thence N 89°27'45" E, 1997.50 feet along the North line of the South half of Section 6, to the Southwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6, thence N 00°20'35" W, 1154.75 feet along the West line of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6; thence N 89°38'50" E, 663.64 feet along a line that is 165.00 feet South of and parallel to the North line of the Southeast 1/4 of the Northwest 1/4 of Section 6; thence N 89°11'34" E, 148.62 feet +/- along a line parallel to and 165.00 feet South of the North line of the Southwest 1/4 of the Northeast 1/4 of Section 6 to a point on the Westerly shore line of Lake Mable; thence meander the shore line of Lake Mable in a Southerly direction, to a point on the South line of Section 6 and the North line of Section 7, Township 24 South, Range 28 East, said point being S 16°20'10" W, 3981.97 feet more or less from the previously described point, and also lying N 89°31'17" E, 1683.05 feet from the Southwest corner of Section 6; thence continue along the shore line of Lake Mable in a Southeasterly and Northeasterly direction across the North 1/4 of Section 7, to the North line of Section 7 and the South line of Section 6, Township 24 South, Range 28 East, said point being N 89°31'17" E, along the North section line of Section 7, 1381.64 feet from the previously described point and lying S 89°31'17" W, 2304.35 feet from the Northeast corner of Section 7; thence continue to meander the shore line of Lake Mable in a Northeasterly direction across the Southeast 1/4 of Section 6, Township 24 South, Range 28 East to a point on said shoreline which is intersected by the North line of the South half of the Southeast 1/4 of Section 6, said point being N 25°14'10" E, 1475.82 feet from the previously described point; thence N 89°29'30" E, along said North line of the South half of the Southeast 1/4 of Section 6, 1679.89 feet to the East section line thereof; thence S 00°12'20" W, 1330.62 feet along the East line of Section 6 to the Southeast corner of Section 6 and the Northwest corner of Section 8, Township 24 South, Range 28 East; thence N 89°21'03" E along the North line of Section 8, 191.58 feet more or less to a point on the West shore line of South Lake; thence meander the shore line of South Lake in a Southwesterly, Southeasterly and Northeasterly direction to a point where the shore line of South Lake intersects the East line of the West half of the West half of Section 8; said point being S 25°17'13" E, 2679.01 feet more or less from the previously described point; thence S 00°13'59" W, 221.07 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 8; thence S 00°06'21" E along the East line of the West half of the Southwest 1/4 of Section 8, 1334.85 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 8; thence S 88°48'04" W, 1111.09 feet to a point of curvature of a curve concave Southeasterly having a radius of 545.08 feet, and a central angle of 81°15'08"; thence run Southwesterly along the arc of said curve, 772.99 feet; to a point of reverse curvature of a curve concave Northerly having a radius of 80.00 feet, and a central angle of 128°43'50"; thence run Westerly along the arc of said curve, 179.74 feet; thence S 43°40'59" E, 16.92 feet; thence S 34°38'41" E, 8.13 feet; thence S 25°16'40" E, 86.79 feet; thence S 28°57'56" E, 106.03 feet; thence S 58°01'53" E, 87.73 feet; thence N 85°59'29" E, 134.58 feet to a point of curvature of a curve concave Southerly having a radius of 425.00 feet, and a central angle of 23°29'59"; thence run Easterly along the arc of said curve, 174.31 feet; to a point of compound curvature of a curve concave Southwesterly having a radius of 15.00 feet, and a central angle of 46°20'48"; thence run Southeasterly along the arc of said curve, 12.13 feet; to a point of compound curvature of a curve concave

Westerly having a radius of 425.00 feet, and a central angle of 16°33'54"; thence run Southerly along the arc of said curve, 122.87 feet; to a point of compound curvature of a curve concave Westerly having a radius of 25.00 feet, and a central angle of 51°32'25"; thence run Southerly along the arc of said curve, 22.49 feet; thence S 43°56'36" W, 91.06 feet; thence S 64°40'37" W, 105.25 feet; thence S 40°45'32" W, 117.42 feet; thence S 13°26'04" W, 97.39 feet; thence S 42°14'20" W, 133.97 feet; thence S 68°59'11" W, 89.71 feet; thence S 28°50'44" W, 77.77 feet; thence S 14°52'47" W, 88.32 feet; thence S 01°59'29" E, 106.28 feet; thence S 24°42'46" W, 241.59 feet; thence S 36°55'50" W, 126.64 feet; thence S 24°03'44" W, 71.01 feet to a point of curvature of a curve concave Northwesterly having a radius of 25.00 feet, and a central angle of 40°55'45"; thence run Southwesterly along the arc of said curve, 17.86 feet; thence S 64°59'30" W, 91.68 feet to a point of curvature of a curve concave Northerly having a radius of 25.00 feet, and a central angle of 46°29'32"; thence run Westerly along the arc of said curve, 20.29 feet; thence N 68°30'58" W, 131.37 feet; thence N 34°57'28" W, 145.43 feet; thence N 10°44'04" W, 144.09 feet; thence N 10°34'18" E, 129.55 feet; thence N 44°03'35" E, 129.67 feet; thence N 86°35'32" E, 100.03 feet; thence N 62°48'18" E, 100.08 feet; thence N 58°16'14" E, 95.99 feet; thence N 15°01'47" E, 86.03 feet; thence N 14°30'32" W, 104.94 feet; thence N 03°06'23" W, 111.09 feet; thence N 07°32'42" E, 68.01 feet; thence N 15°14'13" W, 80.67 feet; thence N 87°12'48" W, 40.11 feet; thence S 77°42'57" W, 84.88 feet; thence S 74°44'47" W, 66.79 feet; thence S 35°20'27" W, 90.33 feet; thence S 22°58'13" W, 87.94 feet; thence S 20°05'22" W, 168.18 feet; thence S 65°39'23" W, 108.46 feet; thence N 79°02'16" W, 146.86 feet; thence S 44°41'24" W, 85.24 feet; thence S 66°58'59" W, 80.82 feet; thence N 89°03'00" W, 96.88 feet; thence S 84°18'13" W, 51.79 feet; thence S 77°56'53" W, 116.91 feet; thence S 70°14'00" W, 84.26 feet; thence N 63°52'48" W, 163.26 feet; thence N 71°49'57" W, 91.32 feet; thence N 56°38'48" W, 106.72 feet; thence N 37°38'37" W, 96.72 feet; thence N 69°48'38" W, 85.22 feet; thence N 85°15'14" W, 95.72 feet; thence N 76°56'11" W, 104.56 feet; thence S 28°55'14" W, 152.44 feet; thence S 13°45'44" E, 47.73 feet to a point of curvature of a curve concave Westerly having a radius of 75.00 feet, and a central angle of 30°06'13"; thence run Southerly along the arc of said curve, 39.41 feet; to a point of reverse curvature of a curve concave Northeasterly having a radius of 45.00 feet, and a central angle of 99°54'55"; thence run Southeasterly along the arc of said curve, 78.47 feet; to a point of reverse curvature of a curve concave Southwesterly having a radius of 250.00 feet, and a central angle of 55°31'16"; thence run Southeasterly along the arc of said curve, 242.26 feet; thence S 28°03'11" E, 95.35 feet to a point of curvature of a curve concave Westerly having a radius of 125.00 feet, and a central angle of 59°41'01"; thence run Southerly along the arc of said curve, 130.21 feet; thence S 31°37'50" W, 165.37 feet; thence S 51°01'41" E, 83.54 feet to a point on a non-tangent curve concave Southeasterly having a radius of 676.49 feet, and a central angle of 29°43'07"; thence from a tangent bearing of N 50°17'44" E run Northeasterly along the arc of said curve, 350.89 feet; thence S 35°59'30" E, 246.14 feet; thence S 55°37'13" E, 316.45 feet; thence S 68°44'46" E, 336.44 feet to a point on a non-tangent curve concave Southerly having a radius of 399.38 feet, and a central angle of 09°53'41"; thence from a tangent bearing of N 79°13'56" E run Easterly along the arc of said curve, 68.97 feet; to a point of reverse curvature of a curve concave Northerly having a radius of 137.63 feet, and a central angle of 14°21'49"; thence run Easterly along the arc of said curve, 34.50 feet; thence S 03°57'40" W, 60.74 feet to a point on a non-tangent curve concave Southerly having a radius of 344.38 feet, and a central angle of 04°15'11"; thence from a tangent bearing of S 86°02'20" E run Easterly along the arc of said curve, 25.56 feet; to a point of compound curvature of a curve concave Southerly having a radius of 132.00 feet, and a central angle of 26°04'01"; thence run Easterly along the arc of said curve, 60.05 feet; to a point on a non-tangent curve concave Southwesterly having a radius of 184.37 feet, and a central angle of 31°44'00"; thence from a tangent bearing of S 49°44'21" E run Southeasterly along the arc of said curve, 102.11 feet; to a point of compound curvature of a curve concave Westerly having a radius of 679.36 feet, and a central angle of 08°51'48"; thence run Southerly along the arc of said curve, 105.09 feet; to a point of reverse curvature of a curve concave Easterly having a radius of 437.18 feet, and a central angle of 18°37'07"; thence run Southerly along the arc of said curve,

142.06 feet; to a point of compound curvature of a curve concave Northeasterly having a radius of 395.25 feet, and a central angle of 18°13'39"; thence run Southeasterly along the arc of said curve, 125.74 feet; to a point of reverse curvature of a curve concave Southwesterly having a radius of 645.09 feet, and a central angle of 03°21'33"; thence run Southeasterly along the arc of said curve, 37.82 feet; thence N 82°18'14" W, 71.09 feet; thence N 51°44'44" W, 65.78 feet; thence N 80°24'25" W, 90.39 feet; thence S 48°32'46" W, 80.93 feet; thence S 22°55'38" W, 113.12 feet; thence S 27°19'16" E, 55.45 feet; thence S 18°40'56" W, 159.75 feet; thence S 10°48'30" W, 160.42 feet to a point of curvature of a curve concave Easterly having a radius of 223.65 feet, and a central angle of 59°02'33"; thence run Southerly along the arc of said curve, 230.47 feet; to a point on the Northerly and Easterly boundary of Tract R, Golden Oak Phase 1B according to the Plat thereof recorded in Plat Book 75, Pages 3 through 15 of the Public Records of Orange County, a non-tangent curve concave Northerly having a radius of 25.00 feet, and a central angle of 64°33'48"; thence from a tangent bearing of S 49°58'05" E run Easterly along the arc of said curve, 28.17 feet; thence N 65°28'07" E, 122.36 feet; thence N 76°27'23" E, 76.59 feet to a point of curvature of a curve concave Northwesterly having a radius of 25.00 feet, and a central angle of 25°14'16"; thence run Northeasterly along the arc of said curve, 11.01 feet; thence S 78°11'38" E, 85.68 feet to a point on a non-tangent curve concave Easterly having a radius of 1010.00 feet, and a central angle of 07°58'42"; thence from a tangent bearing of S 11°48'22" W run Southerly along the arc of said curve, 140.64 feet; to a point on a non-tangent curve concave Southwesterly having a radius of 25.00 feet, and a central angle of 87°13'52"; thence from a tangent bearing of N 03°49'41" E run Northwesterly along the arc of said curve, 38.06 feet; thence N 83°24'11" W, 42.54 feet to a point of curvature of a curve concave Southerly having a radius of 221.37 feet, and a central angle of 29°07'38"; thence run Westerly along the arc of said curve, 112.54 feet; to a point of reverse curvature of a curve concave Northerly having a radius of 132.76 feet, and a central angle of 48°16'12"; thence run Westerly along the arc of said curve, 111.85 feet; to a point on a non-tangent curve concave Northeasterly having a radius of 234.18 feet, and a central angle of 14°51'36"; thence from a tangent bearing of N 64°15'37" W run Northwesterly along the arc of said curve, 60.74 feet; thence S 24°23'32" E, 34.06 feet; thence S 18°04'39" E, 78.70 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet, and a central angle of 115°40'49"; thence from a tangent bearing of S 17°50'29" E run Southwesterly along the arc of said curve, 50.48 feet; thence N 82°09'40" W, 26.47 feet; thence S 26°43'01" W, 107.99 feet; thence S 13°53'13" W, 84.71 feet; thence S 20°06'37" W, 86.21 feet; thence S 22°42'17" W, 90.27 feet; thence S 48°33'38" W, 93.96 feet; thence S 51°48'05" W, 58.47 feet; thence S 70°41'52" W, 98.39 feet; thence S 75°48'30" W, 82.70 feet; thence N 82°22'12" W, 18.57 feet; thence S 59°48'12" W, 61.99 feet; thence S 23°48'42" W, 31.41 feet; thence S 21°34'58" E, 112.96 feet; thence S 25°04'56" E, 80.36 feet; thence S 06°58'19" E, 51.79 feet to a point of curvature of a curve concave Westerly having a radius of 25.00 feet, and a central angle of 54°17'13"; thence run Southerly along the arc of said curve, 23.69 feet; thence S 47°18'54" W, 37.10 feet; thence S 03°48'45" E, 24.29 feet to a point of curvature of a curve concave Northwesterly having a radius of 25.00 feet, and a central angle of 79°16'52"; thence run Southwesterly along the arc of said curve, 34.59 feet; thence S 75°28'07" W, 70.19 feet to a point of curvature of a curve concave Northerly having a radius of 25.00 feet, and a central angle of 41°16'24"; thence run Westerly along the arc of said curve, 18.01 feet; thence N 63°15'30" W, 63.09 feet to a point on the Easterly right-of-way of CFTOD Canal L-105 as described in Official Records Book 1896, Page 232 of the Public Records of Orange County Florida, and a non-tangent curve concave Easterly having a radius of 1505.50 feet, and a central angle of 37°08'46"; thence from a tangent bearing of S 03°51'20" E run Southerly along the arc of said curve and right-of-way, 976.05 feet; thence continue along said right-of-way S 41°00'06" E, 193.39 feet; thence S 48°59'54" W, 100.00 feet to a point on the westerly right-of-way of said Canal; thence departing said Canal run, N 87°15'41" W, 130.57 feet; thence N 63°21'34" W, 33.90 feet; thence N 81°08'52" W, 154.09 feet; thence N 39°33'00" W, 38.53 feet; thence N 28°54'14" W, 86.79 feet; thence N 28°30'43" W, 101.63 feet; thence N 32°36'46" W, 77.00 feet; thence N 39°30'36" W, 98.30 feet to a point of curvature of a curve concave

Easterly having a radius of 25.00 feet, and a central angle of 37°14'40"; thence run Northerly along the arc of said curve, 16.25 feet; thence N 02°15'56" W, 56.50 feet; thence N 39°36'59" W, 135.27 feet; thence N 85°04'00" W, 67.65 feet to a point of curvature of a curve concave Northeasterly having a radius of 25.00 feet, and a central angle of 46°40'29"; thence run Northwesterly along the arc of said curve, 20.37 feet; thence N 38°23'30" W, 64.62 feet; thence N 64°16'04" W, 16.33 feet to a point of curvature of a curve concave Northeasterly having a radius of 25.00 feet, and a central angle of 58°38'45"; thence run Northwesterly along the arc of said curve, 25.59 feet; thence N 05°37'20" W, 20.54 feet; thence N 44°31'28" W, 62.56 feet; thence S 23°42'54" W, 95.95 feet to a point of curvature of a curve concave Northwesterly having a radius of 25.00 feet, and a central angle of 84°46'10"; thence run Southwesterly along the arc of said curve, 36.99 feet; thence N 71°30'56" W, 65.59 feet; thence N 67°45'46" W, 71.42 feet; thence N 47°09'12" W, 129.61 feet; thence N 28°09'10" W, 67.04 feet to a point of curvature of a curve concave Easterly having a radius of 25.00 feet, and a central angle of 58°17'03"; thence run Northerly along the arc of said curve, 25.43 feet; thence N 30°07'52" E, 66.18 feet; thence N 41°27'39" E, 82.62 feet; thence N 28°03'16" E, 61.53 feet; thence N 21°03'09" W, 47.93 feet; thence N 17°13'11" W, 99.26 feet; thence N 00°32'57" E, 48.45 feet; thence N 12°21'10" E, 151.79 feet; thence N 23°46'35" E, 109.94 feet; thence N 39°26'51" E, 91.52 feet; thence N 17°00'45" E, 45.16 feet; thence N 34°56'26" W, 27.03 feet; thence N 26°29'23" W, 104.81 feet; thence S 48°40'54" W, 30.14 feet to a point on a non-tangent curve concave Southerly having a radius of 7.86 feet, and a central angle of 78°20'37"; thence from a tangent bearing of N 28°56'03" W run Westerly along the arc of said curve, 10.75 feet; to a point of compound curvature of a curve concave Southeasterly having a radius of 19.64 feet, and a central angle of 36°52'37"; thence run Southwesterly along the arc of said curve, 12.64 feet; to a point of compound curvature of a curve concave Easterly having a radius of 3.95 feet, and a central angle of 74°25'35"; thence run Southerly along the arc of said curve, 5.13 feet; thence S 38°34'51" E, 13.88 feet; thence S 51°58'30" W, 145.54 feet; thence N 37°57'09" W, 16.70 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1080.42 feet, and a central angle of 20°21'16"; thence from a tangent bearing of N 48°06'54" W run Northwesterly along the arc of said curve, 383.82 feet; thence N 37°56'18" W, 17.87 feet; thence N 30°54'21" W, 193.79 feet to a point on a non-tangent curve concave Southeasterly having a radius of 762.70 feet, and a central angle of 08°52'54"; thence from a tangent bearing of S 63°58'49" W run Southwesterly along the arc of said curve, 118.23 feet; thence S 55°05'55" W, 58.77 feet to a point of curvature of a curve concave Southeasterly having a radius of 160.82 feet, and a central angle of 19°16'01"; thence run Southwesterly along the arc of said curve, 54.08 feet; to a point of reverse curvature of a curve concave Northwesterly having a radius of 159.35 feet, and a central angle of 36°15'00"; thence run Southwesterly along the arc of said curve, 100.82 feet; thence S 72°04'54" W, 26.78 feet to a point of curvature of a curve concave Southeasterly having a radius of 158.03 feet, and a central angle of 21°54'44"; thence run Southwesterly along the arc of said curve, 60.44 feet; to a point on a non-tangent curve concave Northeasterly having a radius of 52.89 feet, and a central angle of 104°26'29"; thence from a tangent bearing of S 75°27'00" W run Northwesterly along the arc of said curve, 96.41 feet; thence N 00°06'31" W, 54.31 feet; thence N 74°49'42" W, 43.41 feet; thence S 44°47'41" W, 145.43 feet; thence S 45°05'06" E, 18.68 feet; thence S 03°14'02" W, 84.66 feet; thence S 05°12'38" E, 58.35 feet to a point of curvature of a curve concave Easterly having a radius of 1125.00 feet, and a central angle of 27°57'29"; thence run Southerly along the arc of said curve, 548.95 feet; thence S 33°10'07" E, 163.59 feet to a point of curvature of a curve concave Westerly having a radius of 492.00 feet, and a central angle of 26°59'13"; thence run Southerly along the arc of said curve, 231.74 feet; thence N 86°26'26" E, 126.87 feet; thence N 76°15'46" E, 63.89 feet; thence S 64°36'17" E, 118.17 feet; thence S 52°36'40" E, 63.05 feet; thence S 45°16'16" E, 127.88 feet to a point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, and a central angle of 35°13'41"; thence run Southeasterly along the arc of said curve, 15.37 feet; thence S 10°02'35" E, 93.01 feet to a point of curvature of a curve concave Westerly having a radius of 25.00 feet, and a central angle of 46°18'35"; thence run Southerly along the arc of said curve, 20.21 feet;

thence S 36°16'00" W, 28.53 feet; thence S 20°23'46" W, 184.90 feet; thence S 25°05'40" W, 31.33 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet, and a central angle of 33°58'13"; thence from a tangent bearing of S 21°14'14" W run Southwesterly along the arc of said curve, 14.82 feet; thence S 55°12'27" W, 19.76 feet; thence S 18°42'59" W, 22.23 feet to a point on a non-tangent curve concave Southwesterly having a radius of 1908.34 feet, and a central angle of 22°05'51"; thence from a tangent bearing of S 75°17'36" E run Southeasterly along the arc of said curve, 736.00 feet; thence S 53°11'44" E, 1498.58 feet to a point of curvature of a curve concave Northeasterly having a radius of 950.92 feet, and a central angle of 14°29'06"; thence run Southeasterly along the arc of said curve, 240.40 feet; to a point of compound curvature of a curve concave Northerly having a radius of 513.39 feet, and a central angle of 13°13'42"; thence run Easterly along the arc of said curve, 118.53 feet; thence S 80°54'32" E, 34.76 feet to a point of curvature of a curve concave Northerly having a radius of 1109.03 feet, and a central angle of 07°17'21"; thence run Easterly along the arc of said curve, 141.09 feet; thence S 88°11'54" E, 77.05 feet; thence S 89°29'03" E, 140.11 feet; thence S 89°29'03" E, 433.68 feet; thence N 89°58'59" E, 1465.17 feet; thence N 00°00'00" E, 131.18 feet; thence N 45°00'00" W, 71.68 feet; thence N 00°00'00" E, 633.08 feet; thence N 89°59'00" W, 445.76 feet; thence N 00°27'46" E, 673.19 feet; thence S 89°58'17" E, 398.81 feet; thence N 00°00'00" E, 753.74 feet; thence N 90°00'00" W, 362.43 feet; thence N 05°16'59" W, 106.23 feet; thence N 26°33'54" W, 135.35 feet; thence N 47°32'44" E, 146.69 feet; thence N 11°28'34" E, 24.04 feet to a point of curvature of a curve concave Westerly having a radius of 15.00 feet, and a central angle of 52°09'22"; thence run Northerly along the arc of said curve, 13.65 feet; thence N 40°40'48" W, 82.81 feet; thence N 90°00'00" W, 73.87 feet to a point on a non-tangent curve concave Westerly having a radius of 1396.50 feet, and a central angle of 06°53'10"; thence from a tangent bearing of N 07°09'56" E run Northerly along the arc of said curve, 167.84 feet; thence N 00°16'47" E, 0.50 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 17 Township 24 South Range 28 East; thence S 89°56'53" E, 3992.90 feet along the North line of the South half of Section 17, to the East 1/4 corner of Section 17; thence S 00°24'52" W, 2682.68 feet along the East section line of Section 17 to the Southeast corner of Section 17 and the Northeast corner of Section 20, Township 24 South, Range 28 East; thence S 00°01'36" E, 1333.66 feet along the East section line of Section 20 to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 20 and the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 24 South, Range 28 East; thence N 89°57'37" E, 670.11 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 21; thence S 00°08'32" E, 668.06 feet to the Southwest corner thereof; thence S 89°55'30" E, 671.45 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 21; thence S 00°15'27" E, 669.41 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 21; thence S 00°44'42" E, 656.38 feet to the Northwest corner of Lot 85, Munger and Company Subdivision of Section 21, according to the Plat recorded in Plat Book E Page 22 of the Public Records of Orange County Florida; thence S 89°51'01" E, 335.66 feet to the Northeast corner of said Lot 85; thence S 00°40'49" E, 656.31 feet to the Southeast corner of Lot 85; thence S 89°53'15" E, 1004.75 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of Section 21 to the Northeast corner thereof; thence S 00°29'10" E, 655.63 feet along the West line of the Northwest 1/4, Southwest 1/4 of the Southeast 1/4 of Section 21 to the Southwest corner thereof; thence N 89°20'56" E, 666.99 feet along the South line of the Northwest 1/4, Southwest 1/4 of the Southeast 1/4 of Section 21 to the Southeast corner thereof; thence N 00°21'22" W, 652.39 feet along the West line of the Northeast 1/4, Southwest 1/4 of the Southeast 1/4 of Section 21 to the Northwest corner thereof; thence N 89°37'38" E, 2005.42 feet along the North line of the South half of the Southeast 1/4 of Section 21 to the Northeast corner thereof, said point also being the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 24 South, Range 28 East; thence N 00°02'32" E, 1285.39 feet along the West line of Section 22 to the West 1/4 corner of Section 22; thence N 89°50'49" E, 714.94 feet along the North line of the South half of Section 22 to the Easterly right of way line of State Road 535 as shown in map section 75280-2465 and

dated 2/22/1993; thence S 10°07'11" E, 1214.10 feet run along said right-of-way; thence run along a deed described in document number 20190036003 in the Public Records of Orange County Florida the following four courses; N 89°37'24" E, 749.86 feet; N 38°29'47" E, 22.59 feet; N 38°29'47" E, 576.34 feet; thence S 51°31'36" E, 50.00 feet to a point on the Westerly right-of-way of State Road 400 as shown in map section 75280-2465 and dated 2/22/1993; thence run along said right-of-way, S 38°29'47" W, 6175.37 feet to a point on the Westerly right-of-way line of State Road 536 as shown in map section 75000-2520 and dated 3/05/1998; thence departing State Road 400 run along State Road 536 the following courses; S 43°35'47" W, 1571.44 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1809.88 feet, and a central angle of 37°23'38"; thence from a tangent bearing of S 42°29'48" W run Southwesterly along the arc of said curve, 1185.59 feet; thence S 79°52'51" W, 1492.49 feet to a point on the West line of Section 28, and on the East line of Section 29, Township 24 South, Range 28 East, said point lying N 00°00'07" W, 387.61 feet from the Southwest corner of Section 28; thence S 79°52'53" W, 95.47 feet to a point of curvature of a curve concave Northerly having a radius of 2191.83 feet and a central angle of 32°28'09"; thence run Westerly along the arc of said curve, 1242.10 feet; thence N 69°59'50" W, 311.61 feet; thence run S 23°29'47" W, 304.91 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 11402.16 feet and a central angle of 00°29'43"; thence from a tangent bearing of S 65°33'17" E, run Southeasterly along the arc of said curve, 98.56 feet; thence S 58°56'26" E, 509.41 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 900.00 feet and a central angle of 02°31'40"; thence run Southeasterly along the arc of said curve 39.70 feet to a point on the South line the Southeast 1/4 of Section 29, said point lying N 89°50'43" W, 1167.48 feet from the Southeast corner of Section 29; thence leaving said right-of-way, run N 89°50'43" W along the South line of the Southeast 1/4 of Section 29, 1496.10 feet, to the South Quarter corner thereof; thence N 89°50'42" W, 2152.59 feet along the South line of the Southwest 1/4 of Section 29 to a point on the right-of-way of Chelonia Parkway as shown on the Plat of Bonnet Creek Resort recorded in Plat Book 56, Page 41 of the Public Records of Orange County Florida; thence run along said right-of-way the following courses; due North 163.29 feet to the point of curvature of a curve concave Southeasterly, having a radius of 675.00 feet and a central angle of 45°40'47"; thence run Northeasterly along the arc of said curve 538.15 feet to a point of reverse curvature of a curve concave Westerly, having a radius of 825.00 feet and a central angle of 98°34'08"; thence run Northeasterly and Northwesterly along the arc of said curve 1419.29 feet to a point of reverse curvature of a curve concave Northeasterly having a radius of 500.84 feet and a central angle of 22°53'21"; thence run Northwesterly and Northerly along the arc of said curve 200.08 feet; thence N 30°00'00" W, 326.45 feet to a point on a Deed recorded in Official Records Book 5208, Page 3884 of the Public Records of Orange County Florida; thence departing said Plat run along said Deed, N 30°00'00" W, 245.14 feet, to a point on a Deed described in document number 202000359979 of the Public Records of Orange County Florida; thence run along said Deed the following four courses; N 74°50'28" E, 100.11 feet; N 87°20'49" W, 74.69 feet; N 27°09'24" W, 47.56 feet; S 63°22'25" W, 20.69 feet, to a point on a Deed described in document number 202000360380 of the Public Records of Orange County Florida; thence run along said Deed the following courses; S 00°00'00" E, 20.42 feet; N 90°00'00" W, 30.04 feet to a point on a non-tangent curve concave Easterly having a radius of 48.00 feet, and a central angle of 47°40'00"; from a tangent bearing of N 29°07'51" W run Northerly along the arc of said curve, 39.93 feet; S 79°56'22" W, 74.35 feet; N 30°03'16" W, 21.84 feet; S 59°56'44" W, 12.14 feet; S 30°03'16" E, 17.42 feet; S 79°56'22" W, 34.35 feet; N 69°28'35" W, 49.22 feet; S 74°41'50" W, 40.22 feet; thence departing said Deed run along aforesaid Deed recorded in Official Records Book 5208, Page 3884 the following five courses; S 57°06'40" E, 133.74 feet; S 57°06'40" E, 167.71 feet; S 30°00'00" E, 180.00 feet; S 06°15'02" E, 54.63 feet; S 30°00'00" E, 408.17 feet to a point of curvature of a curve concave Northeasterly, having a radius of 650.84 feet and a central angle of 22°53'21"; run Southeasterly along the arc of said curve 260.00 feet to a point on aforesaid Plat; and a point of reverse curvature of a curve concave Westerly, having a radius of 675.00 feet and a central angle of 98°34'08"; thence run

Southeasterly and Southwesterly along the arc of said curve and Plat, 1161.24 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 825.00 feet and a central angle of 45°40'47"; thence run Southwesterly along the arc of said curve and Plat, 657.74 feet; thence run along and Plat due South, 162.89 feet to the South line of the Southwest 1/4 of Section 29; thence departing said Plat and the right-of-way line of Chelonia Parkway run N 89°50'42" W along the South line of the Southwest 1/4 of Section 29, 360.99 feet to the Southwest corner of Section 29 and the Northeast corner of Section 31, Township 24 South, Range 28 East; thence S 00°40'50" E, 2749.41 feet along the East line of the Northeast 1/4 of Section 31 to the Southeast corner thereof; thence S 00°27'13" W, 2643.90 feet along the East line of the Southeast 1/4 of Section 31 to the Southeast corner of Section 31; thence N 89°36'01" W, 2646.94 feet along the South line of the Southeast 1/4 of Section 31 to the Southwest corner thereof; thence N 89°56'54" W, 2748.82 feet along the South line of the Southwest 1/4 of Section 31 to the Southwest corner thereof and the Southeast corner of Section 36, Township 24 South Range 27 East; thence S 89°50'04" W, 2658.48 feet along the South line of the Southeast 1/4 of Section 36 to the Southwest corner thereof; thence S 89°46'36" W, 2656.21 feet along the South line of the Southwest 1/4 of Section 36 to the Southwest corner thereof and the Southeast corner of Section 35, Township 24 South Range 27 East; thence S 89°48'35" W, 2652.59 feet along the South line of the Southeast 1/4 of Section 35 to the Southwest corner thereof; thence S 89°44'07" W, 2661.05 feet along the South line of the Southwest 1/4 of Section 35 to the Southwest corner of said Section and the Southeast corner of Section 34, Township 24 South Range 27 East; thence S 89°46'46" W, 3438.73 feet along the South line of Section 34 to a point on the boundary of Black Lake Village according to the Plat thereof recorded in Plat Book 75, Page 149 of the Public Records of Orange County Florida; thence leaving the South line of Section 34, run along the Easterly and Northerly boundary of said Plat following courses; N 00°13'59" W, 29.01 feet; N 14°42'28" W, 114.62 feet; N 06°53'49" W, 123.97 feet to a point of curvature of a curve concave Easterly having a radius of 25.00 feet, and a central angle of 16°36'26"; run Northerly along the arc of said curve, 7.25 feet; N 09°42'37" E, 104.21 feet to a point of curvature of a curve concave Southeasterly having a radius of 25.00 feet, and a central angle of 51°24'11"; run Northeasterly along the arc of said curve, 22.43 feet; N 61°06'48" E, 53.88 feet; N 71°34'02" E, 17.56 feet; N 18°25'51" W, 18.21 feet to a point on a non-tangent curve concave Northeasterly having a radius of 50.00 feet, and a central angle of 106°48'50"; from a tangent bearing of N 80°45'36" W run Northwesterly along the arc of said curve, 93.21 feet; N 31°47'40" W, 44.69 feet to a point on a non-tangent curve concave Northwesterly having a radius of 436.00 feet, and a central angle of 15°56'47"; from a tangent bearing of S 58°12'21" W run Southwesterly along the arc of said curve, 121.35 feet; S 74°09'08" W, 308.68 feet to a point of curvature of a curve concave Southeasterly having a radius of 514.00 feet, and a central angle of 20°05'00"; run Southwesterly along the arc of said curve, 180.17 feet; S 54°04'10" W, 67.69 feet to a point of curvature of a curve concave Northerly having a radius of 315.00 feet, and a central angle of 35°55'53"; run Westerly along the arc of said curve, 197.54 feet; N 89°59'58" W, 83.84 feet to a point of curvature of a curve concave Northerly having a radius of 381.00 feet, and a central angle of 34°07'58"; run Westerly along the arc of said curve, 226.97 feet; to a point of reverse curvature of a curve concave Southerly having a radius of 384.88 feet, and a central angle of 34°00'28"; run Westerly along the arc of said curve, 228.44 feet; to a point of reverse curvature of a curve concave Northerly having a radius of 185.00 feet, and a central angle of 35°39'45"; run Westerly along the arc of said curve, 115.15 feet; to a point of compound curvature of a curve concave Easterly having a radius of 47.00 feet, and a central angle of 130°32'06"; run Northerly along the arc of said curve, 107.08 feet; N 76°19'21" E, 28.14 feet; S 89°22'47" E, 9.24 feet; N 75°08'23" E, 42.15 feet; N 66°44'45" E, 45.92 feet; N 58°10'56" E, 7.13 feet; N 40°00'00" E, 8.68 feet; N 28°21'12" E, 21.50 feet; N 19°11'06" E, 7.97 feet; N 05°44'49" E, 22.07 feet; N 09°37'03" E, 18.85 feet; N 28°18'59" E, 25.32 feet; N 39°33'24" E, 18.56 feet; N 51°48'12" E, 17.01 feet; N 53°20'03" E, 12.93 feet; N 67°23'56" E, 18.89 feet; N 61°31'34" E, 16.11 feet; N 85°31'20" E, 16.65 feet; S 84°27'04" E, 14.79 feet; S 66°07'30" E, 25.25 feet; S 70°01'08" E, 21.22 feet; S 76°11'40" E, 28.29 feet; S 81°04'45" E, 15.99 feet; S 63°15'14" E, 32.58 feet; S

71°35'23" E, 7.28 feet; S 83°45'15" E, 20.77 feet; N 86°06'18" E, 21.64 feet; S 75°49'09" E, 17.31 feet; S 87°55'16" E, 10.48 feet; N 72°43'50" E, 26.75 feet; N 60°42'21" E, 36.44 feet; N 77°16'53" E, 19.62 feet; N 68°37'24" E, 7.52 feet; N 57°06'15" E, 21.62 feet; N 48°30'29" E, 7.40 feet; N 29°59'26" E, 8.68 feet; N 13°42'55" E, 39.82 feet; N 10°06'24" E, 32.03 feet; N 01°43'31" W, 29.22 feet; N 05°37'39" W, 26.82 feet; N 12°01'53" W, 42.36 feet; N 21°06'43" W, 7.72 feet; N 36°50'10" W, 37.65 feet; N 47°37'33" W, 25.00 feet; N 56°19'26" W, 44.83 feet; N 49°30'53" W, 55.06 feet; N 59°47'57" W, 8.89 feet; N 72°21'36" W, 36.00 feet; N 82°08'10" W, 65.71 feet; S 89°42'01" W, 51.60 feet; N 80°08'53" W, 56.11 feet; N 89°26'00" W, 8.09 feet; S 81°14'14" W, 46.34 feet; S 78°42'25" W, 40.49 feet; S 77°43'02" W, 63.74 feet; S 79°09'43" W, 47.65 feet; S 72°48'44" W, 44.03 feet; S 63°14'34" W, 42.60 feet; S 57°48'39" W, 28.70 feet; S 64°21'00" W, 20.44 feet; S 67°06'48" W, 29.21 feet; S 83°28'20" W, 29.99 feet; S 83°04'31" W, 27.06 feet; S 84°19'19" W, 42.81 feet to a point of curvature of a curve concave Northeasterly having a radius of 50.00 feet, and a central angle of 83°36'01"; run Northwesterly along the arc of said curve, 72.95 feet; to a point of compound curvature of a curve concave Easterly having a radius of 188.00 feet, and a central angle of 27°45'45"; run Northerly along the arc of said curve, 91.10 feet; S 89°52'10" W, 174.16 feet; thence departing said Plat run along the West line of the Southwest 1/4 of Section 34, N 00°00'19" E, 313.89 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 34 and the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 24 South, Range 27 East; thence continue N 00°00'19" E 498.35 feet to the Southeast corner of the North 5/8 of the Northeast 1/4 of the Southeast 1/4 of Section 33; thence run along the South line of the North 5/8 of the Northeast 1/4 of the Southeast 1/4 of Section 33, N 89°47'57" W, 1326.58 feet to the Southwest corner thereof; thence run along the West line of the North 5/8 of the Northeast 1/4, of the Southeast 1/4 of Section 33, N 00°00'31" E, 835.26 feet to the Northwest corner thereof; thence run along the West line of the Southeast 1/4 of the Northeast 1/4 of Section 33, N 00°00'25" E, 1321.43 feet to the Northwest corner thereof; thence run along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 33, S 89°55'44" E, 1326.40 feet; to the Northeast corner thereof; thence run along the West line of the Northwest 1/4 of Section 34 Township 24 South Range 27 East, N 00°00'06" E, 1329.09 feet to the Northwest corner thereof; thence N 89°53'53" E, 2679.47 feet along the North line of the Northwest 1/4 of Section 34 to the Northeast corner thereof and the Southwest corner of the Southeast 1/4 of Section 27, Township 24 South, Range 27 East; thence N 00°01'11" W, 3964.69 feet along the West line of the East 1/2 of Section 27 to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 27; thence S 89°37'54" W, 1332.15 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 27 to the Southwest corner thereof; thence N 00°08'12" E, 1330.97 feet along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 27 to the Northwest corner thereof; thence S 89°46'29" W, 1328.51 feet along the North line of the Northwest 1/4 of Section 27 to the Northwest corner of Section 27 and the Northeast corner of Section 28, Township 24 South, Range 27 East; thence S 89°48'06" W, 1331.20 feet along the North line of the Northeast 1/4 of the Northeast 1/4 of Section 28, to the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 28; thence S 00°12'18" W, 882.69 feet along the East line of the West 1/2 and the Northeast 1/4 of Section 28, Township 24 South, Range 27 East to a point on the Westerly right of way line of State Road 429 as described in Official Records Book 7070, Page 2553 and Book 7106, Page 2802 of the Public Records of Orange County Florida also being a point on Flamingo Crossings East according to the Plat thereof and recorded in Plat Book 97, Page 95 of the Public Records of Orange County Florida and a point on a non-tangent curve concave Southwesterly having a radius of 2204.09 feet, and a central angle of 07°27'37"; thence from a tangent bearing of N 29°38'58" W run Northwesterly along the arc of said curve, right of way line and Plat, 286.99 feet; thence continue along said right of way line and Plat the following two courses; N 37°06'36" W, 690.17 feet to a point on a non-tangent curve concave Northeasterly having a radius of 808.57 feet, and a central angle of 09°35'40"; from a tangent bearing of N 38°37'50" W run Northwesterly along the arc of said curve, 135.40 feet; thence departing said right of way line continue along said Plat; N 88°48'31" W, 555.60 feet to a point on the right of way line of Hartzog

Road as described in Official Records Book 9782, page 7172, Book 10170, Page 4303, Book 10173, page 8868 and Book 10815, Page 4619 of the Public Records of Orange County Florida and a point on a non-tangent curve concave Westerly having a radius of 1010.00 feet, and a central angle of 02°00'23"; from a tangent bearing of S 05°42'00" E run Southerly along the arc of said curve, Plat and right of way line, 35.37 feet; thence run along said Plat and right of way line the following courses; S 00°27'57" W, 105.56 feet to a point of curvature of a curve concave Westerly having a radius of 899.35 feet, and a central angle of 05°39'43"; run Southerly along the arc of said curve, 88.87 feet; S 06°07'41" W, 311.81 feet to a point of curvature of a curve concave Easterly having a radius of 2004.50 feet, and a central angle of 06°19'57"; run Southerly along the arc of said curve, 221.54 feet; S 00°12'16" E, 702.26 feet; S 23°02'00" E, 19.33 feet; S 00°12'16" E, 198.27 feet; S 14°29'10" W, 29.80 feet to a point on a non-tangent curve concave Westerly having a radius of 2162.49 feet, and a central angle of 07°53'08"; from a tangent bearing of S 00°12'49" W run Southerly along the arc of said curve, 297.62 feet; S 08°05'57" W, 46.90 feet; N 81°54'04" W, 10.00 feet; S 08°05'57" W, 154.78 feet; S 81°54'04" E, 5.50 feet to a point on a non-tangent curve concave Westerly having a radius of 1175.00 feet, and a central angle of 07°00'25"; from a tangent bearing of S 08°05'57" W run Southerly along the arc of said curve, 143.70 feet; S 00°07'03" W, 13.59 feet; thence departing said Plat continue along said right of way line, the following courses; N 89°54'54" W, 160.89 feet to a point on a non-tangent curve concave Westerly having a radius of 1025.00 feet, and a central angle of 10°07'39"; from a tangent bearing of N 18°13'36" E run Northerly along the arc of said curve, 181.18 feet; S 81°54'03" E, 5.50 feet; N 08°05'57" E, 201.68 feet to a point of curvature of a curve concave Westerly having a radius of 2013.49 feet, and a central angle of 08°18'12"; run Northerly along the arc of said curve, 291.80 feet; N 00°12'16" W, 931.40 feet to a point of curvature of a curve concave Easterly having a radius of 2153.50 feet, and a central angle of 06°19'57"; run Northerly along the arc of said curve, 238.01 feet; N 06°07'41" E, 291.80 feet; N 00°07'03" E, 196.68 feet to a point on the South line of the Southwest 1/4 of Section 21, Township 24 South, Range 27 East; thence departing said right of way line, S 89°49'36" W, 453.70 feet along the South line of the Southwest 1/4 of Section 21, Township 24 South, Range 27 East to a point on Flamingo Crossings West according to the Plat thereof and recorded in Plat Book 100, Page 37 of the Public Records of Orange County Florida; thence run along said Plat the following three courses; N 40°17'32" W, 323.52 feet; N 32°21'38" W, 271.63 feet; N 34°30'31" W, 120.76 feet; thence N 46°26'37" W, 108.80 feet along said Plat and its Northwesterly extension; thence S 89°49'14" W, 28.71 feet to a point of curvature of a curve concave Southerly having a radius of 934.00 feet, and a central angle of 01°05'30"; thence run Westerly along the arc of said curve, 17.79 feet; thence S 00°10'31" E, 11.26 feet; thence S 89°49'29" W, 28.35 feet; thence S 04°02'58" E, 4.66 feet; thence S 86°05'06" W, 22.85 feet; thence N 03°54'54" W, 6.14 feet; thence S 89°49'29" W, 173.97 feet to a point of curvature of a curve concave Northerly having a radius of 2158.53 feet, and a central angle of 24°05'38"; thence run Westerly along the arc of said curve, 907.70 feet; thence N 66°04'53" W, 548.81 feet to a point on the West line of the Southwest 1/4 of Section 21, Township 24 South, Range 27 East; thence run along said line, S 00°35'44" W, 1052.90 feet to the Southwest corner thereof; thence entering Section 20, Township 24 South, Range 27 East run S 89°18'37" W, 2676.09 feet along the South line of the Southeast 1/4 of said Section 20, to the Southwest corner thereof; thence N 89°32'00" W, 2636.90 feet run along the South line of the Southwest 1/4 of said Section 20, to the Southwest corner thereof; thence N 00°12'29" E, 1187.50 feet along the West line of the Southwest 1/4 of said Section 20; thence entering Section 19, Township 24 South, Range 27 East run, S 89°00'18" W, 988.08 feet along the South line of the North 150.00 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 19, to a point on the Easterly right of way line of Avalon Boulevard as described in Deed Book 402, Page 312, Deed Book 402, Page 353 and Deed Book 357 of the Public Records of Orange County Florida; thence run along said right of way line the following two courses; N 19°17'43" E, 1348.72 feet to a point on a non-tangent curve concave Easterly having a radius of 2832.01 feet, and a central angle of 04°49'44"; from a tangent bearing of N 19°16'05" E run Northerly along the arc of said curve, 238.69 feet to a point on the North line of the Northeast 1/4 of the Northeast 1/4 of the

Southeast 1/4 of said Section 19; thence N 88°44'55" E, 459.61 feet along said line to the Northeast corner of the Southeast 1/4 of said Section 19; thence entering Section 20, Township 24 South, Range 27 East run N 00°13'41" E, 708.14 feet along the West line of the Northwest 1/4 of said Section 20 to a point on the aforesaid Avalon Road right of way line and a point on a non-tangent curve concave Southeasterly having a radius of 2829.41 feet, and a central angle of 01°55'19"; thence from a tangent bearing of N 41°26'37" E run Northeasterly along the arc of said curve and right of way line, 94.91 feet; thence N 43°21'56" E, 753.57 feet along said right of way line to a point on the North line of the South 1/2 of the Northwest 1/4 of said Section 20; thence N 89°50'32" E, 2068.41 feet along said line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 20; thence N 00°21'49" E, 1334.18 feet along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 20 to the Northwest corner of the Northeast 1/4; thence S 89°45'19" E, 2697.33 feet along the North line of the Northeast 1/4 of said Section 20 to the Northeast corner of said Section 20 and the Southeast corner of Section 17, Township 24 South, Range 27 East; thence entering said Section 17, N 00°02'13" E, 2669.40 feet along the East line of the Southeast 1/4 of Section 17 to the Northeast corner thereof; thence S 89°43'49" W, 1347.90 feet along the South line of the East 1/2 of the Northeast 1/4 of Section 17, to the Southwest corner thereof; thence N 00°18'18" W, 2652.68 feet along the West line of the East 1/2 of the Northeast 1/4 of Section 17 to the Northwest corner thereof; thence entering Section 8, Township 24 South, Range 27 East run N 89°39'31" E, 559.27 feet along the South line of said Section 8 to a point on the Westerly and Southerly right of way line of Hartzog Road as described in Official Records Book 9782, Page 7172 of the Public Records of Orange County, Florida; thence run along said right of way line the following four courses; N 23°48'17" W, 1807.61 feet; N 24°57'02" W, 499.49 feet; to a point of curvature of a curve concave Southwesterly having a radius of 802.00 feet, and a central angle of 65°19'49"; thence run Northwesterly along the arc of said curve, 914.46 feet; S 89°43'25" W, 207.15 feet to a point on the West line of the East 1/2 of said Section 8; thence departing said right of way line run along the West line of the East 1/2 of said Section 8, N 00°14'57" E, 100.00 feet to a point on the Northerly right of way line of aforesaid Hartzog Road; thence run along said right-of-way line the following three courses; N 89°43'25" E, 671.30 feet; N 23°57'49" E, 158.82 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2750.09 feet, and a central angle of 04°43'07"; from a tangent bearing of S 33°16'29" E run Southeasterly along the arc of said curve, 226.49 feet; thence N 89°43'24" E, 1038.21 feet along the North line of the Southeast 1/4 of Section 8; to a point on Deed recorded in Official Records Book 7121, Page 2952 of the Public Records of Orange County Florida; and a point on a non-tangent curve concave Southerly having a radius of 2894.93 feet, and a central angle of 08°15'21"; thence Entering Section 9, Township 24 South, Range 27 East, from a tangent bearing of N 82°01'15" W run Westerly along the arc of said curve and Deed, 417.14 feet; thence S 89°43'24" W, 258.73 feet along said Deed to a point on the Easterly right of way line of State Road 429 as recorded in Official Records Book 7106, Page 7802 of the Public Records of Orange County Florida; thence run along said right of way line the following two courses; N 21°29'36" W, 110.97 feet; N 20°48'24" W, 1048.03 feet; thence N 00°08'24" E, 211.55 feet along the West line of the East 530.00 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence S 89°41'25" W, 797.83 feet along the South line of the North 1/2 of the Northeast 1/4 of said Section 8; thence S 89°34'56" W, 1230.74 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 8 to a point on the Easterly right of way line of Avalon Boulevard as described in Deed Book 402, Page 355 of the Public Records of Orange County Florida; thence run along said right of way line the following three courses; N 00°39'25" W, 853.44 feet to a point on a non-tangent curve concave Easterly having a radius of 3241.05 feet, and a central angle of 05°37'30"; from a tangent bearing of N 00°36'59" W run Northerly along the arc of said curve, 318.19 feet; N 05°00'31" E, 152.48 feet; thence N 89°26'29" E, 1220.84 feet along the North line of the Northwest 1/4 of said Section 8 to the Northeast corner thereof; thence N 89°39'25" E, 2650.62 feet along the North line of the Northeast 1/4 of said Section 8 to the Northeast corner thereof; thence entering Section 9, Township 24 South, Range 27 East run, N 89°46'07" E, 1608.33 feet along the

North line of the Northwest 1/4 of said Section 9; to a point on Southerly right of way line of Seidel Road as described in Deed Book 789, Page 243 and Deed Book 892, Page 552 of the Public Records of Orange County Florida and a non-tangent curve concave Northerly having a radius of 357.62 feet, and a central angle of 23°38'08"; thence from a tangent bearing of S 66°08'04" W run Westerly along the arc of said curve and right of way line, 147.53 feet; thence run along said right of way line the following three courses; S 89°46'01" W, 139.26 feet; S 89°46'07" W, 1325.83 feet; S 89°39'24" W, 554.03 feet; thence run along a right of way line described in Official Records Book 7070, Page 2553 of the Public Records of Orange County Florida the following twelve courses; S 00°20'32" E, 20.00 feet; S 89°39'28" W, 363.61 feet; S 84°38'15" W, 372.03 feet; S 00°20'32" E, 14.94 feet; S 89°40'22" W, 138.87 feet; S 42°20'36" W, 55.11 feet; S 00°03'00" W, 857.17 feet to a point of curvature of a curve concave Northeasterly having a radius of 250.01 feet, and a central angle of 90°21'35"; run Southeasterly along the arc of said curve, 394.28 feet; N 89°41'19" E, 364.69 feet; S 00°18'35" E, 80.00 feet; S 89°41'25" W, 481.37 feet to a point on a non-tangent curve concave Northeasterly having a radius of 350.02 feet, and a central angle of 72°08'18"; from a tangent bearing of N 70°50'15" W run Northwesterly along the arc of said curve, 440.69 feet; thence S 89°41'15" W, 483.83 feet along a right of way line described in Official Records Book 7106, Page 2802 of the Public Records of Orange County Florida to a point that is 10.00 feet Easterly of when measure perpendicular to the Easterly right of way line of aforesaid State Road 429; and a point on a non-tangent curve concave Easterly having a radius of 3721.85 feet, and a central angle of 03°53'37"; thence from a tangent bearing of S 16°54'47" E run Southerly along the arc of said curve and a line that is 10.00 feet Easterly of and parallel with said right of way line, 252.93 feet; thence S 20°48'24" E, 96.16 feet along said parallel to its intersection with a line that is 10.00 feet North of and parallel with the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 8; thence N 89°41'25" E, 83.88 feet along said line that is 10.00 feet North of and parallel with the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 8, to its intersection with the West line of the East 520.00 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence S 00°08'24" W, 219.78 feet along the West line of the East 520.00 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 8, to its intersection with a line that is 10.00 feet East of when measure perpendicular to the Easterly right of way line of aforesaid State Road 429; thence S 20°48'24" E, 836.45 feet along said parallel line to a point on a Deed described in Official Records Book 9324, Page 367 of the Public Records of Orange County Florida; thence run along said Deed the following six courses; S 87°25'27" E, 291.32 feet; thence N 88°48'53" E, 166.97 feet; N 86°44'00" E, 142.45 feet; N 06°27'19" W, 91.16 feet; N 28°52'42" E, 302.51 feet; N 69°30'43" E, 659.82 feet to a point on a deed described in Official Records Book 10810, Page 147 of the Public Records of Orange County Florida; thence run along said Deed the following four courses; N 84°17'43" E, 306.52 feet; N 55°03'52" E, 1274.60 feet; N 33°11'17" E, 877.94 feet; N 08°37'23" E, 258.89 feet; thence N 89°46'07" E, 980.18 feet along the North line of the Northwest 1/4 of said Section 9 to the Northeast corner thereof; thence S 00°03'05" W, 2653.53 feet along the East line of the Northwest 1/4 of said Section 9 to the Southeast corner thereof; thence S 89°44'05" W, 1325.36 feet along the South line of the Southeast 1/4 of the Northwest 1/4 of Section 9 to the Southwest corner thereof; thence S 00°08'51" W, 1314.23 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of Section 9 to the Southeast corner thereof; thence N 89°45'10" E, 1327.55 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of Section 9 to the Northeast corner thereof; thence S 00°03'05" W, 1314.64 feet along the East line of the Southeast 1/4 of the Southwest 1/4 of Section 9 to the Southeast corner of the Southwest 1/4 of Section 9; thence N 89°53'46" E, 2633.36 feet along the South line of the Southeast 1/4 of Section 9 to the Southeast corner thereof and the Southwest corner of Section 10, Township 24 South, Range 27 East; thence N 00°15'35" E, 5286.81 feet along the West section line of Section 10 to the Northwest corner thereof and the Southwest corner of Section 3, Township 24 South, Range 27 East; thence N 00°11'50" W, 2661.64 feet along the West line of the Southwest 1/4, Section 3 to the Northwest corner thereof; thence N 89°39'50" E, 3976.31 feet along the North line of the South half of Section 3 to the Northeast corner of the Northwest 1/4 of the Southeast

1/4 of Section 3; thence S 00°04'39" E, 1326.78 feet along the East line of the Northwest 1/4 of the Southeast 1/4 of Section 3 to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 3; thence N 89°37'16" E, 1328.99 feet along the North line of the Southeast 1/4 of the Southeast 1/4 of Section 3 to the Northeast corner thereof and the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 24 South, Range 27 East; thence N 00°07'50" W, 1325.78 feet along the West line of Northwest 1/4, of the Southwest 1/4, of Section 2 to the Northwest corner thereof; thence N 00°07'43" W, 400.13 feet along the West line of the Northwest 1/4, of Section 2; thence run along the Northerly boundary of a deed recorded in Official Records Book 1457, Page 934 of the Public Records of Orange County Florida the following three courses; N 86°46'13" E, 1024.87 feet; N 77°37'23" E, 1103.42 feet; N 53°18'38" E, 1872.82 feet to a point on the Southerly right-of-way line of Reams Road as shown on Plat book 3, Page 85 of the Public Records of Orange County Florida; thence run along said right-of-way line the following three courses; S 43°40'10" E, 1382.92 feet to the beginning of a curve concave to the Northeast, having a radius of 546.86 feet and a central angle of 46°21'00"; thence run Southeasterly along the arc of said curve 442.39 feet; thence N 89°58'50" E, 341.61 feet; thence leaving said right-of-way, run S 00°19'24" E, 603.75 feet along the East line of the Northeast 1/4 of Section 2, to the Southeast corner thereof, and the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 24 South, Range 27 East; thence N 89°43'47" E, along the North line of the Northwest 1/4 of the Southwest 1/4 of Section 1, 1297.19 feet to a point 25 feet West of the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 1; thence N 00°12'21" W, 598.76 feet along a line that is 25.00 feet West of and parallel to the West line of the Southeast 1/4 of the Northwest 1/4 of Section 1 to the Southerly right-of-way line of aforesaid Reams Road; thence N 89°56'46" E, 100.00 feet along said Southerly right-of-way of Reams Road; thence run along the Easterly and Northerly boundary of a deed recorded in Official Records Book 1465, Page 307 of the Public Records of Orange County Florida the following five courses; S 02°04'12" E, 523.43 feet; N 89°43'40" E, 52.00 feet; S 00°12'21" E, 49.00 feet; N 89°43'41" E, 229.00 feet; S 00°12'25" E, 26.23 feet; thence N 89°43'47" E, 1039.16 feet along the North line of the South half of Section 1 to a point 90.00 feet East of the Northeast corner of the Southwest 1/4 of Section 1; thence S 05°34'33" W, 911.86 feet; thence S 00°05'18" E, 420.00 feet along the East line of the Northeast 1/4 of the Southwest 1/4 of Section 1 to the Southeast corner thereof; thence N 89°44'10" E, 2649.93 feet along the North line of the South half of the Southeast 1/4 of Section 1 to the Point of Beginning.

Less and except any and all lands currently owned by Central Florida Tourism Oversight District, Orange County, the State of Florida and the following parcels recorded in the Public Records of Orange County Florida:

Book 9745, Page 8716	Instrument 20160316310
Book 10275, Page 7457	Instrument 20160344785
Book 10304, Page 8949	Instrument 20210271782
Book 10681, Page 7447	Instrument 20220542316
Book 10681, Page 7453	
Book 10681, Page 7458	
Book 10778, Page 5071	
Book 10987, Page 8396	
Book 10995, Page 2377	
Instrument 20050679647	
Instrument 20050766353	
Instrument 20160316309	

DESCRIPTION OF
DEVELOPERS' AGREEMENT
IN OSCEOLA COUNTY, FLORIDA

A parcel of land lying in Sections 1 and 2, Township 25 South, Range 27 East and Sections 5 and 6, Township 25 South, Range 28 East, Osceola County, Florida, and being more particularly described as follows:

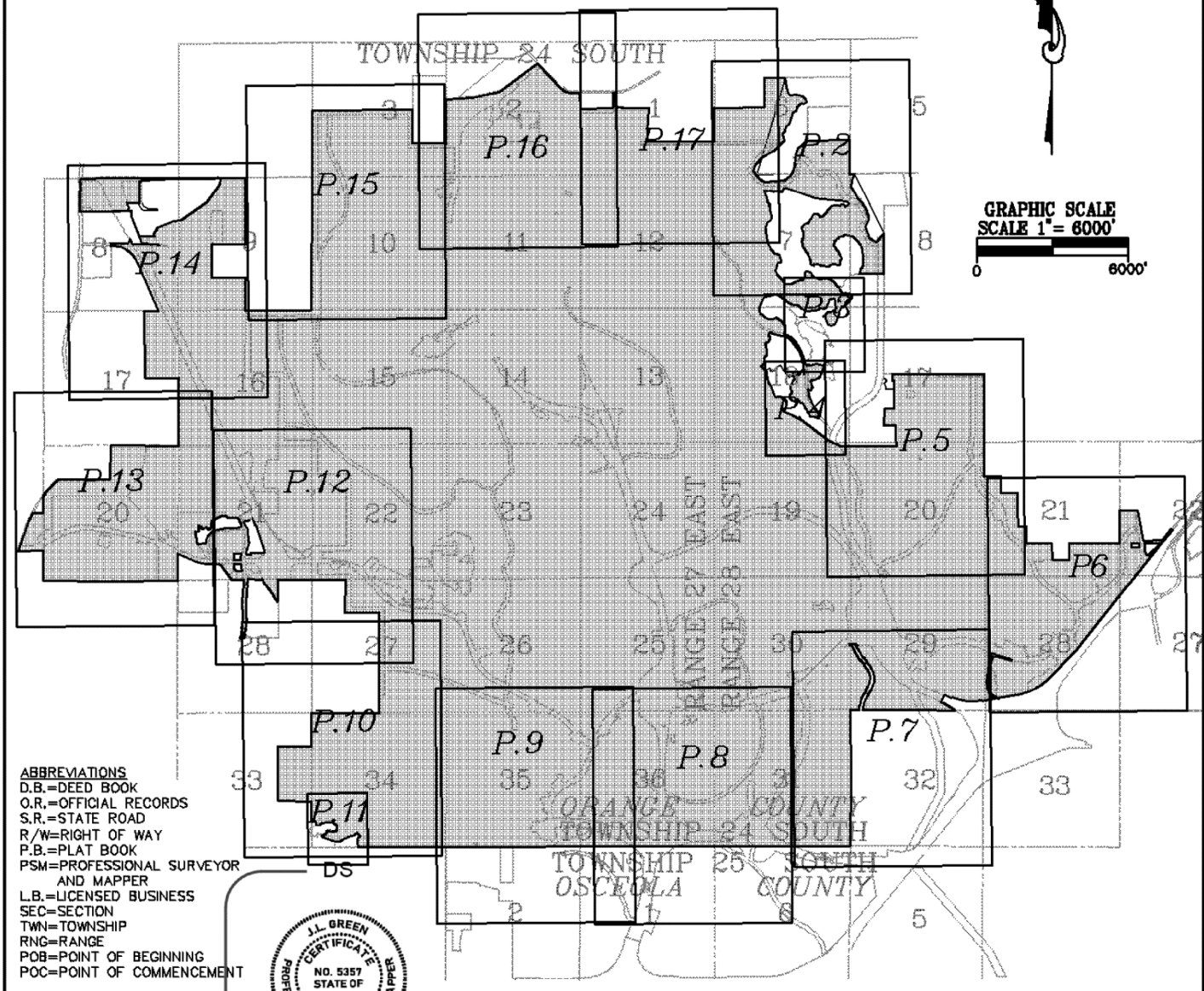
Begin at the Northwest corner of said Section 6, run along the North line of the Northwest 1/4 of said Section 6, S 89°56'54" E, 2748.82 feet to the Northeast corner thereof; thence S 89°36'01" E, 2646.94 feet along the North line of the Northeast 1/4 of said Section 6 to the Northeast corner thereof; thence entering Section 5, Township 25 South, Range 28 East run N 89°42'15" E, 2559.31 feet along the North line of the Northwest 1/4 of said Section 5 to a point on the State Road 400 right of way line shown on Map Section 92130-2401 and dated April 26, 2002 and State Road 535 right of way line shown on Map Section 92090-2502 and dated June 29, 2021; thence run along said right of way line the following courses; thence S 62°05'19" W, 468.81 feet; thence S 70°23'47" W, 98.39 feet; thence N 81°47'43" W, 625.98 feet; thence S 00°02'43" E, 239.96 feet; thence S 58°35'21" W, 67.98 feet; thence S 77°17'07" W, 43.72 feet; thence S 86°50'58" W, 76.61 feet; thence N 59°44'26" W, 62.58 feet to a point on a non-tangent curve concave Northerly having a radius of 5612.03 feet, and a central angle of 02°56'08"; thence from a tangent bearing of S 87°46'51" W run Westerly along the arc of said curve, 287.53 feet; thence N 89°17'35" W, 850.53 feet; thence S 88°24'30" W, 258.73 feet; thence S 86°07'19" W, 497.40 feet; thence S 08°13'36" W, 250.03 feet to a point on a non-tangent curve concave Northerly having a radius of 7586.88 feet, and a central angle of 04°38'22"; thence from a tangent bearing of S 82°33'14" E run Easterly along the arc of said curve, 614.33 feet; to a point on a non-tangent curve concave Southerly having a radius of 7666.44 feet, and a central angle of 01°54'58"; thence from a tangent bearing of S 89°07'11" E run Easterly along the arc of said curve, 256.38 feet; thence S 81°55'50" E, 407.64 feet to a point on a non-tangent curve concave Southerly having a radius of 665.97 feet, and a central angle of 23°00'10"; thence from a tangent bearing of S 83°01'50" E run Easterly along the arc of said curve, 267.37 feet; thence S 11°47'55" E, 1056.42 feet; thence S 40°00'55" W, 2476.83 feet; thence N 49°59'05" W, 20.00 feet; thence S 40°00'55" W, 264.32 feet; thence S 45°34'27" W, 302.53 feet to a point on a non-tangent curve concave Easterly having a radius of 324.96 feet, and a central angle of 03°20'34"; thence from a tangent bearing of S 17°05'51" E run Southerly along the arc of said curve, 18.96 feet; to a point on a non-tangent curve concave Northwesterly having a radius of 1835.82 feet, and a central angle of 01°32'29"; thence from a tangent bearing of S 62°37'18" W run Southwesterly along the arc of said curve, 49.38 feet; thence S 62°56'53" W, 101.27 feet; thence S 62°56'49" W, 1171.32 feet to a point of curvature of a curve concave Northerly having a radius of 2774.79 feet, and a central angle of 22°55'22"; thence run Westerly along the arc of said curve, 1110.13 feet; thence S 88°56'41" W, 1147.78 feet; thence S 89°37'59" W, 1018.23 feet to a point on the West line of said Section 6; thence entering said Section 1 run, S 89°50'53" W, 1278.22 feet; thence N 84°26'30" W, 502.53 feet; thence S 89°50'53" W, 344.87 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1135.00 feet, and a central angle of 47°01'19"; thence from a tangent bearing of N 85°20'07" W run Northwesterly along the arc of said curve, 931.48 feet; to a point of compound curvature of a curve concave Easterly having a radius of 645.69 feet, and a central angle of 36°36'23"; thence run Northerly along the arc of said curve, 412.53 feet; thence N 01°42'25" W, 132.33 feet to a point of curvature of a curve concave Easterly having a radius of 785.48 feet, and a central angle of 21°26'52"; thence run Northerly along the arc of said curve, 294.03 feet; thence N 19°44'27" E, 121.10 feet; thence N 68°56'02" W, 586.26 feet; thence S 16°38'03" W, 417.94 feet; thence S 20°44'32" W, 476.40 feet to a point of curvature of a curve concave Northwesterly having a radius of 1183.24 feet, and a central angle of 66°03'02"; thence run

Southwesterly along the arc of said curve, 1364.04 feet; thence S 86°47'33" W, 1031.78 feet; thence N 89°49'07" W, 1990.89 feet; thence S 00°06'02" E, 10.00 feet; thence S 89°53'43" W, 141.45 feet; thence departing said right of way line run, N 00°22'03" E, 5224.38 feet along the West line of the East 1/2 of said Section 2; thence S 89°44'07" W, 495.03 feet along a line 10.00 feet South of and parallel with the North line of the Northwest 1/4 of said Section 2; thence S 00°22'03" W, 1390.09 feet along a line 495.00 feet West of and parallel with the West line of the East 1/2 of said Section 2; thence S 89°44'07" W, 2110.14 feet along a line 1400.00 feet South of and parallel with the North line of the Northwest 1/4 of said Section 2 to a point on the Easterly boundary of de-annexation Resolution No. 442 on record at Central Florida Tourism Oversight District; thence run along said boundary the following courses; thence N 02°17'23" E, 40.72 feet; thence N 18°56'28" E, 11.18 feet; thence N 00°08'32" E, 14.20 feet; thence N 45°08'32" E, 35.36 feet; thence S 89°51'28" E, 4.49 feet; thence N 00°08'32" E, 60.00 feet; thence N 44°51'28" W, 35.36 feet; thence N 00°08'32" E, 10.44 feet; thence N 44°51'28" W, 4.24 feet; thence N 00°17'43" W, 522.80 feet; thence N 44°51'28" W, 39.61 feet; thence N 00°08'32" E, 660.14 feet to a point on the North line of the Northwest 1/4 of said Section 2 and being 25.00 feet East of the Northwest corner of said Section 2; thence N 89°44'07" E, 2636.05 feet along the North line of the Northwest 1/4 of said Section 2 to the Northeast corner thereof; thence N 89°48'35" E, 2652.59 feet along the North line of the Northeast 1/4 of said Section 2 to the Northeast corner thereof; thence entering Section 1, Township 25 South, Range 27 East run N 89°46'36" E, 2656.21 feet along the North line of the Northwest 1/4 of said Section 1 to the Northeast corner thereof; thence N 89°50'04" E, 2658.48 feet along the North line of the Northeast 1/4 of said Section 1 to the Northeast corner thereof and the Point of Beginning.

Less and except any and all lands currently owned by Central Florida Tourism Oversight District.



GRAPHIC SCALE
SCALE 1" = 6000'



ABBREVIATIONS
 D.B.=DEED BOOK
 O.R.=OFFICIAL RECORDS
 S.R.=STATE ROAD
 R/W=RIGHT OF WAY
 P.B.=PLAT BOOK
 PSM=PROFESSIONAL SURVEYOR
 AND MAPPER
 L.B.=LICENSED BUSINESS
 SEC=SECTION
 TWN=TOWNSHIP
 RNG=RANGE
 POB=POINT OF BEGINNING
 POC=POINT OF COMMENCEMENT



DocuSigned by:
Jeff Green
 F97A464D3A7549E...

5/29/2024

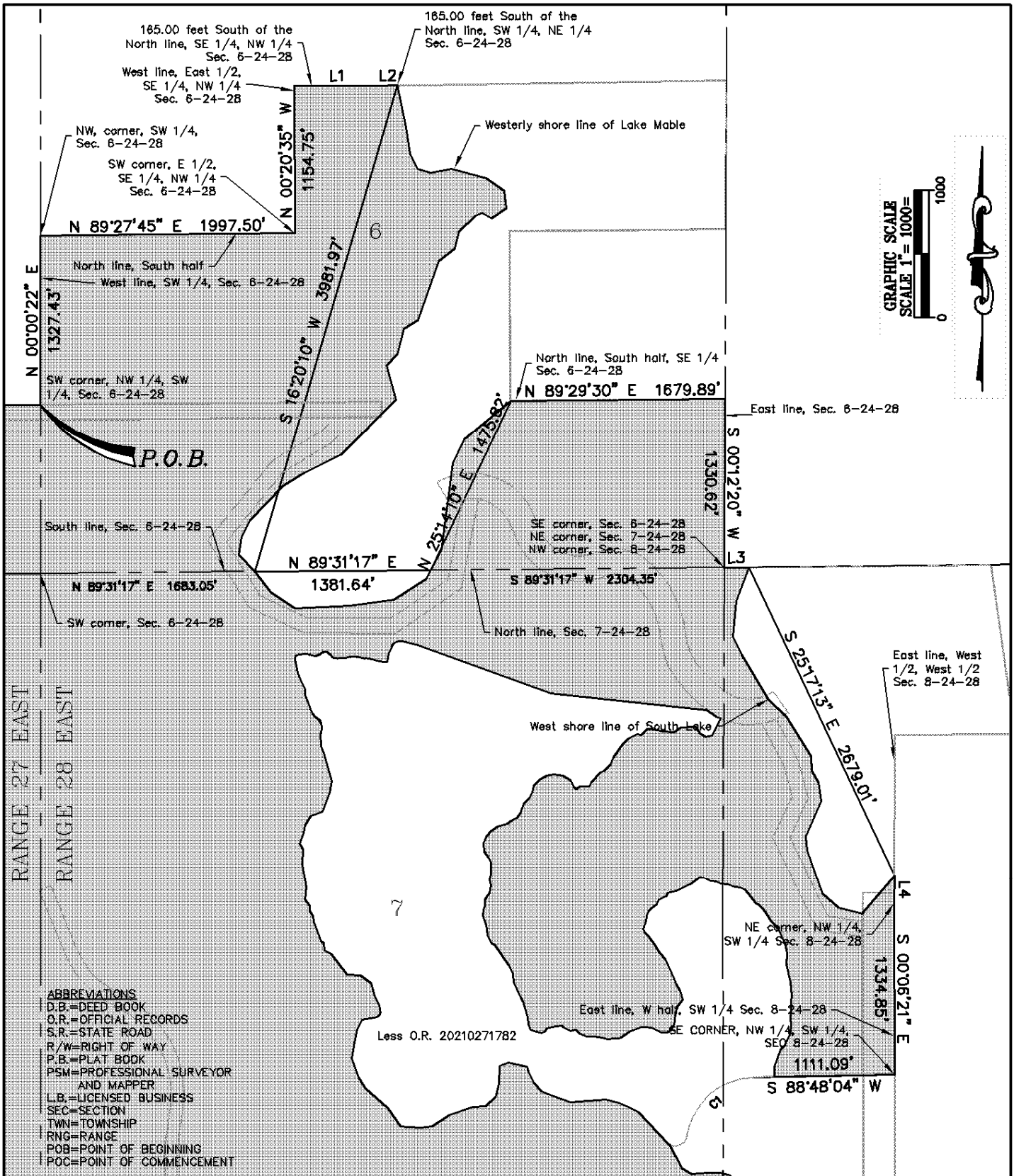
LEGEND
 NET AREA OF LEGAL DESCRIPTION

This document has been electronically signed using a digital signature in compliance with F.A.C. 5J-17.602(3). Printed copies of this document are not considered signed and the e-signature must be verified on any electronic copies. The seal appearing on this document was authorized by Jeff L. Green P.S.M. 5357.
 Reedy Creek Energy Services, LB 7714
 5300 Center Drive, Bay Lake, Florida 32830-1000

SURVEYOR'S NOTE
 CHAPTER 5J-17, FLORIDA
 ADMINISTRATIVE CODE REQUIRES
 THE FOLLOWING STATEMENT.
 "THIS IS NOT A BOUNDARY SURVEY"

BEARINGS ARE BASED ON THE WEST LINE
 OF THE SW 1/4, OF SEC. 8, TWN 24 S,
 RNG 28 E AS BEING N 00°00'22" E

<p>RCES REEDY CREEK ENERGY SERVICES</p> <p>P.O.B. 10000 LAKE BUENA VISTA FL. 32830-1000 PHONE 407-824-5855</p>	FILING AREA OVERALL	DATE: 5/28/24
	PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE
	SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
	COMMENTS SHEET 1 OF 20 SHEETS	FILENAME: 10JG22053

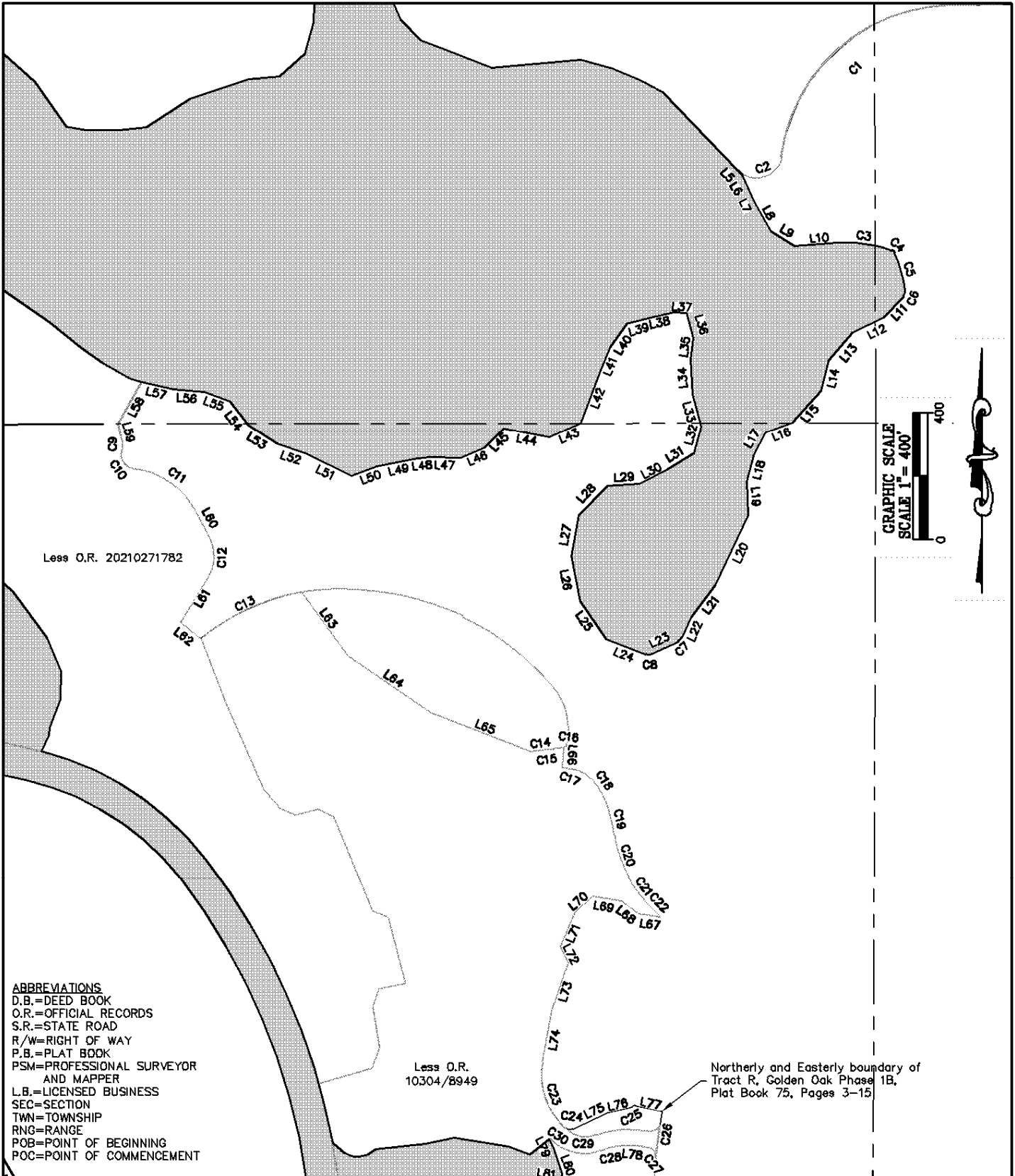


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RCES
 NEEDY CREEK ENERGY SERVICES

P.O.B. 10000
 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855


FILING AREA OVERALL	DATE: 5/28/24
PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
COMMENTS SHEET 2 OF 20 SHEETS	FILENAME: 10JG22053

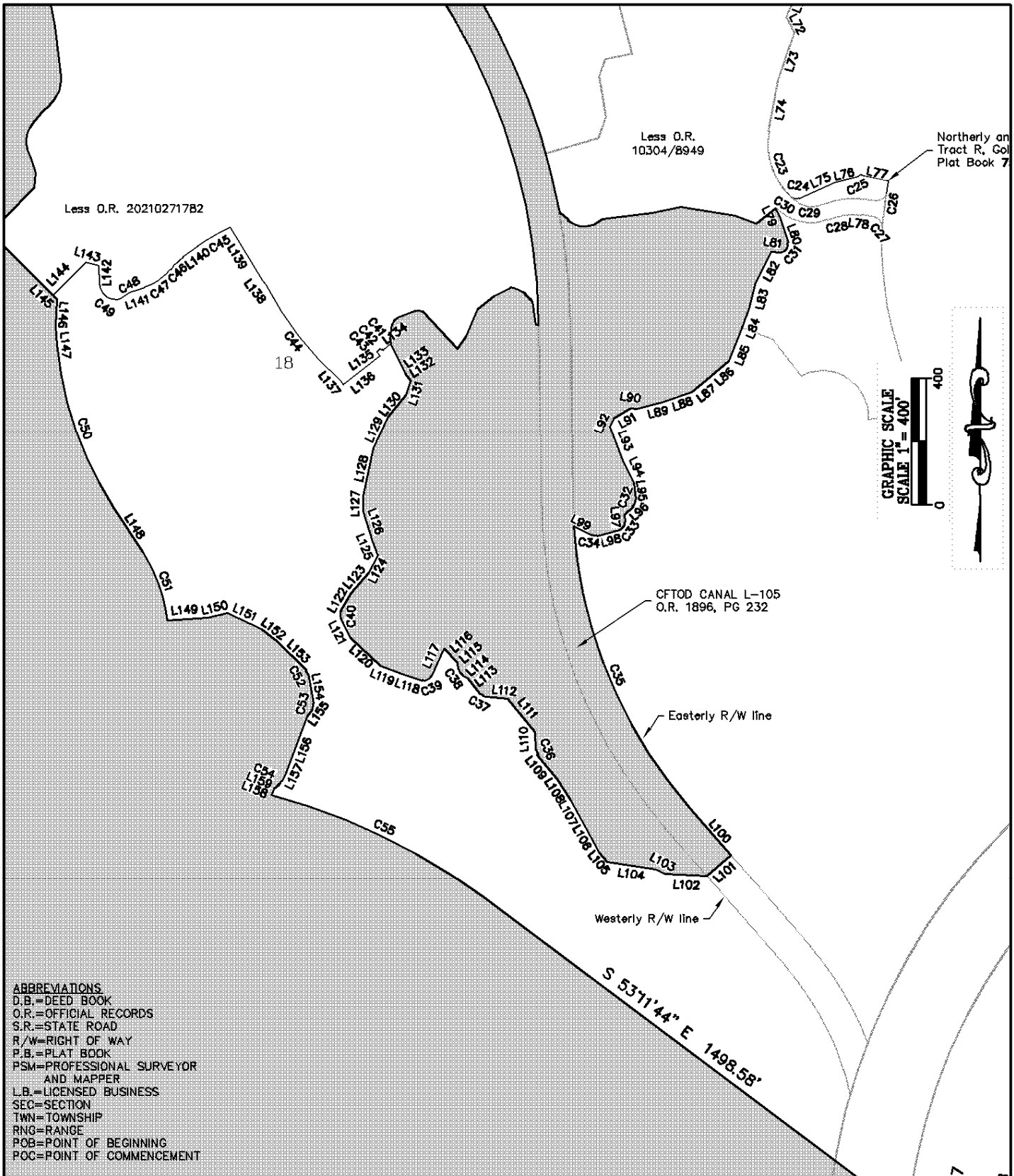


ABBREVIATIONS
 D.B.=DEED BOOK
 O.R.=OFFICIAL RECORDS
 S.R.=STATE ROAD
 R/W=RIGHT OF WAY
 P.B.=PLAT BOOK
 PSM=PROFESSIONAL SURVEYOR
 AND MAPPER
 L.B.=LICENSED BUSINESS
 SEC=SECTION
 TWN=TOWNSHIP
 RNG=RANGE
 POB=POINT OF BEGINNING
 POC=POINT OF COMMENCEMENT

GRAPHIC SCALE
 SCALE 1" = 400'
 0 400

Northerly and Easterly boundary of
 Tract R, Golden Oak Phase 1B,
 Plat Book 75, Pages 3-15

 <p> RCES <small>REEDY CREEK ENERGY SERVICES</small> P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE 407-824-5855 </p>	FILING AREA OVERALL	DATE: 5/28/24
	PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 400'
	SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
	COMMENTS SHEET 3 OF 20 SHEETS	FILENAME: 10JG22053

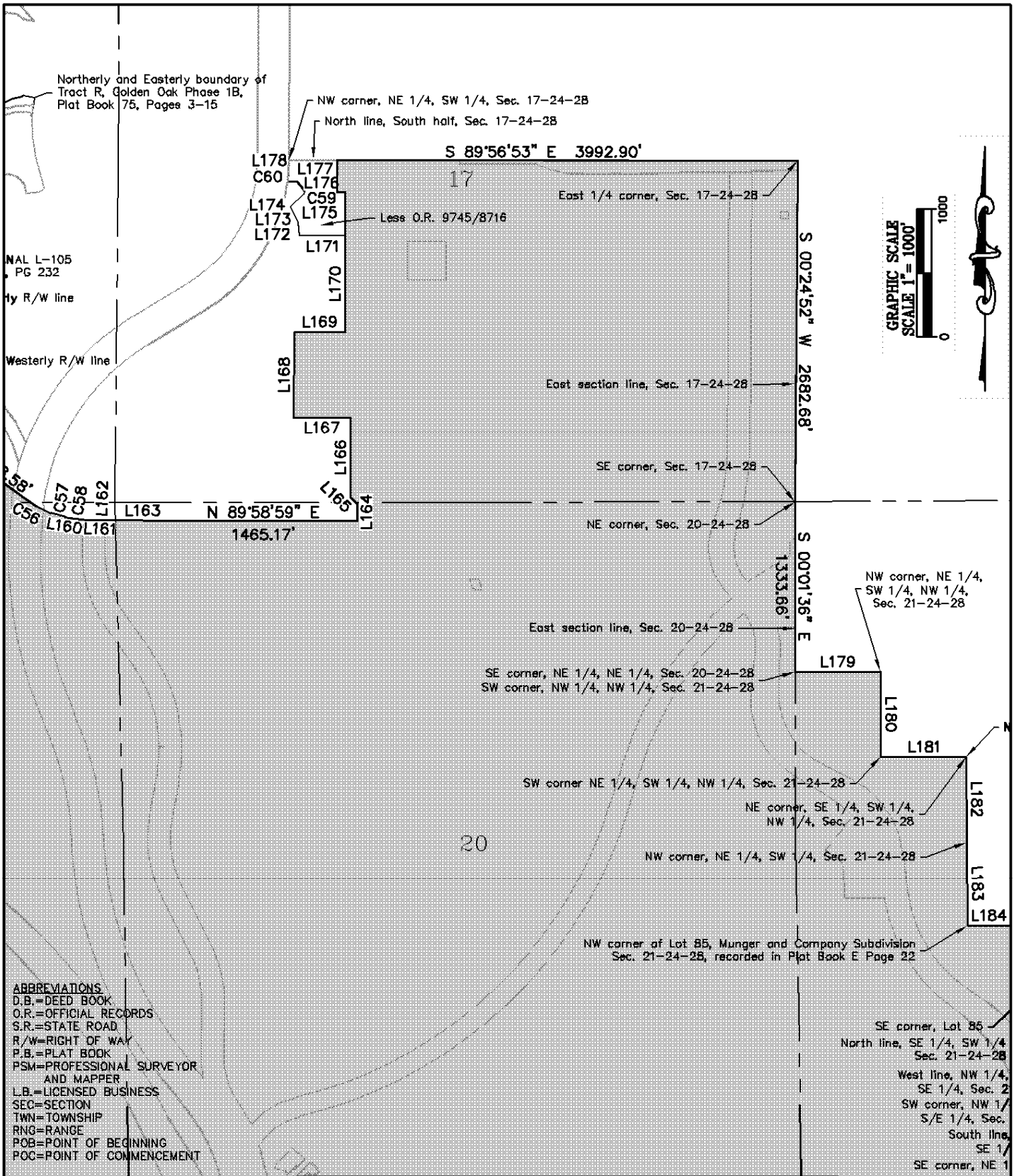


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P.O.B. 10000
 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855

FILING AREA OVERALL	DATE 5/28/24
PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 400'
SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
COMMENTS SHEET 4 OF 20 SHEETS	FILENAME: 10JG22053

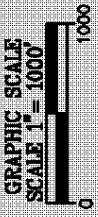
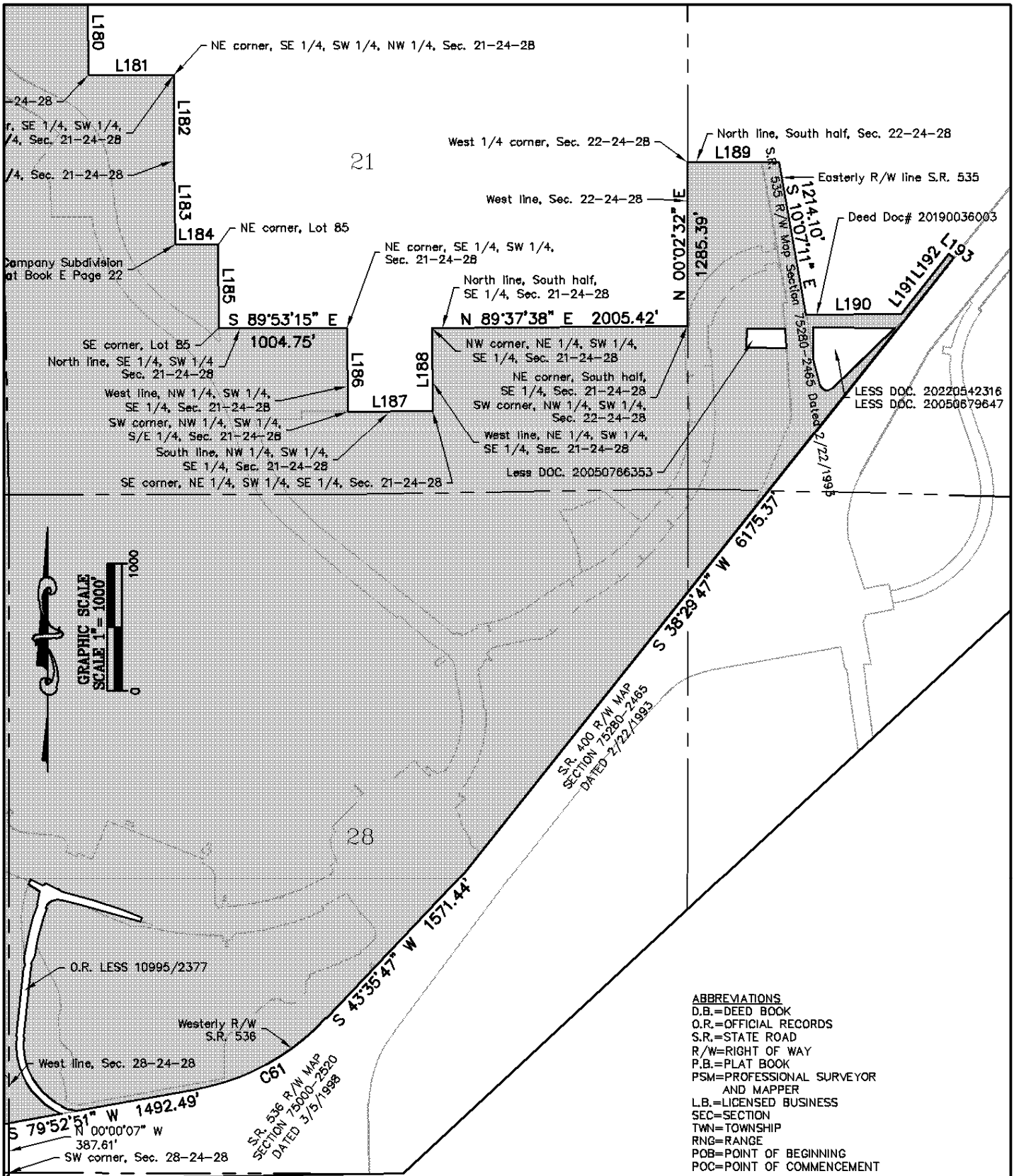


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RCES
 REEBY CREEK ENERGY SERVICES

P.O.B. 10000
 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855

FILING AREA OVERALL	DATE 5/28/24
PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
COMMENTS SHEET 5 OF 20 SHEETS	FILENAME: 10JG22053



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RCS
 REDDY CREEK ENERGY SERVICES

P.O.B. 10000
 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855

FILED AREA
OVERALL

PROJECT NAME
DEVELOPERS' AGREEMENT IN ORANGE COUNTY

SURVEY TYPE
SKETCH OF DESCRIPTION

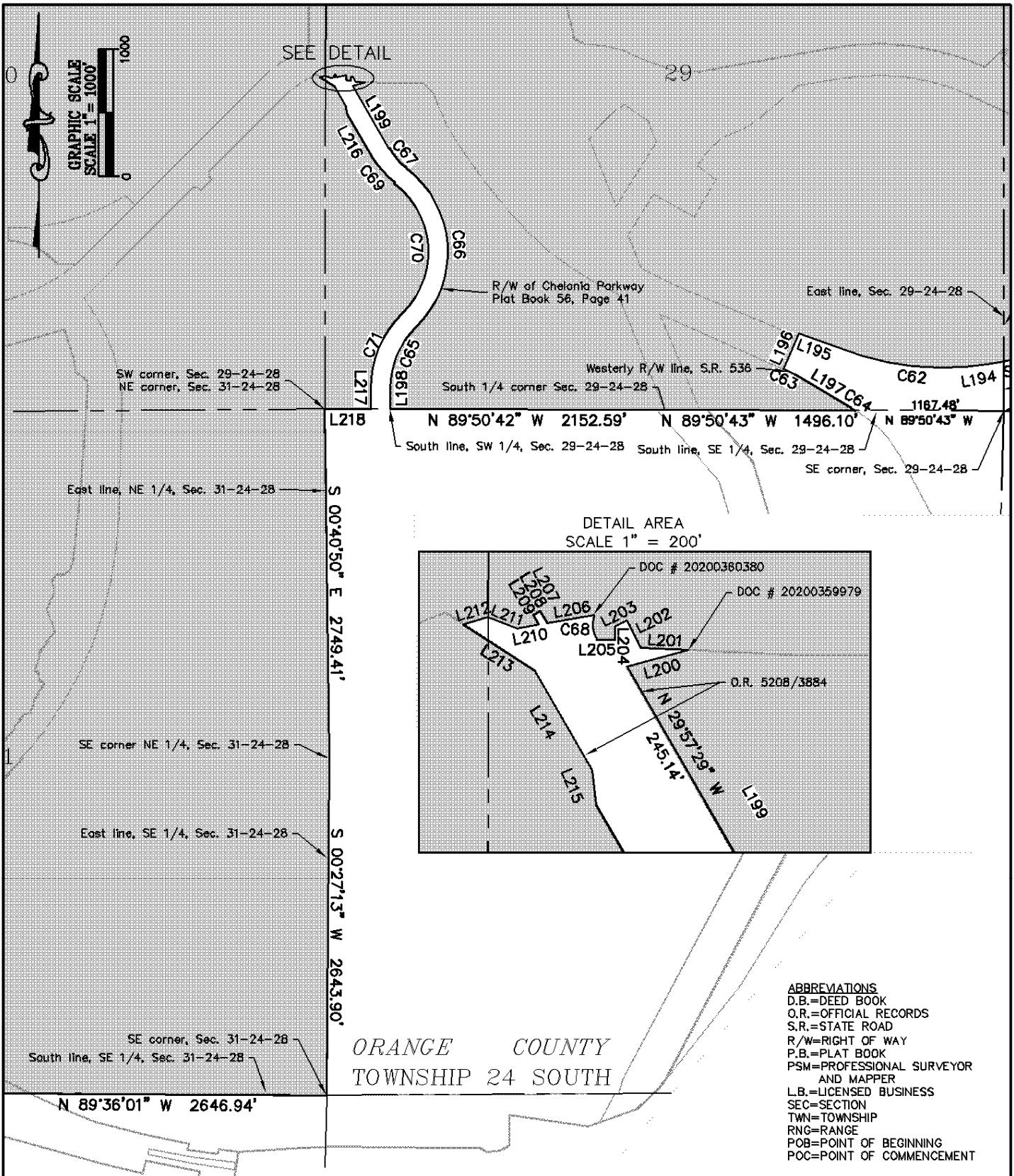
COMMENTS
SHEET 6 OF 20 SHEETS

DATE
5/28/24

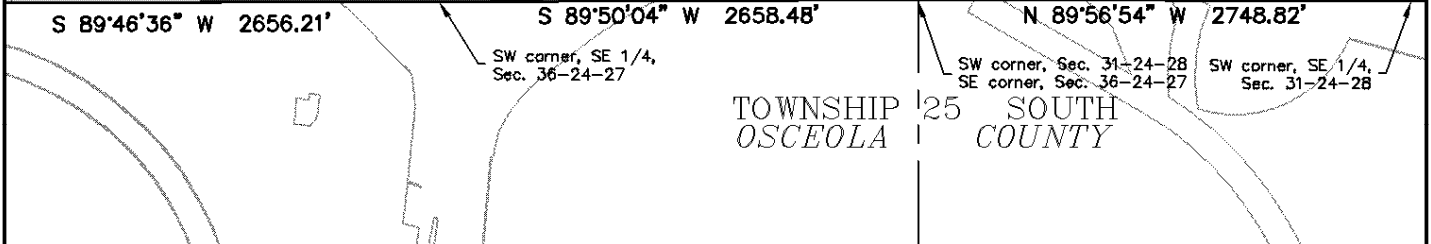
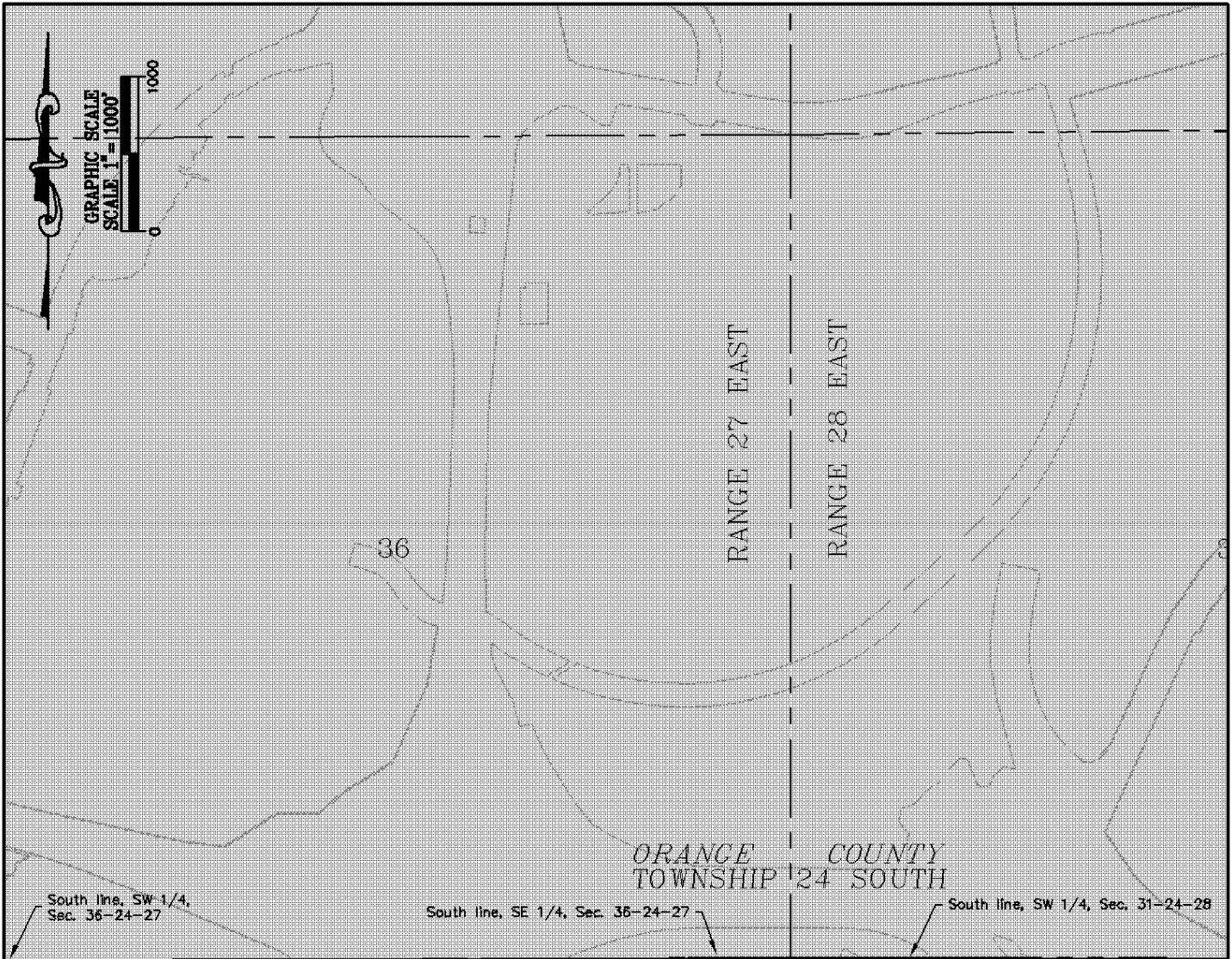
SCALE
1" = 1000'

DRAWN BY:
JLG


FILENAME:
10JG22053

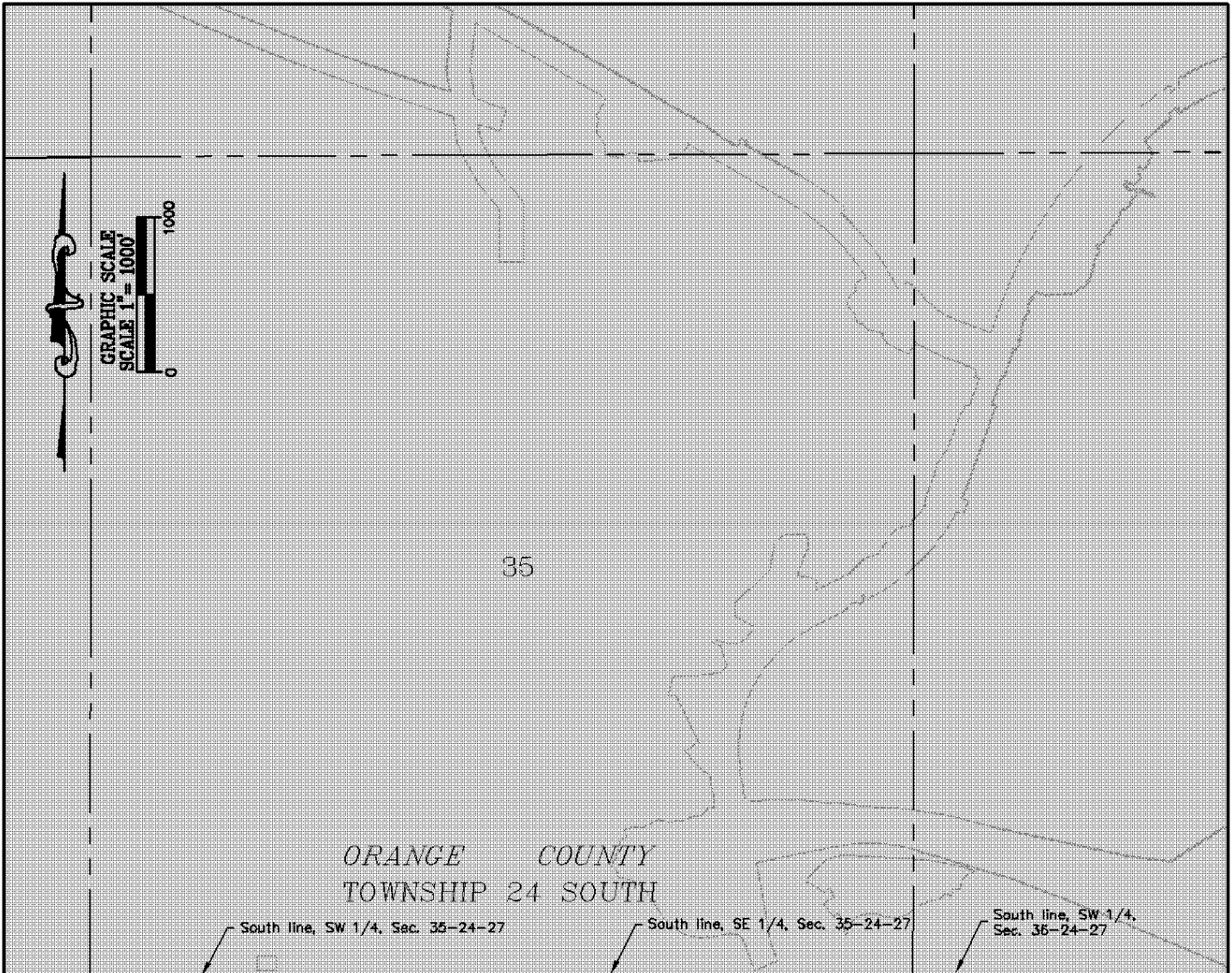


<p>P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE 407-824-5855</p>	FILING AREA OVERALL	DATE 5/28/24
	PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
	SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
	COMMENTS SHEET 7 OF 20 SHEETS	FILENAME: 10JG22053



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 <p>P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE 407-824-5855</p>	FILING AREA OVERALL	DATE 5/28/24
	PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
	SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
	COMMENTS SHEET 8 OF 20 SHEETS	FILENAME: 10JG22053



GRAPHIC SCALE
SCALE 1" = 1000'

35

ORANGE COUNTY
TOWNSHIP 24 SOUTH

South line, SW 1/4, Sec. 35-24-27

South line, SE 1/4, Sec. 35-24-27

South line, SW 1/4,
Sec. 36-24-27

L219 S 89°44'07" W 2636.05'

SW corner, Sec. 35-24-27
SE corner, Sec. 34-24-27

S 89°48'35" W 2652.59'

SW corner, SE 1/4,
Sec. 35-24-27

S 89°46'36" W 2656.21'

SW corner, Sec. 36-24-27
SE corner, Sec. 35-24-27

TOWNSHIP 25 SOUTH
OSCEOLA COUNTY

2

ABBREVIATIONS
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P.O.B. 10000
 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855

FILING AREA
OVERALL

PROJECT NAME
DEVELOPERS' AGREEMENT IN ORANGE COUNTY

SURVEY TYPE
SKETCH OF DESCRIPTION

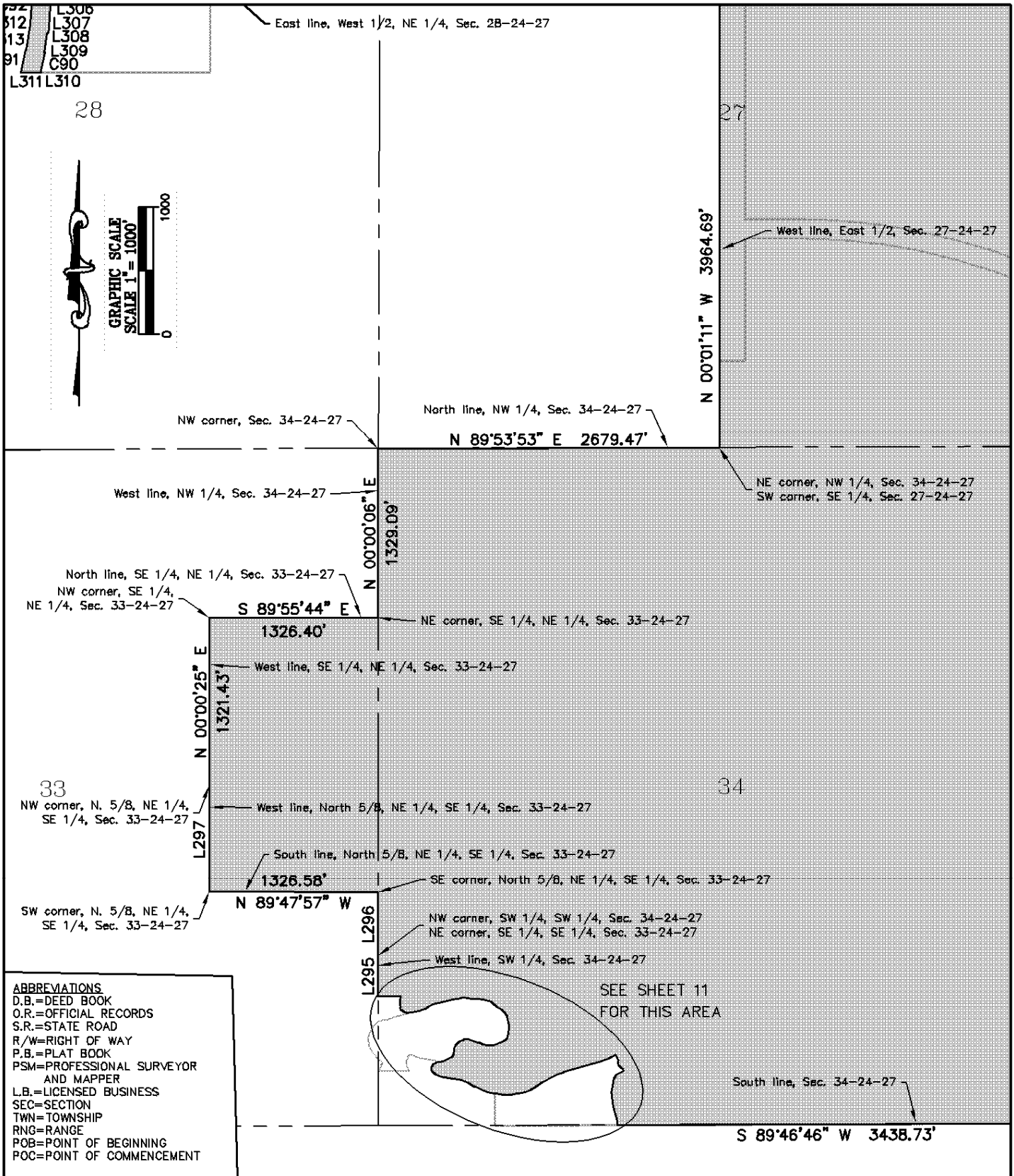
COMMENTS
SHEET 9 OF 20 SHEETS


DATE
5/28/24

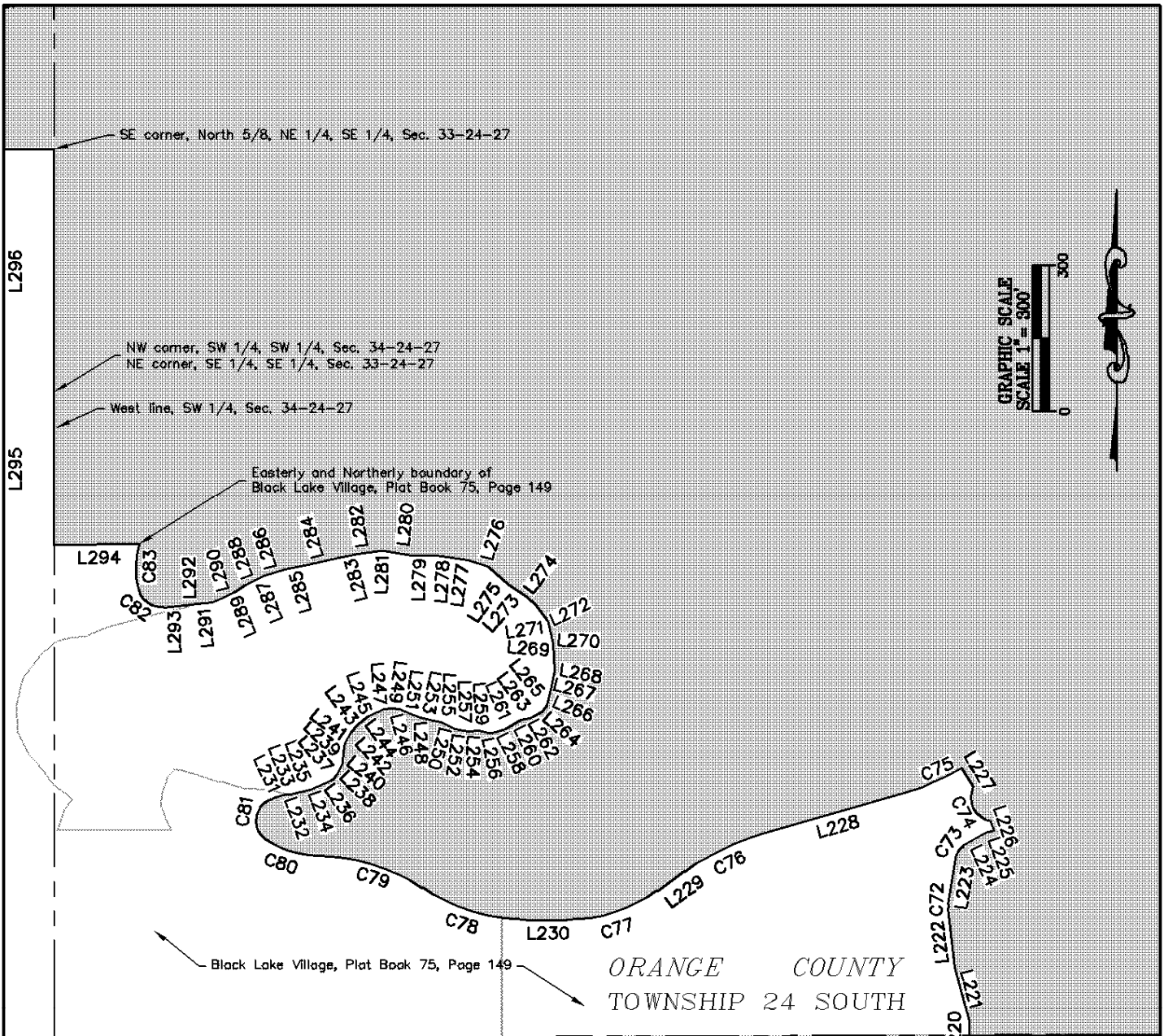
SCALE
1" = 1000'

DRAWN BY:
JLG

FILENAME:
10JG22053



 <p>RCES REEDY CREEK ENERGY SERVICES</p> <p>P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE 407-824-5855</p>	FILING AREA OVERALL	DATE: 5/28/24
	PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
	SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
	COMMENTS SHEET 10 OF 20 SHEETS	FILENAME: 10JG22053




Black Lake Village, Plat Book 75, Page 149

ORANGE COUNTY
TOWNSHIP 24 SOUTH

TOWNSHIP 25 SOUTH
OSCEOLA COUNTY

- ABBREVIATIONS**
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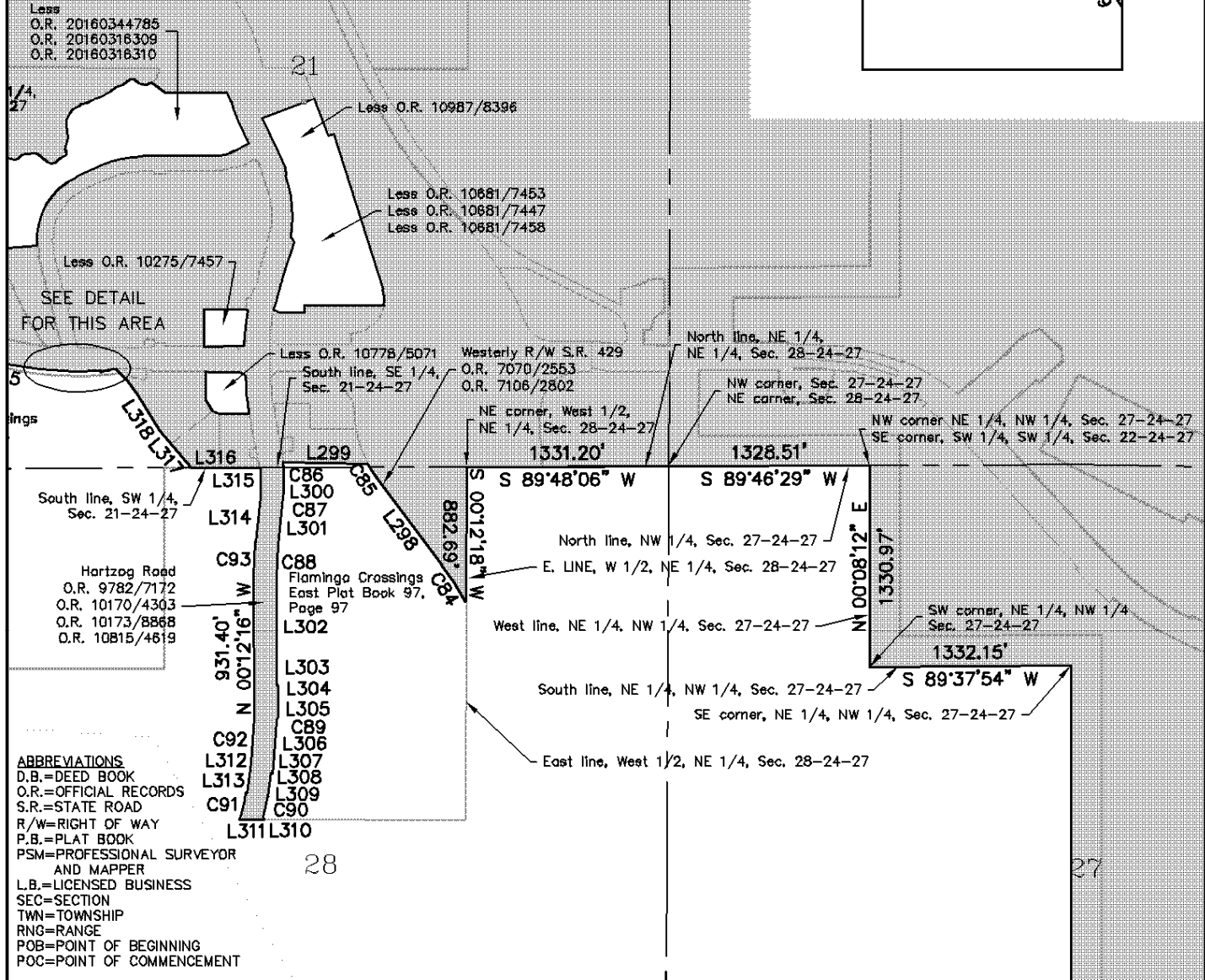
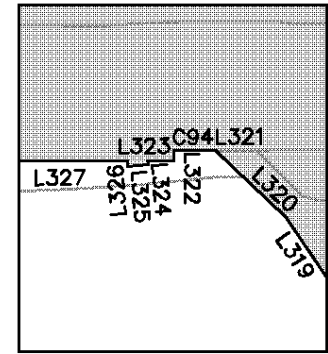
 <p>ACES NEEDY CREEK ENERGY SERVICES</p> <p>P.O.B. 10000 LAKE BUENA VISTA FL. 32830-1000 PHONE 407-824-5855</p>	FILING AREA OVERALL	DATE: 5/28/24
	PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 300'
	SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
	COMMENTS SHEET 11 OF 20 SHEETS	FILENAME: 10JG22053



GRAPHIC SCALE
SCALE 1" = 1000'



DETAIL AREA
SCALE 1" = 200'



Less
O.R. 20160344785
O.R. 20160316309
O.R. 20160316310

Less O.R. 10987/8396

Less O.R. 10681/7453
Less O.R. 10681/7447
Less O.R. 10681/7458

Less O.R. 10275/7457

SEE DETAIL
FOR THIS AREA

Less O.R. 10778/5071
South line, SE 1/4,
Sec. 21-24-27

Westerly R/W S.R. 429
O.R. 7070/2553
O.R. 7106/2802

North line, NE 1/4,
NE 1/4, Sec. 28-24-27

NW corner, Sec. 27-24-27
NE corner, Sec. 28-24-27

NE corner, West 1/2,
NE 1/4, Sec. 28-24-27

NW corner NE 1/4, NW 1/4, Sec. 27-24-27
SE corner, SW 1/4, SW 1/4, Sec. 22-24-27

South line, SW 1/4,
Sec. 21-24-27

Hartzog Road
O.R. 9782/7172
O.R. 10170/4303
O.R. 10173/8868
O.R. 10815/4619

L316
L299
C85
L298
C84
C88

C86
L300
C87
L301

C88
Flamingo Crossings
East Plat Book 97,
Page 97
L302

L303
L304
L305
C89
L306
L307
L308
L309
C90

L311
L310

S 89°48'06" W
S 89°46'29" W

North line, NW 1/4, Sec. 27-24-27
E. LINE, W 1/2, NE 1/4, Sec. 28-24-27

West line, NE 1/4, NW 1/4, Sec. 27-24-27

South line, NE 1/4, NW 1/4, Sec. 27-24-27

SE corner, NE 1/4, NW 1/4, Sec. 27-24-27

East line, West 1/2, NE 1/4, Sec. 28-24-27

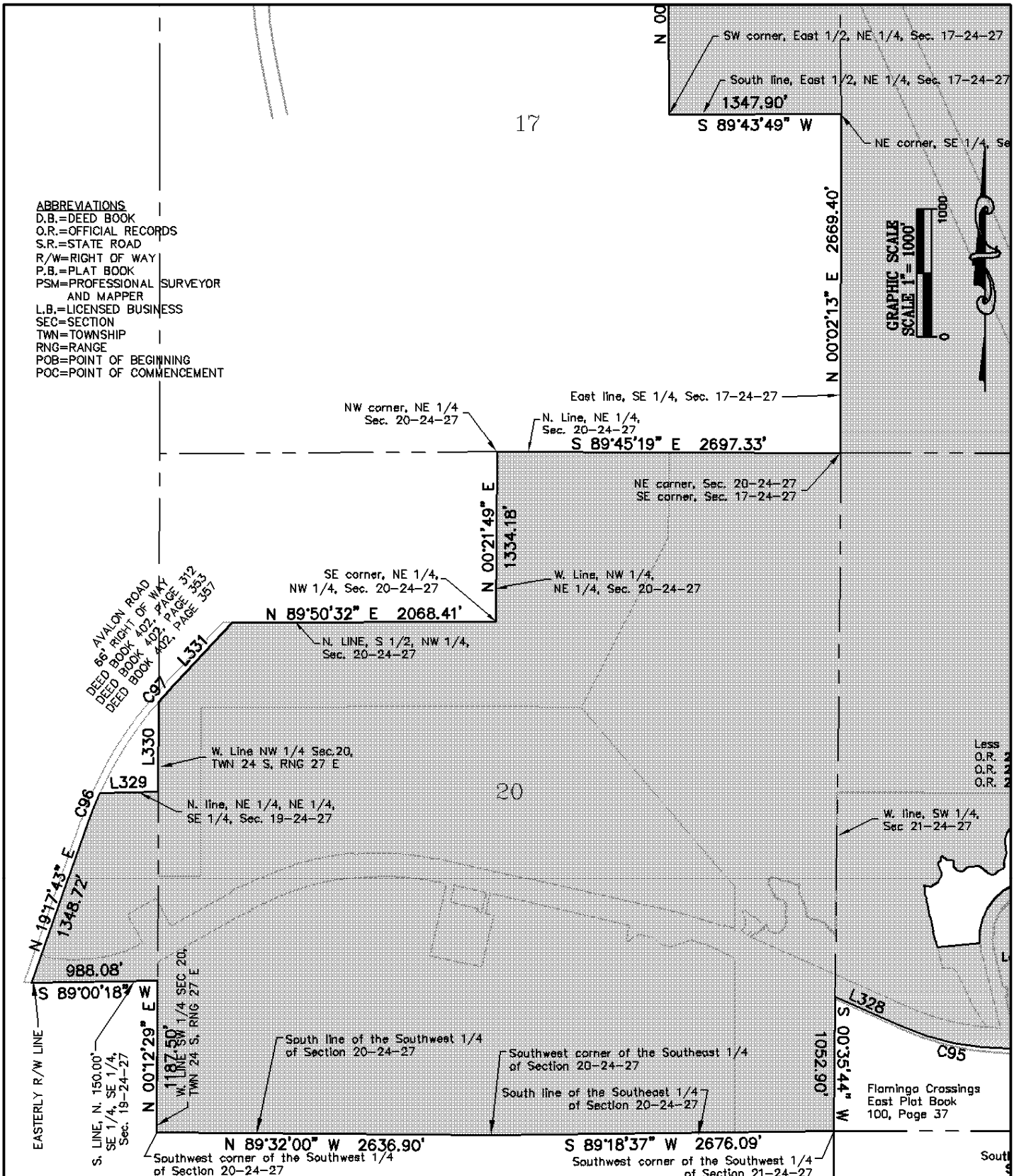
SW corner, NE 1/4, NW 1/4
Sec. 27-24-27

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P.O.B. 10000
LAKE BUENA VISTA
FL 32830-1000
PHONE 407-824-5855

FILING AREA OVERALL	DATE 5/28/24
PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
COMMENTS SHEET 12 OF 20 SHEETS	FILENAME: 10JG22053



ABBREVIATIONS
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GRAPHIC SCALE
 SCALE 1" = 1000'

RCES
 DEEDY CREEK ENERGY SERVICES

P.O.B. 10000
 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855

FILING AREA
OVERALL

PROJECT NAME
DEVELOPERS' AGREEMENT IN ORANGE COUNTY

SURVEY TYPE
SKETCH OF DESCRIPTION

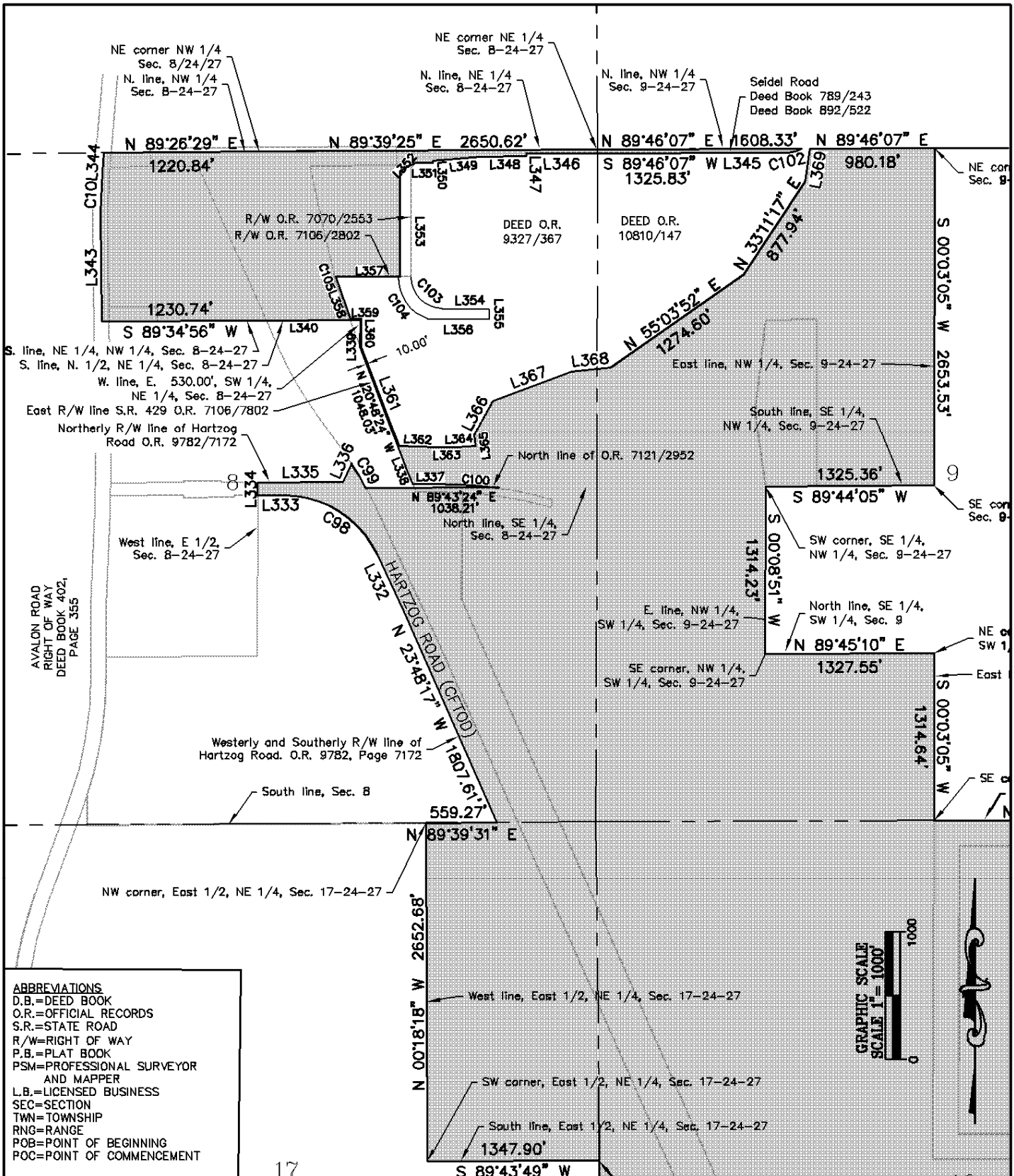
COMMENTS
SHEET 13 OF 20 SHEETS

DATE
5/28/24

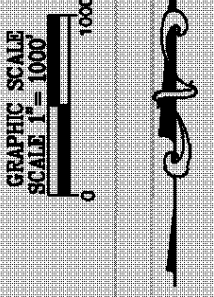
SCALE
1" = 1000'


DRAWN BY:
JLG

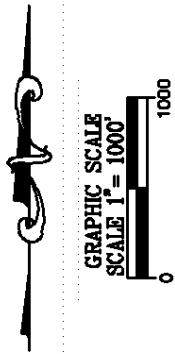
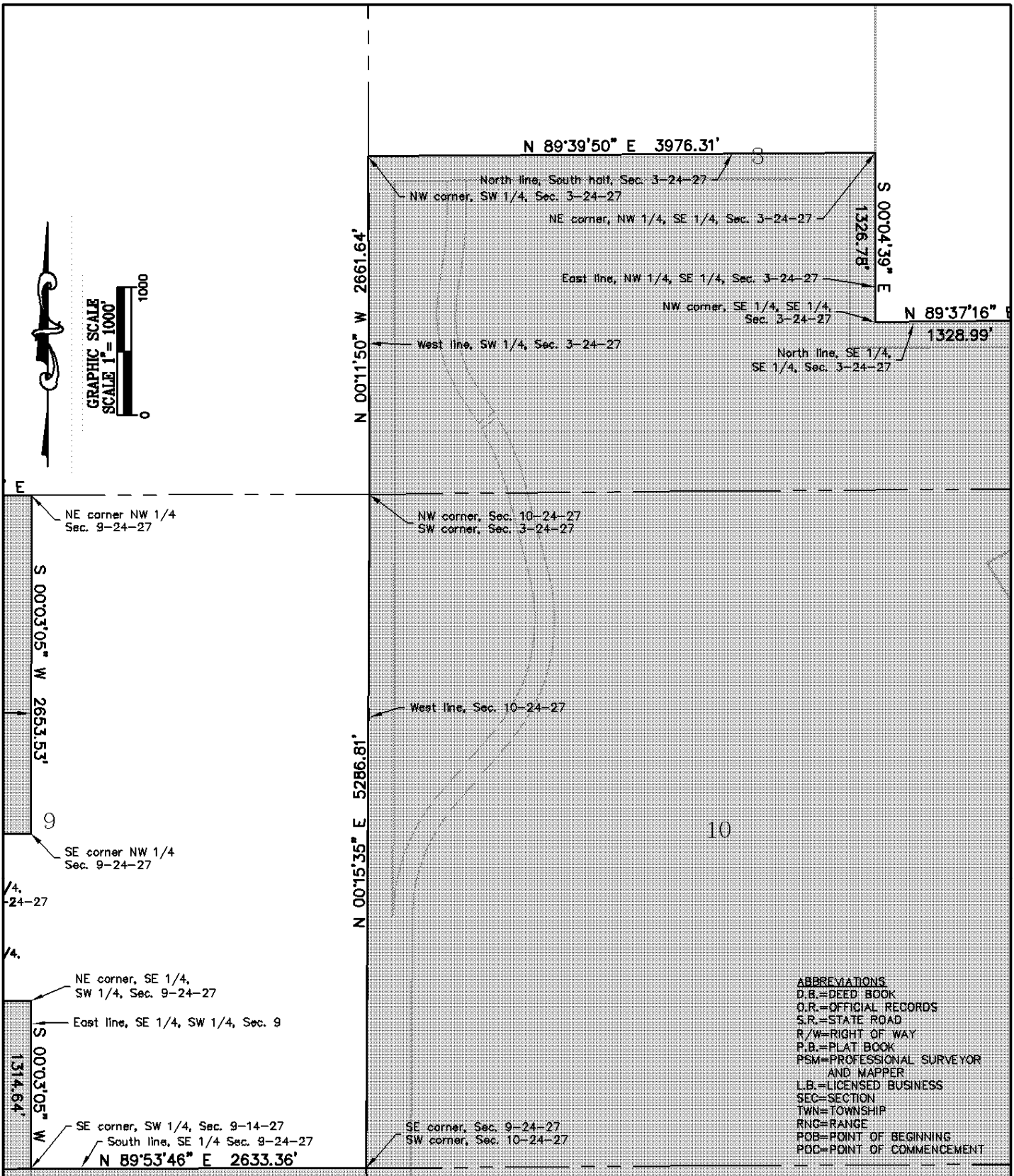
FILENAME:
10JG22053




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 AND MAPPER
 L.B.=LICENCED BUSINESS
 SEC=SECTION
 TWN=TOWNSHIP
 RNG=RANGE
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 <p>RCES REEBY CREEK ENERGY SERVICES</p>	P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE 407-824-5855	FILING AREA OVERALL	DATE 5/28/24
		PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
		SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
		COMMENTS SHEET 14 OF 20 SHEETS	FILENAME: 10JG22053



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 S.R.=STATE ROAD
 R/W=RIGHT OF WAY
 P.B.=PLAT BOOK
 P.S.M.=PROFESSIONAL SURVEYOR
 AND MAPPER
 L.B.=LICENSED BUSINESS
 SEC=SECTION
 T.W.N.=TOWNSHIP
 R.N.C.=RANGE
 P.O.B.=POINT OF BEGINNING
 P.O.C.=POINT OF COMMENCEMENT

 <p>ACES NEEDY CREEK ENERGY SERVICES</p> <p>P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE 407-824-5855</p>	FILING AREA OVERALL	DATE 5/28/24
	PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
	SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
	COMMENTS SHEET 15 OF 20 SHEETS	FILENAME: 10JG22053



GRAPHIC SCALE
SCALE 1" = 1000'

TOWNSHIP 24 SOUTH

Southerly R/W line of Reams Road

REAMS ROAD R/W P.B. 3/85
S 43°40'10" E 1382.92'

N 53°18'38" E 1872.82'

Northerly boundary
O.R. Book 1457, Page 934

N 86°46'13" E 1024.87'
N 77°37'23" E 1103.42'

L370

N 00°07'50" W 1325.78'

N 89°37'16" E 1328.99'

West line, NW 1/4, Sec. 2-24-27

NW corner, NW 1/4, SW 1/4, Sec. 2-24-27

West line, NW 1/4, SW 1/4, Sec. 2-24-27

NE corner, SE 1/4, SE 1/4, Sec. 3-24-27
NW corner, SW 1/4, SW 1/4, Sec. 2-24-27

East line, NE 1/4 Sec. 2-24-27

SE corner, NE 1/4, Sec. 2-24-27

NW corner, NW 1/4, SW 1/4, Sec. 1-24-27

North line, NW 1/4, SW 1/4, Sec. 1

L372

N 89°43'47" E 1297.19'

25.00' West line,


25.00' West, SW 1/4, Sec.

East line, NE 1/4, SW 1/4

SE corner, NE 1/4, SW

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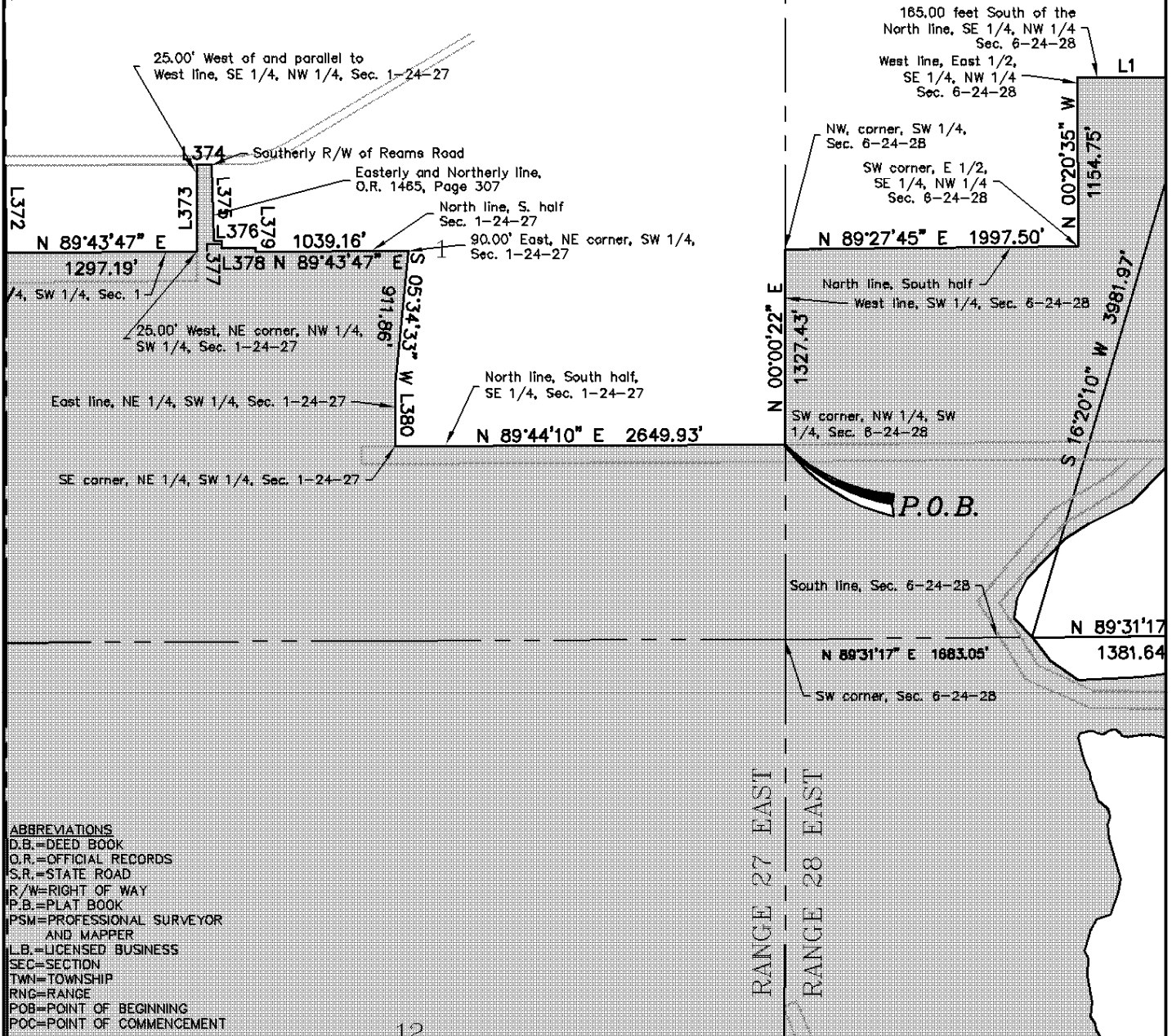
11

 <p>P.O.B. 10000 LAKE BUENA VISTA FL. 32830-1000 PHONE 407-824-5855</p>	<p>FILING AREA OVERALL</p>	<p>DATE 5/28/24</p>
	<p>PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY</p>	<p>SCALE 1" = 1000'</p>
	<p>SURVEY TYPE SKETCH OF DESCRIPTION</p>	<p>DRAWN BY: JLG</p>
	<p>COMMENTS SHEET 16 OF 20 SHEETS</p>	<p>FILENAME: 10JG22053</p>



GRAPHIC SCALE
SCALE 1" = 1000'
0 1000

TOWNSHIP 24 SOUTH



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RCES
 REEBY CREEK ENERGY SERVICES

P.O.B. 10000
 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855

FILING AREA OVERALL	DATE 12/07/22
PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY	SCALE 1" = 1000'
SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
COMMENTS SHEET 17 OF 20 SHEETS	FILENAME: 10JG22053

TANGENT TABLE

LINE#	BEARING	DIST.
L1	N 89° 38' 50" E	663.64
L2	N 89° 11' 34" E	148.62
L3	N 89° 21' 03" E	191.58
L4	S 00° 13' 59" W	221.07
L5	S 43° 40' 59" E	16.92
L6	S 34° 38' 41" E	8.13
L7	S 25° 16' 40" E	86.79
L8	S 28° 57' 56" E	106.03
L9	S 58° 01' 53" E	87.73
L10	N 85° 59' 29" E	134.58
L11	S 43° 56' 36" W	91.06
L12	S 64° 40' 37" W	105.25
L13	S 40° 45' 32" W	117.42
L14	S 13° 26' 04" W	97.39
L15	S 42° 14' 20" W	133.97
L16	S 68° 59' 11" W	89.71
L17	S 28° 50' 44" W	77.77
L18	S 14° 52' 47" W	88.32
L19	S 01° 59' 29" E	106.28
L20	S 24° 42' 46" W	241.59
L21	S 36° 55' 50" W	126.64
L22	S 24° 03' 44" W	71.01
L23	S 64° 59' 30" W	91.68
L24	N 68° 30' 58" W	131.37
L25	N 34° 57' 28" W	145.43
L26	N 10° 44' 04" W	144.09
L27	N 10° 34' 18" E	129.55
L28	N 44° 03' 35" E	129.67
L29	N 86° 35' 32" E	100.03
L30	N 62° 48' 18" E	100.08
L31	N 58° 16' 14" E	95.99
L32	N 15° 01' 47" E	86.03
L33	N 14° 30' 32" W	104.94
L34	N 03° 06' 23" W	111.09
L35	N 07° 32' 42" E	68.01
L36	N 15° 14' 13" W	80.67
L37	N 87° 12' 48" W	40.11
L38	S 77° 42' 57" W	84.88
L39	S 74° 44' 47" W	66.79
L40	S 35° 20' 27" W	90.33
L41	S 22° 58' 13" W	87.94
L42	S 20° 05' 22" W	168.18
L43	S 65° 39' 23" W	108.46
L44	N 79° 02' 16" W	146.86
L45	S 44° 41' 24" W	85.24
L46	S 66° 58' 59" W	80.82
L47	N 89° 03' 00" W	96.88
L48	S 84° 18' 13" W	51.79
L49	S 77° 56' 53" W	116.91
L50	S 70° 14' 00" W	84.26
L51	N 63° 52' 48" W	163.26
L52	N 71° 49' 57" W	91.32
L53	N 56° 38' 48" W	106.72
L54	N 37° 38' 37" W	96.72
L55	N 69° 48' 38" W	85.22
L56	N 85° 15' 14" W	95.72
L57	N 76° 56' 11" W	104.56
L58	S 28° 55' 14" W	152.44
L59	S 13° 45' 44" E	47.73
L60	S 28° 03' 11" E	95.35
L61	S 31° 37' 50" W	165.37
L62	S 51° 01' 41" E	83.54
L63	S 35° 59' 30" E	246.14
L64	S 55° 37' 13" E	316.45
L65	S 68° 44' 46" E	336.44
L66	S 03° 57' 40" W	60.74

LINE#	BEARING	DIST.
L67	N 82° 18' 14" W	71.09
L68	N 51° 44' 44" W	65.78
L69	N 80° 24' 25" W	90.39
L70	S 48° 32' 46" W	80.93
L71	S 22° 55' 38" W	113.12
L72	S 27° 19' 16" E	55.45
L73	S 18° 40' 56" W	159.75
L74	S 10° 48' 30" W	160.42
L75	N 65° 28' 07" E	122.36
L76	N 76° 27' 23" E	76.59
L77	S 78° 11' 38" E	85.68
L78	N 83° 24' 11" W	42.54
L79	S 24° 23' 32" E	34.06
L80	S 18° 04' 39" E	78.70
L81	N 82° 09' 40" W	26.47
L82	S 26° 43' 01" W	107.99
L83	S 13° 53' 13" W	84.71
L84	S 20° 06' 37" W	86.21
L85	S 22° 42' 17" W	90.27
L86	S 48° 33' 38" W	93.96
L87	S 51° 48' 05" W	58.47
L88	S 70° 41' 52" W	98.39
L89	S 75° 48' 30" W	82.70
L90	N 82° 22' 12" W	18.57
L91	S 59° 48' 12" W	61.99
L92	S 23° 48' 42" W	31.41
L93	S 21° 34' 58" E	112.96
L94	S 25° 04' 56" E	80.36
L95	S 06° 58' 19" E	51.79
L96	S 47° 18' 54" W	37.10
L97	S 03° 48' 45" E	24.29
L98	S 75° 28' 07" W	70.19
L99	N 63° 15' 30" W	63.09
L100	S 41° 00' 06" E	193.39
L101	S 48° 59' 54" W	100.00
L102	N 87° 15' 41" W	130.57
L103	N 63° 21' 34" W	33.90
L104	N 81° 08' 52" W	154.09
L105	N 39° 33' 00" W	38.53
L106	N 28° 54' 14" W	86.79
L107	N 28° 30' 43" W	101.63
L108	N 32° 36' 46" W	77.00
L109	N 39° 30' 36" W	98.30
L110	N 02° 15' 56" W	56.50
L111	N 39° 36' 59" W	135.27
L112	N 85° 04' 00" W	67.65
L113	N 38° 23' 30" W	64.62
L114	N 64° 16' 04" W	16.33
L115	N 05° 37' 20" W	20.54
L116	N 44° 31' 28" W	62.56
L117	S 23° 42' 54" W	95.95
L118	N 71° 30' 56" W	65.59
L119	N 67° 45' 46" W	71.42
L120	N 47° 09' 12" W	129.61
L121	N 28° 09' 10" W	67.04
L122	N 30° 07' 52" E	66.18
L123	N 41° 27' 39" E	82.62
L124	N 28° 03' 16" E	61.53
L125	N 21° 03' 09" W	47.93
L126	N 17° 13' 11" W	99.26
L127	N 00° 32' 57" E	48.45
L128	N 12° 21' 10" E	151.79
L129	N 23° 46' 35" E	109.94
L130	N 39° 26' 51" E	91.52
L131	N 17° 00' 45" E	45.16
L132	N 34° 56' 26" W	27.03

LINE#	BEARING	DIST.
L133	N 26° 29' 23" W	104.81
L134	S 48° 40' 54" W	30.14
L135	S 38° 34' 51" E	13.88
L136	S 51° 58' 30" W	145.54
L137	N 37° 57' 09" W	16.70
L138	N 37° 56' 18" W	17.87
L139	N 30° 54' 21" W	193.79
L140	S 55° 05' 55" W	58.77
L141	S 72° 04' 54" W	26.78
L142	N 00° 06' 31" W	54.31
L143	N 74° 49' 42" W	43.41
L144	S 44° 47' 41" W	145.43
L145	S 45° 05' 06" E	18.68
L146	S 03° 14' 02" W	84.66
L147	S 05° 12' 38" E	58.35
L148	S 33° 10' 07" E	163.59
L149	N 86° 26' 26" E	126.87
L150	N 76° 15' 46" E	63.89
L151	S 64° 36' 17" E	118.17
L152	S 52° 36' 40" E	63.05
L153	S 45° 16' 16" E	127.88
L154	S 10° 02' 35" E	93.01
L155	S 36° 16' 00" W	28.53
L156	S 20° 23' 46" W	184.90
L157	S 25° 05' 40" W	31.33
L158	S 55° 12' 27" W	19.76
L159	S 18° 42' 59" W	22.23
L160	S 80° 54' 32" E	34.76
L161	S 88° 11' 54" E	77.05
L162	S 89° 29' 03" E	140.11
L163	S 89° 29' 03" E	433.68
L164	N 00° 00' 00" E	131.18
L165	N 45° 00' 00" W	71.68
L166	N 00° 00' 00" E	633.08
L167	N 89° 59' 00" W	445.76
L168	N 00° 27' 46" E	673.19
L169	S 89° 58' 17" E	398.81
L170	N 00° 00' 00" E	753.74
L171	N 90° 00' 00" W	362.43
L172	N 05° 16' 59" W	106.23
L173	N 26° 33' 54" W	135.35
L174	N 47° 32' 44" E	146.69
L175	N 11° 28' 34" E	24.04
L176	N 40° 40' 48" W	82.81
L177	N 90° 00' 00" W	73.87
L178	N 00° 16' 44" E	0.50
L179	N 89° 57' 37" E	670.11
L180	S 00° 08' 32" E	668.06
L181	S 89° 55' 30" E	671.45
L182	S 00° 15' 27" E	669.41
L183	S 00° 44' 42" E	656.38
L184	S 89° 51' 01" E	335.66
L185	S 00° 40' 49" E	656.31
L186	S 00° 29' 10" E	655.63
L187	N 89° 20' 56" E	666.99
L188	N 00° 21' 22" W	652.39
L189	N 89° 50' 49" E	714.94
L190	N 89° 37' 24" E	749.86
L191	N 38° 29' 47" E	22.59
L192	N 38° 29' 47" E	576.34
L193	S 51° 31' 36" E	50.00
L194	S 79° 52' 53" W	95.47
L195	N 69° 59' 50" W	311.61
L196	S 23° 29' 47" W	304.91
L197	S 58° 56' 26" E	509.41
L198	N 00° 00' 00" E	163.29



ACES
NEEDY CREEK ENERGY SERVICES

P.O.B. 10000
LAKE BUENA VISTA
FL 32830-1000
PHONE 407-824-5855

FLING AREA
OVERALL

PROJECT NAME
DEVELOPERS' AGREEMENT IN ORANGE COUNTY

SURVEY TYPE
SKETCH OF DESCRIPTION

COMMENTS
SHEET 18 OF 20 SHEETS

DATE:
5/28/24

SCALE

DRAWN BY:
JLG

FILENAME:
10JG22053

TANGENT TABLE

LINE#	BEARING	DIST.
L199	N 30°00'00"	W 326.45
L200	N 74°50'28"	E 100.11
L201	N 87°20'49"	W 74.69
L202	N 27°09'24"	W 47.56
L203	S 63°22'25"	W 20.69
L204	S 00°00'00"	E 20.42
L205	N 90°00'00"	W 30.04
L206	S 79°56'22"	W 74.35
L207	N 30°03'16"	W 21.84
L208	S 59°56'44"	W 12.14
L209	S 30°03'16"	E 17.42
L210	S 79°56'22"	W 34.35
L211	N 69°28'35"	W 49.22
L212	S 74°41'50"	W 40.22
L213	S 57°06'40"	E 133.74
L214	S 30°00'00"	E 180.00
L215	S 06°15'02"	E 54.63
L216	S 30°00'00"	E 408.17
L217	S 00°00'00"	E 162.89
L218	N 89°50'42"	W 360.99
L219	S 89°44'07"	W 25.00
L220	N 00°13'59"	W 29.01
L221	N 14°42'28"	W 114.62
L222	N 06°53'49"	W 123.97
L223	N 09°42'37"	E 104.21
L224	N 61°06'48"	E 53.88
L225	N 71°34'02"	E 17.56
L226	N 18°25'51"	W 18.21
L227	N 31°47'40"	W 44.69
L228	S 74°09'08"	W 308.68
L229	S 54°04'10"	W 67.69
L230	N 89°59'58"	W 83.84
L231	N 76°19'21"	E 28.14
L232	S 89°22'47"	E 9.24
L233	N 75°08'23"	E 42.15
L234	N 66°44'45"	E 45.92
L235	N 58°10'56"	E 7.13
L236	N 40°00'00"	E 8.68
L237	N 28°21'12"	E 21.50
L238	N 19°11'06"	E 7.97
L239	N 05°44'49"	E 22.07
L240	N 09°37'03"	E 18.85
L241	N 28°18'59"	E 25.32
L242	N 39°33'24"	E 18.56
L243	N 51°48'12"	E 17.01
L244	N 53°20'03"	E 12.93
L245	N 67°23'56"	E 18.89
L246	N 61°31'34"	E 16.11
L247	N 85°31'20"	E 16.65
L248	S 84°27'04"	E 14.79
L249	S 66°07'30"	E 25.25
L250	S 70°01'08"	E 21.22
L251	S 76°11'40"	E 28.29
L252	S 81°04'45"	E 15.99
L253	S 63°15'14"	E 32.58
L254	S 71°35'23"	E 7.28
L255	S 83°45'15"	E 20.77
L256	N 86°06'18"	E 21.64
L257	S 75°49'09"	E 17.31
L258	S 87°55'16"	E 10.48
L259	N 72°43'50"	E 26.75
L260	N 60°42'21"	E 36.44
L261	N 77°16'53"	E 19.62
L262	N 68°37'24"	E 7.52
L263	N 57°06'15"	E 21.62

LINE#	BEARING	DIST.
L264	N 48°30'29"	E 7.40
L265	N 29°59'26"	E 8.68
L266	N 13°42'55"	E 39.82
L267	N 10°06'24"	E 32.03
L268	N 01°43'31"	W 29.22
L269	N 05°37'39"	W 26.82
L270	N 12°01'53"	W 42.36
L271	N 21°06'43"	W 7.72
L272	N 36°50'10"	W 37.65
L273	N 47°37'33"	W 25.00
L274	N 56°19'26"	W 44.83
L275	N 49°30'53"	W 55.06
L276	N 59°47'57"	W 8.89
L277	N 72°21'36"	W 36.00
L278	N 82°08'10"	W 65.71
L279	S 89°42'01"	W 51.60
L280	N 80°08'53"	W 56.11
L281	N 89°26'00"	W 8.09
L282	S 81°14'14"	W 46.34
L283	S 78°42'25"	W 40.49
L284	S 77°43'02"	W 63.74
L285	S 79°09'43"	W 47.65
L286	S 72°48'44"	W 44.03
L287	S 63°14'34"	W 42.60
L288	S 57°48'39"	W 28.70
L289	S 64°21'00"	W 20.44
L290	S 67°06'48"	W 29.21
L291	S 83°28'20"	W 29.99
L292	S 83°04'31"	W 27.06
L293	S 84°19'19"	W 42.81
L294	S 89°52'10"	W 174.16
L295	N 00°00'19"	E 313.89
L296	N 00°00'19"	E 498.35
L297	N 00°00'31"	E 835.26
L298	N 37°06'36"	W 690.17
L299	N 88°48'31"	W 555.60
L300	S 00°27'57"	W 105.56
L301	S 06°07'41"	W 311.81
L302	S 00°12'16"	E 702.26
L303	S 23°02'00"	E 19.33
L304	S 00°12'16"	E 198.27
L305	S 14°29'10"	W 29.80
L306	S 08°05'57"	W 46.90
L307	N 81°54'04"	W 10.00
L308	S 08°05'57"	W 154.78
L309	S 81°54'04"	E 5.50
L310	S 00°07'03"	W 13.59
L311	N 89°54'54"	W 160.89
L312	S 81°54'03"	E 5.50
L313	N 08°05'57"	E 201.68
L314	N 06°07'41"	E 291.80
L315	N 00°07'03"	E 196.68
L316	S 89°49'36"	W 453.70
L317	N 40°17'32"	W 323.52
L318	N 32°21'38"	W 271.63
L319	N 34°30'31"	W 120.76
L320	N 46°26'37"	W 108.80
L321	S 89°49'14"	W 28.71
L322	S 00°10'31"	E 11.26
L323	S 89°49'29"	W 28.35
L324	S 04°02'58"	E 4.66
L325	S 86°05'06"	W 22.85
L326	N 03°54'54"	W 6.14
L327	S 89°49'29"	W 173.97
L328	N 66°04'53"	W 548.81

LINE#	BEARING	DIST.
L329	N 88°44'55"	E 459.61
L330	N 00°13'41"	E 708.14
L331	N 43°21'56"	E 753.57
L332	N 24°57'02"	W 499.49
L333	S 89°43'25"	W 207.15
L334	N 00°14'57"	E 100.00
L335	N 89°43'25"	E 671.30
L336	N 23°57'49"	E 158.82
L337	S 89°43'24"	W 258.73
L338	N 21°29'36"	W 110.97
L339	N 00°08'24"	E 211.55
L340	S 89°41'25"	W 797.83
L343	N 00°39'25"	W 853.44
L344	N 05°00'31"	E 152.48
L345	S 89°46'01"	W 139.26
L346	S 89°39'24"	W 554.03
L347	S 00°20'32"	E 20.00
L348	S 89°39'28"	W 363.61
L349	S 84°38'15"	W 372.03
L350	S 00°20'32"	E 14.94
L351	S 89°40'22"	W 138.87
L352	S 42°20'36"	W 55.11
L353	S 00°03'00"	W 857.17
L354	N 89°41'19"	E 364.69
L355	S 00°18'35"	E 80.00
L356	S 89°41'25"	W 481.37
L357	S 89°41'15"	W 483.83
L358	S 20°48'24"	E 96.16
L359	N 89°41'25"	E 83.88
L360	S 00°08'24"	W 219.78
L361	S 20°48'24"	E 836.45
L362	S 87°25'27"	E 291.32
L363	N 88°48'53"	E 166.97
L364	N 86°44'00"	E 142.45
L365	N 06°27'19"	W 91.16
L366	N 28°52'42"	E 302.51
L367	N 69°30'43"	E 659.82
L368	N 84°17'43"	E 306.52
L369	N 08°37'23"	E 258.89
L370	N 00°07'43"	W 400.13
L371	N 89°58'50"	E 341.61
L372	S 00°19'24"	E 603.75
L373	N 00°12'21"	W 598.76
L374	N 89°56'46"	E 100.00
L375	S 02°04'12"	E 523.43
L376	N 89°43'40"	E 52.00
L377	S 00°12'21"	E 49.00
L378	N 89°43'41"	E 229.00
L379	S 00°12'25"	E 26.23
L380	S 00°05'18"	E 420.00



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FILING AREA
OVERALL

PROJECT NAME
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SURVEY TYPE
SKETCH OF DESCRIPTION

COMMENTS
SHEET 19 OF 20 SHEETS

DATE:
5/28/24


SCALE

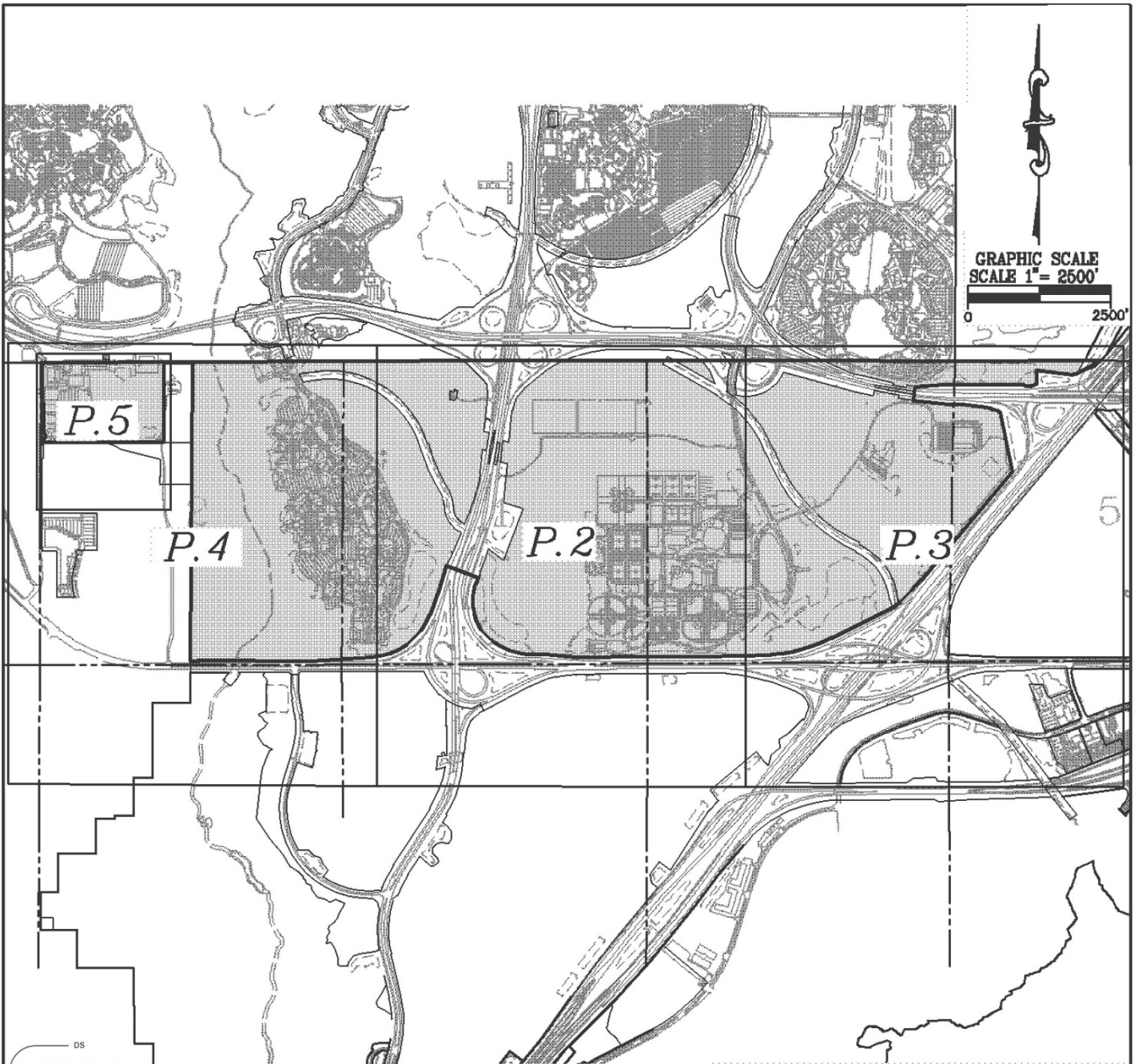
DRAWN BY:
JLG

FILENAME:
10JG22053

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANG. BRG.	CURVE	RADIUS	DELTA	LENGTH	TANG. BRG.
C1	545.08	81° 15' 08"	772.99		C57	513.39	13° 13' 42"	118.53	
C2	80.00	128° 43' 50"	179.74		C58	1109.03	07° 17' 21"	141.09	
C3	425.00	23° 29' 59"	174.31		C59	15.00	52° 09' 22"	13.65	
C4	15.00	46° 20' 48"	12.13		C60	1396.50	06° 53' 10"	167.84	N 07° 09' 56"
C5	425.00	16° 33' 54"	122.87		C61	1809.88	37° 37' 38"	1188.59	S 42° 29' 48"
C6	25.00	51° 32' 25"	22.49		C62	2191.83	32° 28' 09"	1242.10	
C7	25.00	40° 55' 45"	17.86		C63	11402.16	00° 29' 43"	98.56	S 65° 33' 17"
C8	25.00	46° 29' 32"	20.29		C64	900.00	02° 31' 40"	39.70	
C9	75.00	30° 06' 13"	39.41		C65	675.00	45° 40' 47"	538.15	
C10	45.00	99° 54' 55"	78.47		C66	825.00	98° 34' 08"	1419.29	
C11	250.00	55° 31' 16"	242.26		C67	500.84	22° 53' 21"	200.08	
C12	125.00	59° 41' 01"	130.21		C68	48.00	47° 40' 00"	39.93	N 29° 07' 51"
C13	676.49	29° 43' 07"	350.89	N 50° 17' 44"	C69	650.84	22° 53' 21"	260.00	
C14	399.38	09° 53' 41"	68.97	N 79° 13' 56"	C70	675.00	98° 34' 08"	1161.24	
C15	137.63	14° 21' 49"	34.50		C71	825.00	45° 40' 47"	657.74	
C16	344.38	04° 15' 11"	25.56	S 86° 02' 20"	C72	25.00	16° 36' 26"	7.25	
C17	132.00	26° 04' 01"	60.05		C73	25.00	51° 24' 11"	22.43	
C18	184.37	31° 44' 00"	102.11	S 49° 44' 21"	C74	50.00	106° 48' 50"	93.21	N 80° 45' 36"
C19	679.36	08° 51' 48"	105.09		C75	436.00	15° 56' 47"	121.35	S 58° 12' 21"
C20	437.18	18° 37' 07"	142.06		C76	514.00	20° 05' 00"	180.17	
C21	395.25	18° 13' 39"	125.74		C77	315.00	35° 55' 53"	197.54	
C22	645.09	03° 21' 33"	37.82		C78	381.00	34° 07' 58"	226.97	
C23	223.65	59° 02' 33"	230.47		C79	384.88	34° 00' 28"	228.44	
C24	25.00	64° 33' 48"	28.17	S 49° 58' 05"	C80	185.00	35° 39' 45"	115.15	
C25	25.00	25° 14' 16"	11.01		C81	47.00	130° 32' 06"	107.08	
C26	1010.00	07° 58' 42"	140.64	S 11° 48' 22"	C82	50.00	83° 36' 01"	72.95	
C27	25.00	87° 13' 52"	38.06	N 03° 49' 41"	C83	188.00	27° 45' 45"	91.10	
C28	221.37	29° 07' 38"	112.54		C84	2204.09	07° 27' 37"	286.99	N 29° 38' 58"
C29	132.76	48° 16' 12"	111.85		C85	808.57	09° 35' 40"	135.40	N 38° 37' 50"
C30	234.18	14° 51' 36"	60.74	N 64° 15' 37"	C86	1010.00	02° 00' 23"	35.37	S 05° 42' 00"
C31	25.00	115° 40' 49"	50.48	S 17° 50' 29"	C87	899.35	05° 39' 43"	88.87	
C32	25.00	54° 17' 13"	23.69		C88	2004.50	06° 19' 57"	221.54	
C33	25.00	79° 16' 52"	34.59		C89	2162.49	07° 53' 08"	297.62	S 00° 12' 49"
C34	25.00	41° 16' 24"	18.01		C90	1175.00	07° 00' 25"	143.70	S 08° 05' 57"
C35	1505.50	37° 08' 46"	976.05	S 03° 51' 20"	C91	1025.00	10° 07' 39"	181.18	N 18° 13' 36"
C36	25.00	37° 14' 40"	16.25		C92	2013.49	08° 18' 12"	291.80	
C37	25.00	46° 40' 29"	20.37		C93	2153.50	06° 19' 57"	238.01	
C38	25.00	58° 38' 45"	25.59		C94	934.00	01° 05' 30"	17.79	
C39	25.00	84° 46' 10"	36.99		C95	2158.53	24° 05' 38"	907.70	
C40	25.00	58° 17' 03"	25.43		C96	2832.01	04° 49' 44"	238.69	N 19° 16' 05"
C41	7.86	78° 20' 37"	10.75	N 28° 56' 03"	C97	2829.41	01° 55' 19"	94.91	N 41° 26' 37"
C42	19.64	36° 52' 37"	12.64		C98	802.00	65° 19' 49"	914.46	
C43	3.95	74° 25' 35"	5.13		C99	2750.09	04° 43' 07"	226.49	S 33° 16' 29"
C44	1080.42	20° 21' 16"	383.82	N 48° 06' 54"	C100	2894.93	08° 15' 21"	417.14	N 82° 01' 15"
C45	762.70	08° 52' 54"	118.23	S 63° 58' 49"	C101	3241.05	05° 37' 30"	318.19	N 00° 36' 59"
C46	160.82	19° 16' 01"	54.08		C102	357.62	23° 38' 08"	147.53	S 66° 08' 04"
C47	159.35	36° 15' 00"	100.82		C103	250.01	90° 21' 35"	394.28	
C48	158.03	21° 54' 44"	60.44		C104	350.02	72° 08' 18"	440.69	N 70° 50' 15"
C49	52.89	104° 26' 29"	96.41	S 75° 27' 00"	C105	3721.85	03° 53' 37"	252.93	S 16° 54' 47"
C50	1125.00	27° 57' 29"	548.95		C106	546.86	46° 21' 00"	442.39	
C51	492.00	26° 59' 13"	231.74						
C52	25.00	35° 13' 41"	15.37						
C53	25.00	46° 18' 35"	20.21						
C54	25.00	33° 58' 13"	14.82	S 21° 14' 14"					
C55	1908.34	22° 05' 51"	736.00	S 75° 17' 36"					
C56	950.92	14° 29' 06"	240.40						

 <p>ACES BERRY CREEK ENERGY SERVICES</p>	<p>P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE 407-824-5855</p>	<p>FILING AREA OVERALL</p>	<p>DATE: 5/28/24</p>
		<p>PROJECT NAME DEVELOPERS' AGREEMENT IN ORANGE COUNTY</p>	<p>SCALE</p>
		<p>SURVEY TYPE SKETCH OF DESCRIPTION</p>	<p>DRAWN BY: JLG</p>
		<p>COMMENTS SHEET 20 OF 20 SHEETS</p>	<p>FILENAME: 10JG22053</p>



GRAPHIC SCALE
SCALE 1" = 2500'



P.5

P.4

P.2

P.3

5



Digitally signed by:
Jeff Green
797184020756C...


5/30/2024

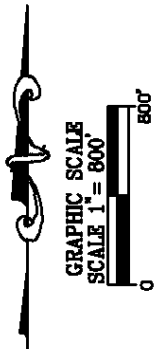
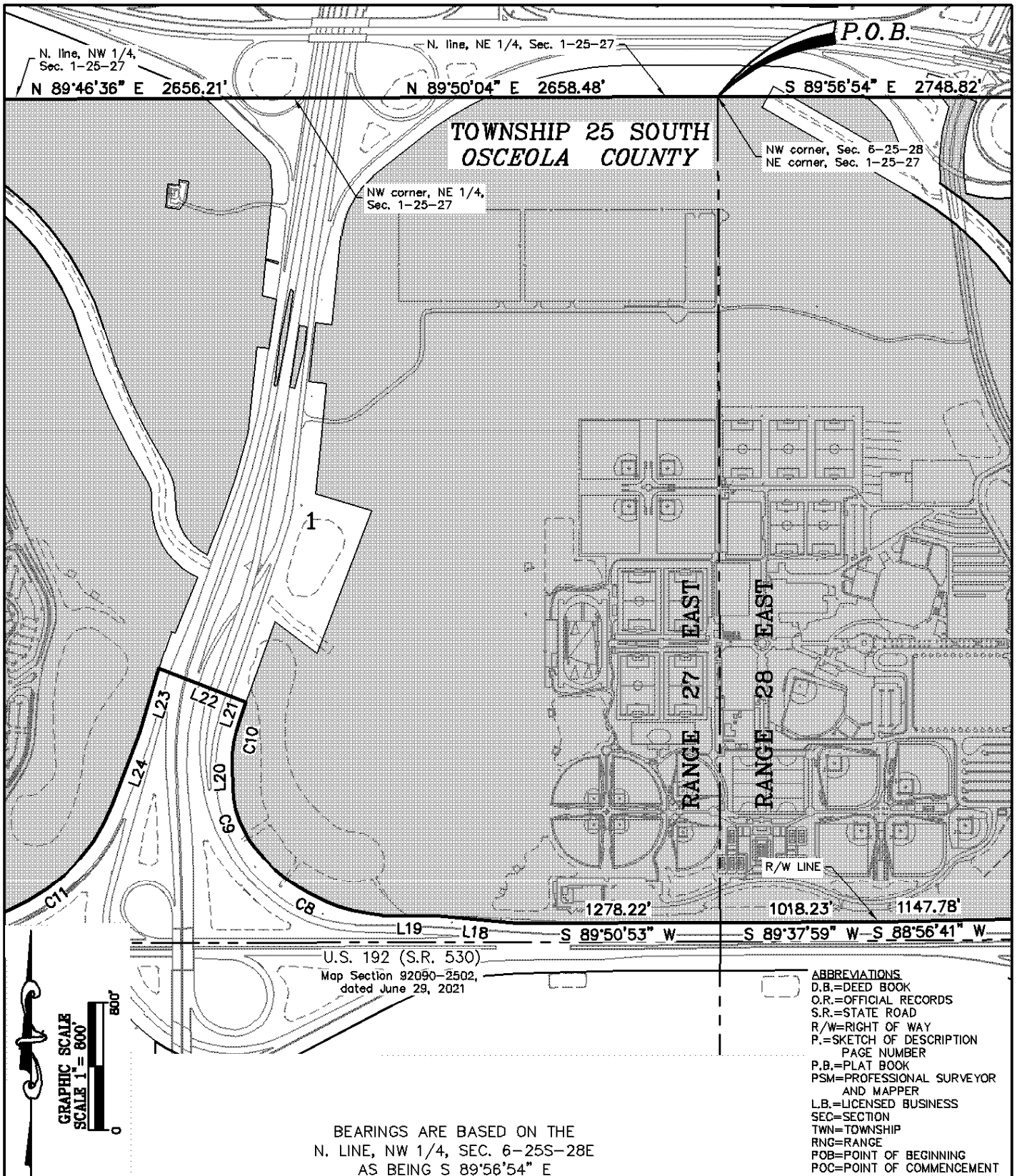
This document has been electronically signed using a digital signature in compliance with F.A.C. 5J-17.602(3). Printed copies of this document are not considered signed and the e-signature must be verified on any electronic copies. The seal appearing on this document was authorized by Jeff L. Green P.S.M. 5357.

Reedy Creek Energy Services, LB 7714
5300 Center Drive, Bay Lake, Florida 32830-1000

- ABBREVIATIONS**
 D.B.=DEED BOOK
 O.R.=OFFICIAL RECORDS
 S.R.=STATE ROAD
 R/W=RIGHT OF WAY
 P.=SKETCH OF DESCRIPTION
 PAGE NUMBER
 P.B.=PLAT BOOK
 PSM=PROFESSIONAL SURVEYOR
 AND MAPPER
 L.B.=LICENSED BUSINESS
 SEC=SECTION
 TWN=TOWNSHIP
 RNG=RANGE
 POB=POINT OF BEGINNING
 POC=POINT OF COMMENCEMENT

SURVEYOR'S NOTE
 CHAPTER 5J-17, FLORIDA
 ADMINISTRATIVE CODE REQUIRES
 THE FOLLOWING STATEMENT.
 "THIS IS NOT A BOUNDARY SURVEY"

 <p>RCES REEDY CREEK ENERGY SERVICES</p> <p>P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE 407-824-5855</p>	<p>FILING AREA OVERALL</p>	<p>DATE: 5/30/24</p>
	<p>PROJECT NAME DEVELOPERS' AGREEMENT IN OSCEOLA COUNTY</p>	<p>SCALE</p>
	<p>SURVEY TYPE SKETCH OF DESCRIPTION</p>	<p>DRAWN BY: JLG</p>
	<p>COMMENTS SHEET 1 OF 6 SHEETS</p>	<p>FILENAME: 10JG24017</p>



U.S. 192 (S.R. 530)
Map Section 92090-2502,
dated June 29, 2021

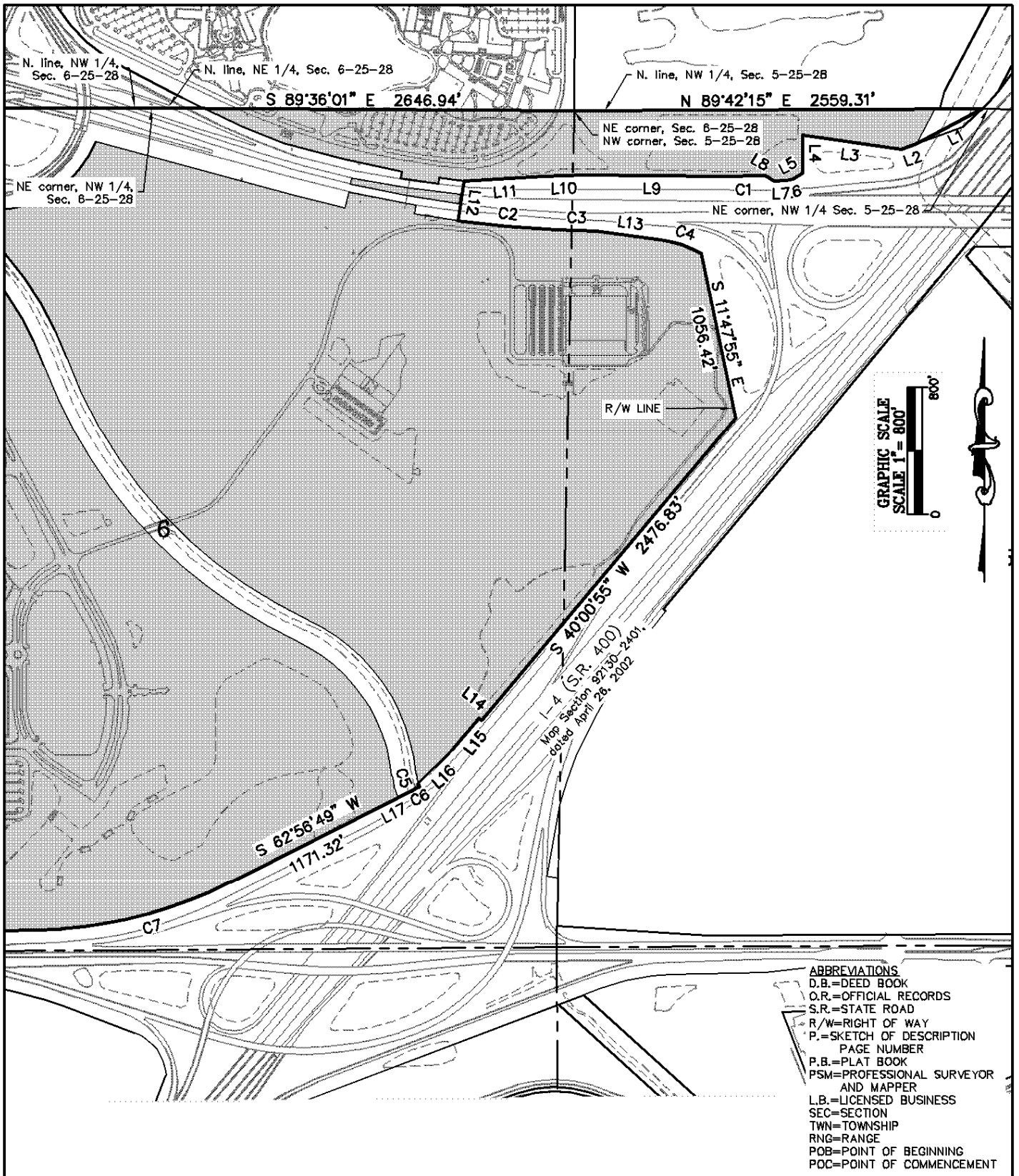
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BEARINGS ARE BASED ON THE
 N. LINE, NW 1/4, SEC. 6-25S-28E
 AS BEING S 89°56'54" E



P.O.B. 10000
 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855

FILING AREA OVERALL	DATE 5/30/24
PROJECT NAME DEVELOPERS' AGREEMENT IN OSCEOLA COUNTY	SCALE 1" = 800'
SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
COMMENTS SHEET 2 OF 6 SHEETS	FILENAME: 10JG24017

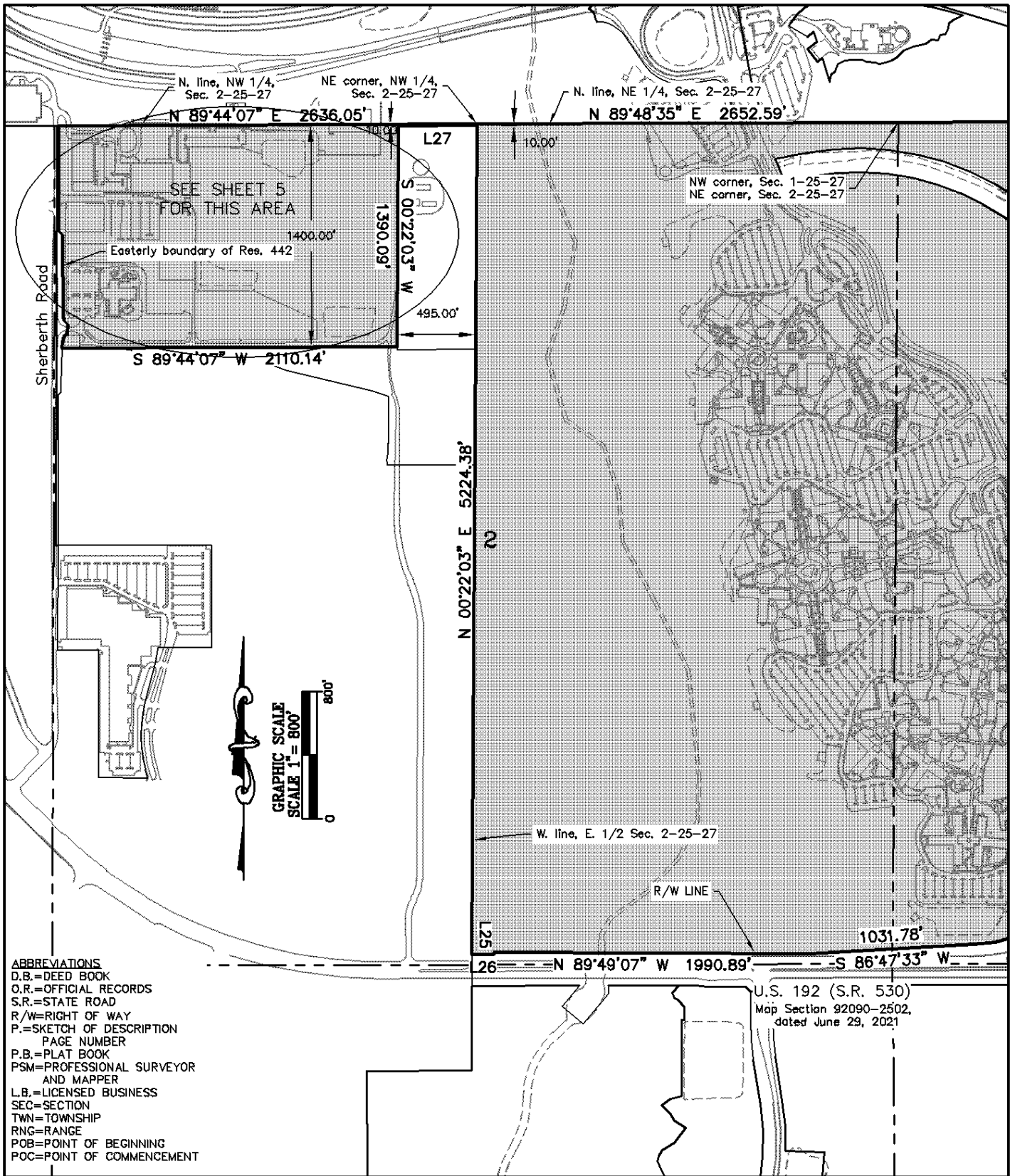


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FILING AREA OVERALL	DATE 5/30/24
PROJECT NAME DEVELOPERS' AGREEMENT IN OSCEOLA COUNTY	SCALE 1" = 800'
SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
COMMENTS SHEET 3 OF 6 SHEETS	FILENAME: 10JG24017



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FILING AREA
OVERALL

PROJECT NAME
DEVELOPERS' AGREEMENT IN OSCEOLA COUNTY

SURVEY TYPE
SKETCH OF DESCRIPTION

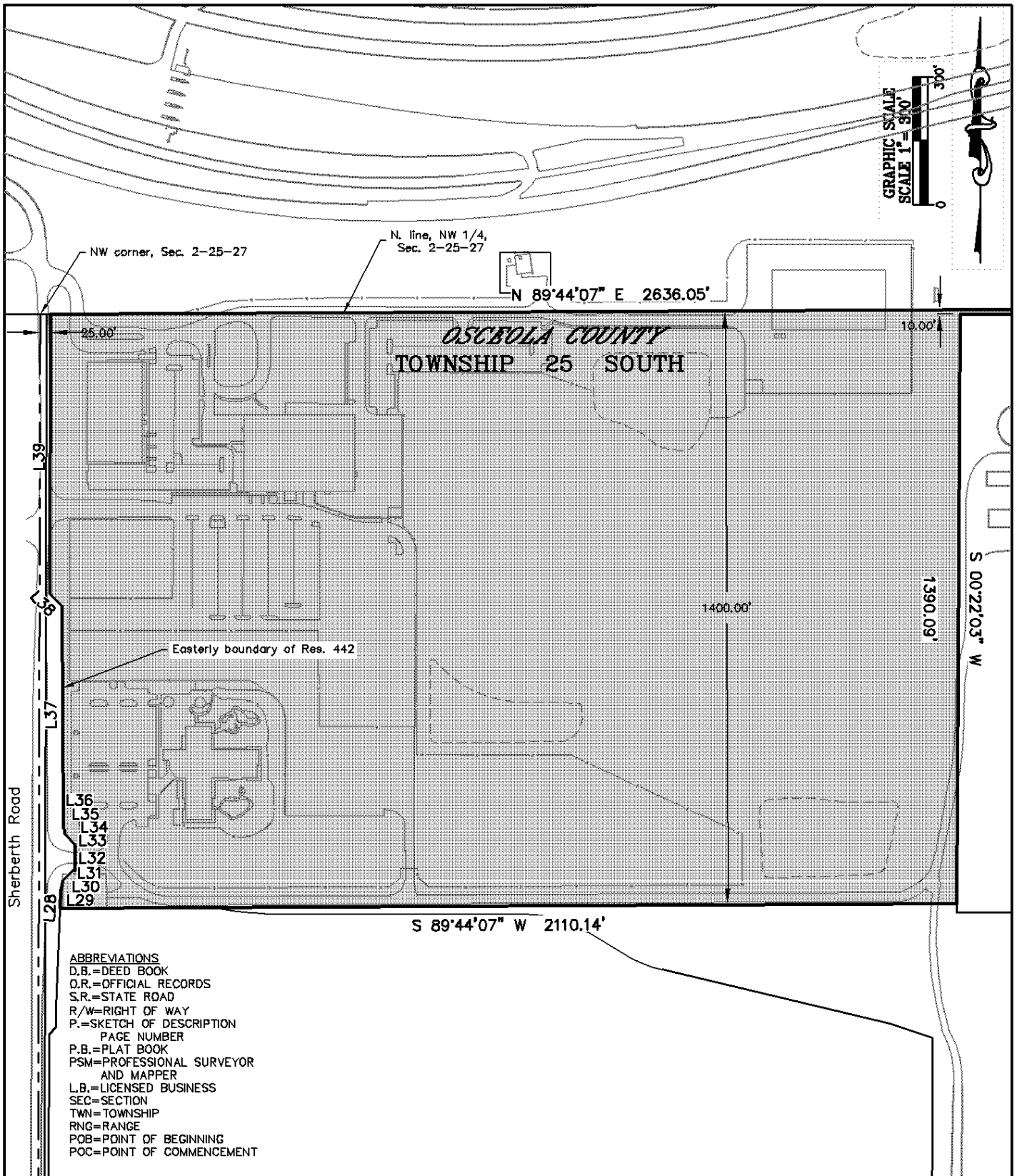
COMMENTS
SHEET 4 OF 6 SHEETS

DATE:
5/30/24

SCALE
1" = 800'

DRAWN BY:
JLG

FILENAME:
10JG24017



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 LAKE BUENA VISTA
 FL 32830-1000
 PHONE 407-824-5855


FILING AREA OVERALL	DATE: 5/30/24
PROJECT NAME DEVELOPERS' AGREEMENT IN OSCEOLA COUNTY	SCALE 1" = 300'
SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLG
COMMENTS SHEET 5 OF 6 SHEETS	FILENAME: 10JG24017

TANGENT TABLE

LINE#	BEARING	DIST.
L1	S 62° 05' 19" W	468.81
L2	S 70° 23' 47" W	98.39
L3	N 81° 47' 43" W	625.98
L4	S 00° 02' 43" E	239.96
L5	S 58° 35' 21" W	67.98
L6	S 77° 17' 07" W	43.72
L7	S 86° 50' 58" W	76.61
L8	N 59° 44' 26" W	62.58
L9	N 89° 17' 35" W	850.53
L10	S 88° 24' 30" W	258.73
L11	S 86° 07' 19" W	497.40
L12	S 08° 13' 36" W	250.03
L13	S 81° 55' 50" E	407.64
L14	N 49° 59' 05" W	20.00
L15	S 40° 00' 55" W	264.32
L16	S 45° 34' 27" W	302.53
L17	S 62° 56' 53" W	101.27
L18	N 84° 26' 30" W	502.53
L19	S 89° 50' 53" W	344.87
L20	N 01° 42' 25" W	132.33
L21	N 19° 44' 27" E	121.10
L22	N 68° 56' 02" W	586.26
L23	S 16° 38' 03" W	417.94
L24	S 20° 44' 32" W	476.40
L25	S 00° 06' 02" E	10.00
L26	S 89° 53' 43" W	141.45
L27	S 89° 44' 07" W	495.03
L28	N 02° 17' 23" E	40.72
L29	N 18° 56' 28" E	11.18
L30	N 00° 08' 32" E	14.20
L31	N 45° 08' 32" E	35.36
L32	S 89° 51' 28" E	4.49
L33	N 00° 08' 32" E	60.00
L34	N 44° 51' 28" W	35.36
L35	N 00° 08' 32" E	10.44
L36	N 44° 51' 28" W	4.24
L37	N 00° 17' 43" W	522.80
L38	N 44° 51' 28" W	39.61
L39	N 00° 08' 32" E	660.14

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANG. BRG.
C1	5612.03	02° 56' 08"	287.53	S 87° 46' 51" W
C2	7586.88	04° 38' 22"	614.33	S 82° 33' 14" E
C3	7666.44	01° 54' 58"	256.38	S 89° 07' 11" E
C4	665.97	23° 00' 10"	267.37	S 83° 01' 50" E
C5	324.96	03° 20' 34"	18.96	S 17° 05' 51" E
C6	1835.82	01° 32' 29"	49.38	S 62° 37' 18" W
C7	2774.79	22° 55' 22"	1110.13	
C8	1135.00	47° 01' 19"	931.48	N 85° 20' 07" W
C9	645.69	36° 36' 23"	412.53	
C10	785.48	21° 26' 52"	294.03	
C11	1183.24	66° 03' 02"	1364.04	

 <p>RCES HEENTY CREEK ENERGY SERVICES</p> <p>P.O.B. 10000 LAKE BUENA VISTA FL. 32830-1000 PHONE 407-824-5855</p>	FILING AREA OVERALL	DATE: 5/30/24
	PROJECT NAME DEVELOPERS' AGREEMENT IN OSCEOLA COUNTY	SCALE
	SURVEY TYPE SKETCH OF DESCRIPTION	DRAWN BY: JLC
	COMMENTS SHEET 6 OF 6 SHEETS	FILENAME: 10JG24017