# Sunbridge Stewardship District

YEAR 2025 ENGINEER'S INSPECTION REPORT

### **Prepared For**

Sunbridge Stewardship District

Date

June 25, 2025



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### 1. Location and General Description

Sunbridge Stewardship District (the "District") is located in Osceola County, Florida, Sections 1-2, 11-14, 23-24, Township 25 South, Range 31 East as well as Sections 5-8, 17-20, Township 25 South, Range 32 East. Please refer to the Location Map, Exhibit 1, the Vicinity Map, Exhibit 2, and the District Boundary Survey and Legal Description, Exhibit 3.

The Development is for the Osceola County's Sunbridge PD. The comprehensive plan element provides the framework for development planned in the Sunbridge Buildout Scenario consisting of residential units, commercial/office/industrial use, institutional/civic use, and hotel rooms. Based on the Development constructed to date, the District is responsible for the maintenance of all landscaping elements, including trees, within the public Right-of-Way within the District. The following phases have been constructed and conveyed to the District for Maintenance as of June 2025.

Construction Plans Phase	Construction Certified Complete
Cyrils Drive Phase 1	July 2020
Cyrils Drive Phase 2	April 2025
Cyrils Drive Phase 3	April 2024
Neighborhood C Phase 1	August 2022
Neighborhood C Phase 2	November 2023
Neighborhood C Phase 3	March 2024
Neighborhood D Phase 1A	July 2024
Neighborhood D Phase 1B-1C	June 2025
Crosswater Blvd Phase 1 (fka Marina Landings Blvd Phase 1)	June 2025

### 2. District's Operation and Maintenance Budget

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2026 as proposed by the Sunbridge Stewardship District Board of Supervisors and are in agreement with the proposed allocations to the following sections of the budget for maintenance and repairs to the existing infrastructure for which the District is responsible:

Operation and Maintenance Budget Proposed FY2026		
Description	Proposed	
Landscaping Maintenance & Material	\$493,467.96	
Landscaping Improvements	\$25,000	
Irrigation	\$35,000	
Irrigation Parts	\$7,000	
Streetlights	\$30,000	
Tree Trimming	\$5,000	
Total	\$595,467.96	

### 3. Infrastructure Conditions

Site visits were completed in June 2025 to review the conditions of the site infrastructure and determine maintenance recommendation for budgeting purposes. Cyrils Drive Phase 1, Cyrils Drive Phase 3, Neighborhood C Phase 1, and Neighborhood C Phase 2 that have been constructed and certified completed were evaluated. Cyrils Drive Phase 2, Neighborhood C Phase 3, Neighborhood D Phase 1A, Neighborhood D Phase 1B-1C, and Crosswater Blvd. Phase 1 have been certified complete but are still within the maintenance period under the obligation of the developer for repairs. The following maintenance & repairs are recommended to be completed under the proposed FY2026 Budget:

- Add cap to utility service meter
- Add stabilization
- Remove and replace dead tree
- Remove and replace dead tree

A location map and photographs representative of the needed maintenance are provided in Exhibits 1 & B.

### 4. District Engineers Letter Report

June 25, 2025

Ms. Lynne Mullins District Manager Sunbridge Stewardship District PFM Group Consulting, LLC 3501 Quadrangle Blvd Ste 270 Orlando, FL 32817

Subject: Sunbridge Stewardship District

District Engineers Annual Inspection Report

Poulos & Bennett Job No. 18-203

Dear Ms. Mullins:

In accordance with Section 6 of the legislation for the Sunbridge Stewardship District (SSD), this letter serves as the Public Facilities Report. We have completed our annual review of the portions of the project within the SSD as constructed to date. Based on our inspection and knowledge of the community, we recommend maintenance and repairs to address the following:

- Add cap to utility service meter
- Add stabilization
- Remove and replace dead tree
- Remove and replace dead tree

A location map and photographs representative of the needed maintenance are provided in Exhibits 1 and B.

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2026 as proposed by the Sunbridge Stewardship District Board of Supervisors and are in agreement with the proposed allocations to the following sections of the budget for maintenance and repairs to the existing infrastructure for which the District is responsible:

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Tree Trimming	\$5,000	
Total	\$595,467.96	

Please contact me should you have any questions or require any additional information.

Sincerely,

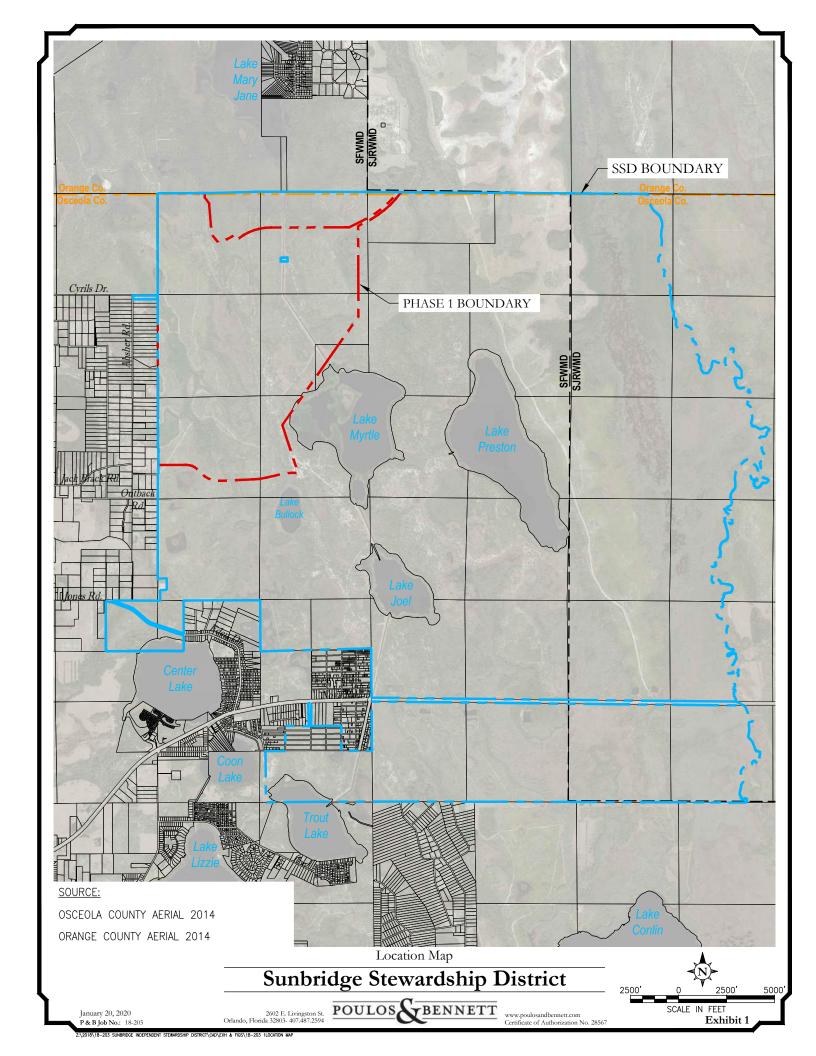
Christina M. Baxter, P.E.

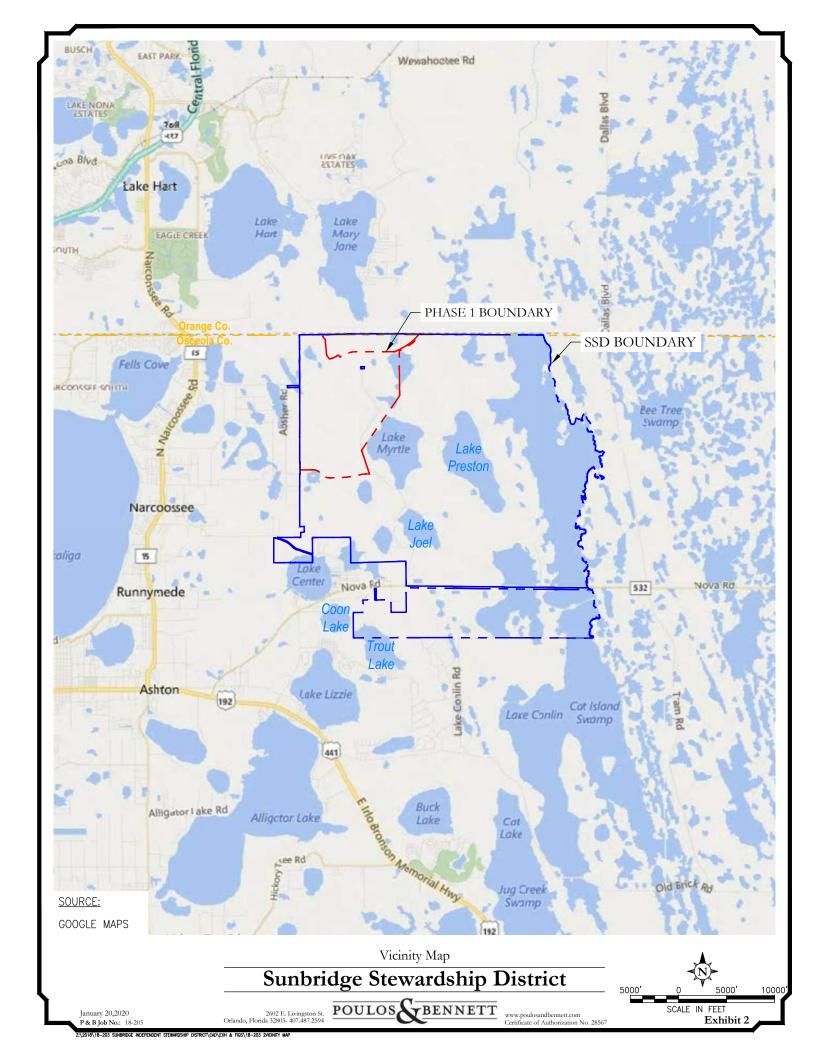
Christina Baxter

Poulos & Bennett, LLC

cc: File Folder

# Appendix





**KEY MAP** 

TOWNSHIP 25 SOUTH

PRESTON

NOVA ROAD (C.R. 532) (200' WIDE R/W)

. . . .

SEE SHEEV 3

SEE SHEET\4.

SITE BENCHMARK No.214

CONCRETE MONUMENT

ELEVATION=72.32(NAVD88)

SYMBOLS

----G--

GAS VENT UNDERGROUND GAS MARKER

SET 4"x4" CONCRETE MONUMENT LB 68

UNDERGROUND GAS LINE

WITH DISK "JWG"

FOUND 4"X4

<u>ABBREVIATIONS</u>

PROFESSIONAL SURVEYOR & MAPPER

RESIDENCE REINFORCED CONCRETE PIPE

RETAINING WALL SOUTHERN BELL TELEPHONE SOUTHERLY

TELEPHONE CONTROL PANEL TRANSFORMER PAD

REBAR & CAP

TRAVERSE TYPICAL TOP OF BANK

REGISTERED LICENSED SURVEYOR RIGHT-OF-WAY

ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBER PLASTIC FENCE

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT

. . .

KISSIMMEE

EAST IRLO BRONSON

MEMORIAL HWY

U.S. 441 / U.S. 192

SITE BENCHMARK No.211

IN WELL BOX "Z 577 2003"

ELEVATION=60.72 (NAVD88)

SEE SHEET 2

SEE SHEET 5

<u>LEGEND</u>

UNDERGROUND TELEPHONE MARKER TELEPHONE RISER TELEVISION RISER

UNDERGROUND TELEPHONE LINE TELEPHONE BOX

CABLE TELEVISION MARKER
TELEPHONE PULLBOX

FIBER OPTICS CABLE MARKER

FIRE DEPARTMENT CONNECTION FIRE HYDRANT

- WATERMAIN LINE
- REUSE WATER LINE
- UNDERGROUND WATER MARKER
- IRRIGATION VALVE
- REUSE WATER METER

UNDERGROUND ELECTRIC MARKER LIGHT POLE GUY WIRE

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED

OVERHEAD WIRE GROUND LIGHT UNDERGROUND ELECTRIC LINE

REUSE WATER STUB OUT

ELECTRIC MANHOLE CONCRETE UTILITY POLE WOOD POWER POLE UTILITY POLE

ELECTRIC STUB-OUT

ELECTRIC PULL BOX

CROSS WALK POLE TRAFFIC SIGNAL BOX

GPWØ WOOD GUY POLE

WATER VALVE WATER METER

WATER STUB OUT BACKFLOW PREVENTER BLOW OFF VALVE

WATER VALVE BOX WATERMAIN LINE **ABBREVIATIONS** 

IRON ROD WITH CAP #
IRON ROD WITH CAP #

INVERT ELEVATION LICENSED BUSINESS

LANDSCAPE LICENSED SURVEYOR

MANHOLES MITERED END SECTION

NAIL & DISK NUMBER

PLAT BOOK

NORTH AMERICAN VERTICAL DATUM OF 1988 NATIONAL GEODETIC VERTICAL DATUM OF 1929 NON—RADIAL

ORLANDO UTILITIES COMMISSION OFFICIAL RECORDS BOOK ORANGE COUNTY

PERMANENT CONTROL POINT PROFESSIONAL LAND SURVEYOR

POINT OF REVERSE CURVATURE
PERMANENT REFERENCE MONUMENT
POINT OF TANGENCY

<u>SYMBOLS</u>

SEE SHEET

ISEE SHEET

SEE SHEET 8

**ABBREVIATIONS** 

APPARENT PHYSICAL USE

CERTIFIED CORNER RECORD
CONCRETE WALL
CORNER

DONALD W. MCINTOSH ASSOCIATES, INC.

FEDERAL EMERGENCY MANAGEMENT AGENCY

FIBER OPTIC CABLE FLORIDA DEPARTMENT OF TRANSPORTATION

FLORIDA POWER CORPORATION

FINISH FLOOR ELEVATION

GUY EASEMENT AREA

BACK OF CURB

BLOCK WALL BARBED WIRE FENCE

CHAIN LINK FENCE

CONCRETE BLOCK

ELEVATION
EDGE OF PAVEMENT
ELECTRIC METER
EDGE OF WATER

CONCRETE MONUMENT CORRUGATED METAL PIPE

BENCHMARK "Z-577" FOUND 1/2" STEEL ROD

OSCEOLA COUNTY +

## BOUNDARY SURVEY

## DESCRIPTION:

All lands lying in the following sections:

Sections 1, 2, 11, 12, 13, 14, 23 and 24, Township 25 South, Range 31 East, Osceola County, Florida. AND: The Northwest one-quarter (NW¼), The Northeast one-quarter (NE¼) and all unsurveyed properties in the Northeast one-quarter (NE¼) of Section 25, Township 25 South, Range 31 East, Osceola County, Florida. AND: The Northeast one-quarter (NE¼) of Section 27, Township 25 South, Range 31 East, Osceola County, Florida. AND: The West one-half (W1/2) of the Northwest one-guarter (NW1/4) of Section 26, Township 25 South, Range 31 East, Osceola County, Florida. AND: Sections 5, 6, 7, 8, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33, Township 25 South, Range 32 East, Osceola County, Florida. AND: All lands in Sections 4, 9, 15, 16, 22, 27 and 34, Township 25 South, Range 32 East, Osceola County, Florida, lying West of the following described line: Begin at a point in the North line of the Northwest 1/4 of said Section 4, bearing S89°34'54'E 1590.03 feet from the Northwest corner of said Northwest 1/4; thence S12°28'14'E a distance of 5030.43 feet; thence S12°59'41"E a distance of 4787.68 feet; thence S16°38'20"E a distance of 4654.92 feet; thence S08°58'21"E a distance of 3944.37 feet; thence S08°17'50"E a distance of 2486.73 feet; thence S08°31'51"E a distance of 5183.81 feet to the North Right-of-way of County Road 532 (Nova Road); thence run S06°55'57'E a distance of 201.67 feet to the South Right-of-way line of said County Road 532; thence S06°55'57"E a distance of 5107.21 feet to the point of termination in the South line of the Southwest 1/4 of Section 34, Township 25 South, Range 32 East, Osceola County, Florida at a point lying N89°47'43"W a distance of 167.99 feet from the South 1/4 corner of said Section 34.

# The South 1/2 of Section 36, Township 25 South, Range 31 East, Osceola County, Florida.

All of New Eden on the Lakes, Unit 8, as filed and recorded in Plat Book 1, Page 336 of the Public Records of Osceola County, Florida.

All of New Eden on the Lakes, Replat of Unit 9, as filed and recorded in Plat Book 1, Page 341 of the Public Records of Osceola County, Florida, together with: Beginning at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 36, T25S, R31E, Osceola County, Florida, run N00°56′29°W [N00°48′20°E], along the East line of the NW 1/4 of said Section 36, 1196.59 ft. [1196.51 feet] to the South Right of Way line of State Road No. 532; run thence S86′43′09°W [S88′31′18″W], along said South Right of Way line, 100.57 ft. [100.51 feet] to the Point of Curve of a 13596.54 ft. Radius Curve to the Left; run thence along said Curve, 64.40 ft. [64.43 feet] (Chord bearing S86′35′01°W [S88′06′56″W], Chord = 64.40 ft. [64.43 feet]); run thence S03′13′22°E [S01°28′19″E], 1191.61 ft. [1191.37 feet] to the North line of New Eden on the Lakes, Replat of Unit 9, as filed and recorded in Plat Book 1, Page 341 of the Public Records of Osceola County, Florida; run thence N88′35′24°E [S89′39′27″E], along said North line, 117.40 ft. [117.44 feet] to the Point of Beginning. Said land also described as Lot 1 of the unrecorded plat of a portion of the N 1/2 of the NW 1/4 of Section 36, T25S, R31E, Osceola County, Florida, done by Johnston's Engineers, Inc. under the date of March 29, 1966. Data in brackets [ ] is field measured by Donald W. McIntosh Associates, Inc. as of January 8, 2016.

LESS AND EXCEPT: The West thirty (30) feet of the Northwest quarter of the Southwest quarter (NW1/4 of SW1/4) of said Section Fourteen (14), Township twenty—five (25) South, Range thirty—one (31) East, Osceola County, Florida (Deed Book 95, Page 353).

LESS AND EXCEPT: BEGIN at the Southwest corner of Section 23, Township 25 South, Range 31 East, Osceola County, Florida, thence run North 00°00'10" West along the West line of said Section 23, a distance of 1,150.00 feet to a point; thence departing said West line run North 89°52'31" East, a distance of 465.00 feet to a point; thence run South 00°00'10" East, a distance of 600.00 feet to a point; thence run South 89°52'31" West, a distance of 340.00 feet to a point; thence run South 00°00'10" East, a distance of 550.00 feet to a point on the South line of said Section 23; thence run South 89°52'31" West along said South line, a distance of 125.00 feet to the POINT OF BEGINNING (Official Records Book 945, Page 2911).

LESS AND EXCEPT: A Parcel of Land in that part of Section 1, Township 25 South, Range 31 East, Osceola County, Florida, lying within the right—of—way of Canal 30 as described in Official Records Book 12, Page 143, Osceola County, Florida, public records: said parcel of land being more specifically described as follows: From a 5" x 5" concrete monument marking the Northeast (NE) corner of the South one—half (S1/2) of said Section 1, the coordinates of which are X = 448,239.56 and Y = 1,456,639.11, bear South 89'41'18" West, along the North line of the South one—half (S1/2) of said Section 1, a distance of 4190.40 feet to the intersection thereof with the Easterly right—of—way line of said Canal 30; Thence, South 0'05'45" East, along said Easterly right—of—way line, a distance of 756.08 feet to the point of beginning; Thence, continue South 0'05'45" East, along said Easterly right—of—way line, a distance of 196.57 feet; Thence, South 89'54'15" West, a distance of 350.00 feet to the intersection thereof with the Westerly right—of—way line of said Canal 30; Thence, North 0'05'45" West, along said Westerly right—of—way line, a distance of 196.57 feet; Thence, North 89'54'15" East, along said Westerly right—of—way line a distance of 350.00 feet to the point of beginning. The bearings and coordinates in the above description refer to the standard plane rectangular coordinate system for the East Zone of

LESS AND EXCEPT: Jones Road Right—of—Way as described in Deed Book 155, Page 318 of the Public Records of Osceola County, Florida.

LESS AND EXCEPT: County Road 532 (Nova Road) Right-of-Way as described in Official Records Book 118, Page 4 of the Public Records of Osceola County, Florida.

Being subject to any rights—of—way, restrictions and easements of record.

## SURVEYOR'S NOTES:

Florida (Official Records Book 169, Page 298).

- 1. Apparent Physical Use (potential encroachments) onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
- All measurements are in feet in accordance with the United States standard. All horizontal control measurements achieve a closure of 1 foot in 10,000 feet or better.
- 3. All boundary line bearings, distances and curve data are described and measured unless shown as (D) = Described, (P) = Plat, (M) = Measured and or (C) = Computed.
- 4. Bearings based on the North line of the Northeast 1/4 of Section 31, Township 25 South, Range 31 East, Osceola County, Florida, being S89°21'04"E relative to NGS point designated "Z 577"(PID "DG6221") located approximately 39.0' west of the approximate centerline of Sungrove Lane and 1.0 east of Carsonite witness post and a fence; having the following coordinate values (N:1459393.3730, E:600014.6687) based on Florida State Plane Coordinate System— East Zone (NAD 83/2007 Datum) according to the final control coordinate files for "The Osceola Mormon Property" project furnished to DWMA by Jones, Wood and Gentry, Inc. on a report document dated April 11, 2008. All distances shown hereon are at "ground" distances.
- 5. No underground improvements, installations, foundations, utilities, solid waste dumps, sumps, sanitary landfills or hazardous materials, if any, have been located.
- 6. No environmental issues have been addressed by this survey.
- 7. This survey may contain lands in navigable waterways which may be owned by the State of Florida. This survey does not attempt to resolve any issues of navigability or of ownership by the State of Florida. Users of this survey, boundary information, acreages, areas and descriptions shown hereon are placed on notice that the use of such information is at their peril as regards to any state owned lands, riparian boundaries or littoral boundaries shown hereon.
- 8. The State of Florida may own or claim ownership of those lands lying waterward of the "ordinary high water line" which may affect the location of the boundary line of property fronting the lakes.
  9. Elevations shown hereon are based on Osceola County Benchmark "Z-577", located approximately 39.0' west of the approximate centerline of Sungrove Lane and 1.0 foot east of Carsonite witness
- post and a fence; having an elevation of 60.72 (NAVD88) Datum (point also know as 211).

  10. The 60.5 contour is shown hereon regarding Lakes Joel, Myrtle and Preston, for informational purposes related to the Quiet Title Action, Case No.: 09—CA—5468MF, dated May 22, 2009, and recorded in Official Records Book 3848, Pages 430 through 432, of the Public Records of Osceola County, Florida.
- 11. Fence ownership has not been determined.
- 12. Except as shown hereon no interior, dirt roads, ponds, borrow pits, spoil mounds, drainage ditches, improvements, fences, pipes, utilities or trails have been surveyed by Donald W. McIntosh Associates, Inc. All visible above ground improvements lying within five feet of the perimeter project boundary are shown.
- 13. All dimensions shown from boundary lines to improvements (other than buildings) are to center of said improvements. All symbols used to depict improvements are not to scale.
  14. All adjoining rights—of—way, subdivisions and information on adjoining properties shown hereon is from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W.

McIntosh Associates, Inc. neither attempted nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at

- their own peril, in this regard.

  15. Adjoining property owners' names and the tax parcel identification numbers shown hereon, if any, are based on the Osceola County Property Appraiser's official website accessed on December 11,
- 2015 during the preparation of this survey.

  16. Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., N 0.25' = North 0.25').

  [SURVEYOR'S NOTES CONTINUED ABOVE RIGHT]

### SURVEYOR'S NOTES CONTINUED FROM BELOW LEFT

- 17. Lands shown hereon were not abstracted for rights—of—way, easements, ownership or other instruments of record by this firm. Surveyor has reviewed the following items listed in Schedule BII of First American Title Insurance Company, Commitment for Title Insurance, File No. 2037—3369905, effectively dated August 12, 2015, for easements and rights—of—way and finds the following: (SURVEYORS COMMENTS ARE IN ALL CAPS)
  - 9. Terms of that certain Pasture Lease to the Florida State Live Stock Sanitary Board and Terms of that certain Verbal Lease to the Florida State Game Department, both referred to in those certain Deeds recorded November 16, 1936, in Deed Book 102, Page 310 and recorded March 9, 1940, in Deed Book 102, Page 453, both in the Public Records of
  - Osceola County, Florida. (NO EASEMENTS)

    10. Oil, Gas and Mineral Lease between Orlando Livestock Company and Humble Oil & Refining Company recorded August 28, 1954, in Miscellaneous Book 4, Page 54, in the Public Records of Osceola County, Florida. This lease was for a term of five years and
  - so long thereafter as oil, gas of other mineral is produced. (NO EASEMENTS)

    11. Easement Deed in favor of Central and Southern Florida Flood Control District recorded August 12, 1957, in Official Records Book 12, Page 143; A portion of which has subsequently been conveyed to Central and Southern Florida Flood Control District by

that certain Special Warranty Deed recorded December 15, 1957 in Official Records Book

169, Page 298, both in the Public Records of Osceola County, Florida. (SHOWN)

12. Easement Deed in favor of Central and Southern Florida Flood Control District recorded August 12, 1957 in Official Records Book 12, Page 145, together with that certain Courtesy Notice recorded November 15, 1991 in Official Records Book 1039, Page 2744,

both in the Public Records of Osceola County, Florida. (SHOWN)

- 13. Easement Deed in favor of Central and Southern Florida Flood Control District recorded August 12, 1957 in Official Records Book 12, Page 147, in the Public Records of Osceola County, Florida. (SHOWN)
- Easement Deed in favor of Central and Southern Florida Flood Control District recorded August 12, 1957 in Official Records Book 12, Page 149, together with that certain Corrective Easement Deed recorded January 8, 1959 in Official Records Book 34, Page 455, and together with that certain Subordination of Encumbrance to Property Rights to State of Florida recorded January 7, 1964 in Official Records Book 112, Page 279, all in the Public Records of Osceola County, Florida. (SHOWN)
   Intentionally Deleted.
- 16. Right of Way Easement in favor of Central and Southern Florida Flood Control District recorded January 3, 1966 in Official Records Book 156, Page 348, in the Public Records of Osceola County, Florida. (SHOWN)
- 17. Right of Way Easement in favor of Central and Southern Florida Flood Control District recorded January 18, 1967 in Official Records Book 156, Page 689, in the Public Records of Osceola County, Florida. (SHOWN)
- 18. Easement Deed in favor of Central and Southern Florida Flood Control District recorded December 15, 1967 in Official Records Book 169, Page 296, in the Public Records of Osceola County, Florida. (SHOWN)
  19. Easement Deed in favor of Central and Southern Florida Flood Control District recorded
- December 15, 1967 in Official Records Book 169, Page 300, in the Public Records of Osceola County, Florida. (SHOWN)

  20. Access Road Easement in favor of Central and Southern Florida Flood Control District
- recorded December 15, 1967 in Official Records Book 169, Page 302, in the Public Records of Osceola County, Florida. (SHOWN)

  21. Easement Deed in favor of Central and Southern Florida Flood Control District recorded
- December 15, 1967 in Official Records Book 169, Page 311, in the Public Records of Osceola County, Florida. (SHOWN)

  22. Easement in favor of Florida Power Corporation recorded June 3, 1968 in Official Records
- Book 176, Page 537, in the Public Records of Osceola County, Florida. (SHOWN)

  23. Ingress and Egress Easement in favor of the City of St. Cloud set forth in that certain
- the Public Records of Osceola County, Florida. **(SHOWN)**24. Easement in favor of the City of St. Cloud recorded November 17, 1989 in Official Records Book 945, Page 2913, in the Public Records of Osceola County, Florida.
- (SHOWN)

  25. Perpetual Easement for Electric Transmission Lines, etc. in favor of the City of St. Cloud set forth in that certain Resolution No. 89-74 recorded November 17, 1989 in Official

Records Book 945, Page 2930, in the Public Records of Osceola County, Florida.

- 26. Easement for Public Electrical Utilities in favor of the City of St. Cloud recorded April 17, 1990 in Official Records Book 964, Page 1713, together with that certain Agreement Modifying Easement recorded October 2, 1997 in Official Records Book 1438, Page 2435,
- both in the Public Records of Osceola County, Florida. (NO DESCRIPTION PROVIDED)

  27. Easement Agreement in favor of East Central Florida Services, Inc., a Florida corporation recorded January 18, 1994 in Official Records Book 1167, Page 697, together with that certain Quit—Claim Deed of "fixtures" in favor of East Central Florida Services, Inc.
- EACH SIDE OF THE PRODUCTION FACILITIES.) (NOT PLOTTABLE WITHOUT EXCAVATION).

  28. Utility Easement for distribution lines in favor of the City of St. Cloud recorded July 19, 1994 in Official Records Book 1200, Page 606, in the Public Records of Osceola County,
- 29. Interlocal Agreement between the City of St. Cloud and Orlando Utilities Commission recorded November 1, 2001 in Official Records Book 1951, Page 1574, in the Public Records of Osceola County, Florida. (NO EASEMENTS)

recorded January 18, 1994 in Official Records Book 1167, Page 715, both in the Public

Records of Osceola County, Florida. (20' WIDE SUBTERRANEAN WATERLINE EASEMENT 10'

- 30. Matters, facts and circumstances contained on that certain Plat of NEW EDEN ON THE LAKES UNIT NO. 8, as recorded January 2, 1957 in Plat Book 1, Page 336, in the Public Records of Osceola County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, conditions or restrictions violate 42 USC 3604(c). (SHOWN)
- 31. Matters, facts and circumstances contained on that certain Plat of A REPLAT OF NEW EDEN ON THE LAKES UNIT 9, as recorded on June 7, 1957 in Plat Book 1, Page 341, in the Public Records of Osceola County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, conditions or restrictions violate 42 USC 3604(c). (SHOWN)
- 32. Memorandum of Master Development and Purchase Agreement by and between Suburban Land Reserve, Inc., Tavistock Development Property Holdings, LLC and Tavistock Development Services Company, LLC, dated May 4, 2015 and recorded August 31, 2015 in Official Records Book 10976, Page 86, in the Public Records of Orange County, Florida, and as re-recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, in the
- Florida, and as re-recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, in the Public Records of Osceola County, Florida. (NO EASEMENTS OR RIGHT-OF-WAYS)

  33. Easement Deed in favor of Central and Southern Florida Flood Control District recorded December 16, 1957, in Official Records Book 169, Page 313, in the Public Records of
- Osceola County, Florida. **(SHOWN)**34. Easement Deed in favor of Central and Southern Florida Flood Control District recorded December 16, 1957, in Official Records Book 169, Page 315, in the Public Records of Osceola County, Florida. **(SHOWN)**
- 35. Access Road Easement in favor of Central and Southern Florida Flood Control District recorded December 16, 1957, in Official Records Book 169, Page 317, in the Public Records of Osceola County, Florida. (SHOWN)
- 36. Matters of the Final Judgment recorded June 15, 2009, in Official Records Book 3848, Page 430, in the Public Records of Osceola County, Florida. (SHOWN, SEE NOTE 10)
- 37. Right-of-way for unnamed trails and any rights of others to travel thereon. (EXCEPT AS SHOWN HEREON NO INTERIOR DIRT ROADS OR TRAILS HAVE BEEN SURVEYED SEE NOTE 12)
  38. This Policy does not insure title to any part of the land lying below the ordinary high
- water mark of any abutting body of water. (NOT A SURVEY MATTER)

  39. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. (NOT A SURVEY MATTER)
- 40. Any adverse claim to any portion of the land which has been created by artificial means or has accreted to any such portion so created. (NOT A SURVEY MATTER)
  41. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). (NOT A SURVEY MATTER)
- 42. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of any river (or creek). (NOT A SURVEY MATTER)
- 43. This Policy does not insure title to the beds or bottoms of lakes, rivers or other bodies of water located on or within the land described in Schedule "A". (NOT A SURVEY MATTER)
- 44. Riparian and/or littoral rights are not insured. (NOT A SURVEY MATTER)
- 45. Subject to rights of those thereto entitled in and to any canal, ditch, creek, river, etc. traversing any portion of subject land; including, but not limited to, drainage rights and free flow of water therein. (NOT A SURVEY MATTER)
- 46. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (NOT A SURVEY MATTER)

  The property may also be subject to other matters set forth in said Title Commitment

CERTIFIED TO: SUBURBAN LAND RESERVE, INC. TAVISTOCK EAST HOLDINGS, LLC TAVISTOCK EAST SERVICES, LLC SURVEY DATE: January 8, 2016 I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code. pursuant to Section 472.027, Florida Statutes. DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68 Rocky L. Carson Florida Registered Surveyor and Mapper Certificate No. 4285 NOT VALID WITHOUT THE SIGNATURE AND THE

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

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SYMBOLS

ARC LENGTH CHORD BEARING CHORD

TANGENT BEARING TANGENT

SEC 5-18-31 SECTION, TOWNSHIP SOUTH , RANGE EAS

FMV ₩ FMAV ₩ SPOT ELEVATION (EXISTING)

TLE EXCEPTION NUMBER.

DRAINAGE MANHOLE
MITERED END SECTION
CURB INLET
CURB INLET WITH MANHOLE

UNDERGROUND SANITARY MARKER SANITARY SEWER STUB-OUT

FORCEMAIN AIR RELEASE VALVE

UNDERGROUND FORCEMAIN LINE VERTICAL PIPF

UNDERDRAIN YARD DRAIN

SANITARY MANHOLE REUSE VALVE

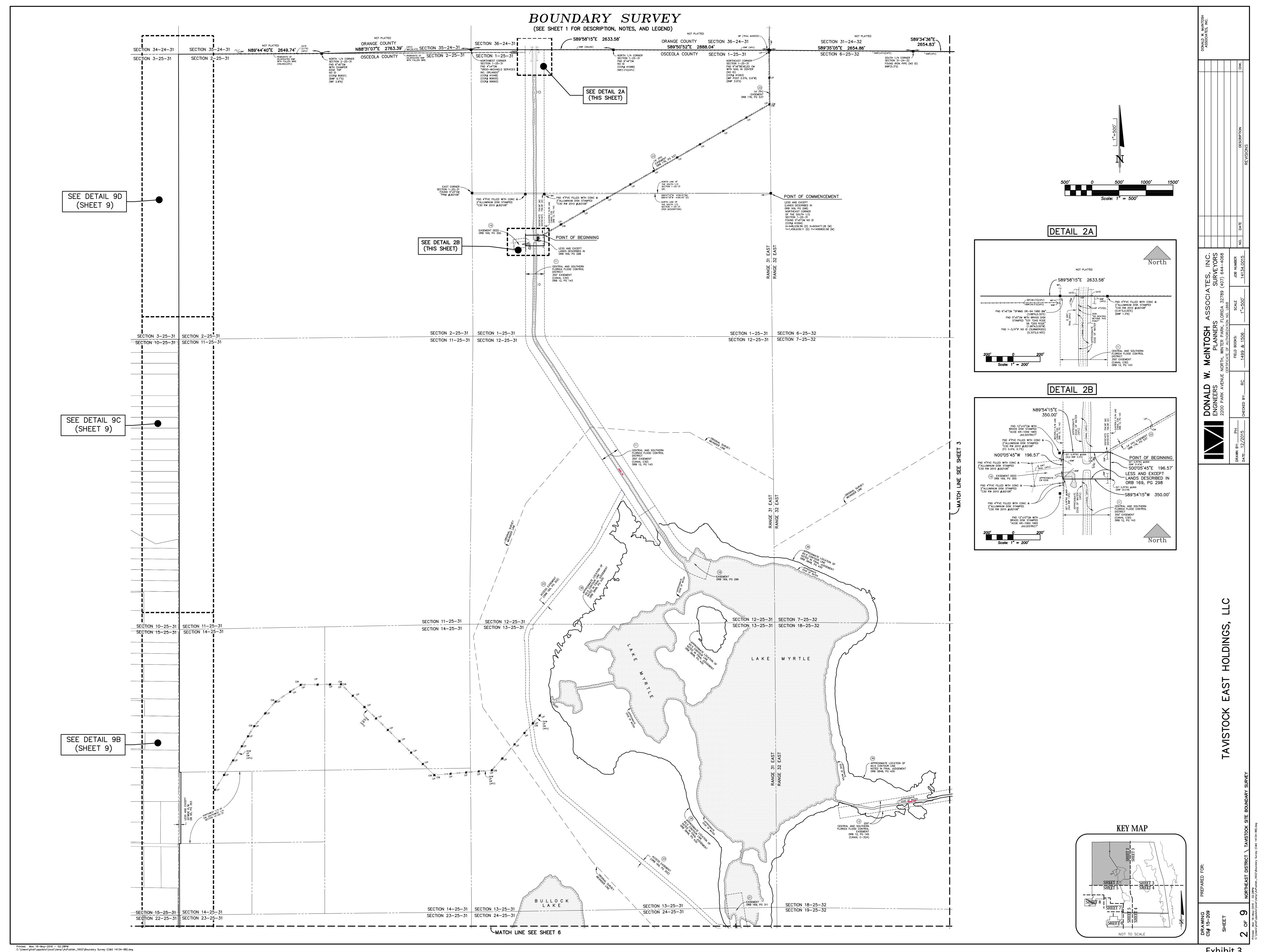
LINE NUMBER (SEE LINE TABLE) CURVE NUMBER (SEE CURVE TABLE) CENTRAL ANGLE RADIUS

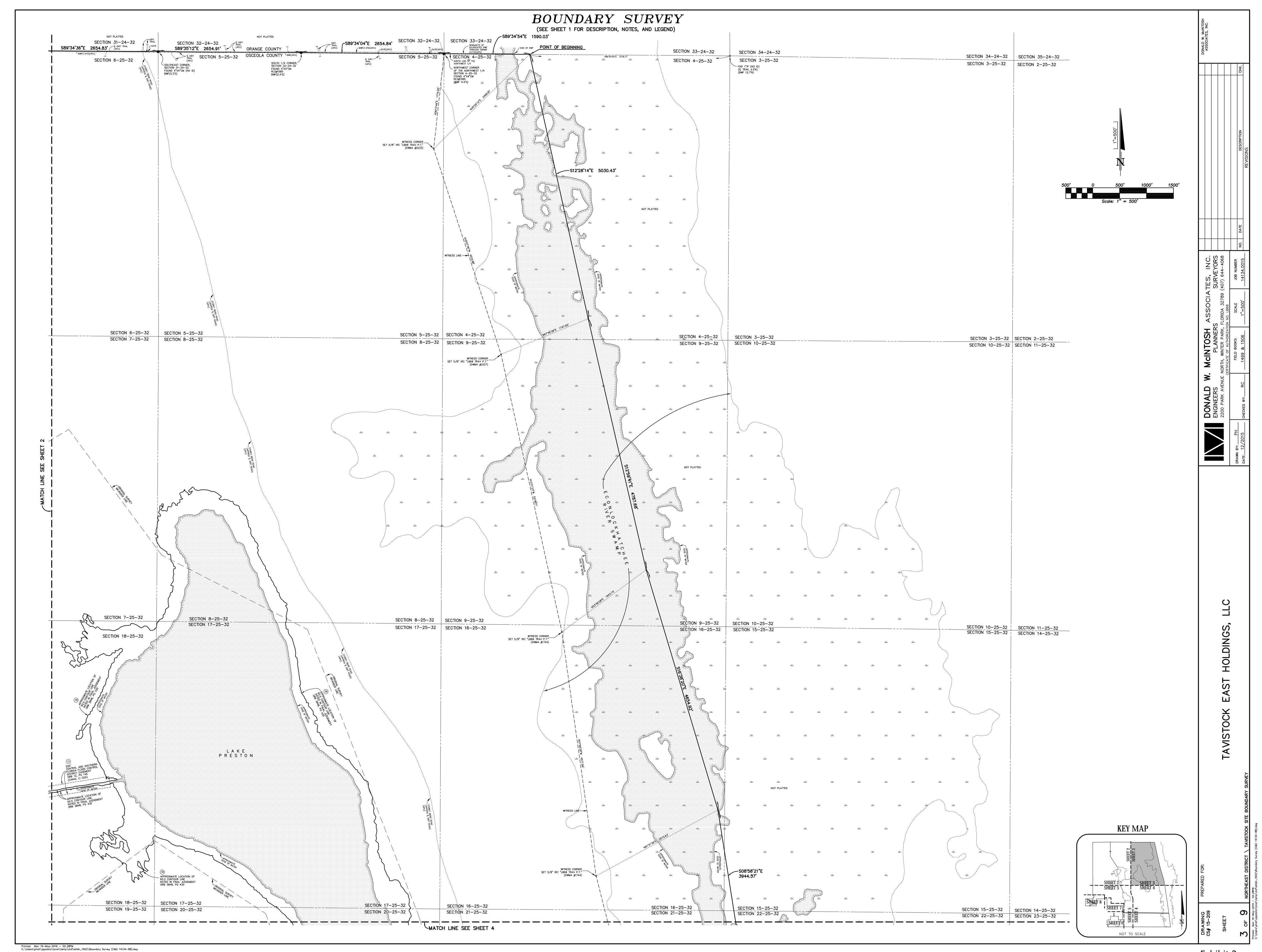
DRAWING
CS# 15–209
SHEET

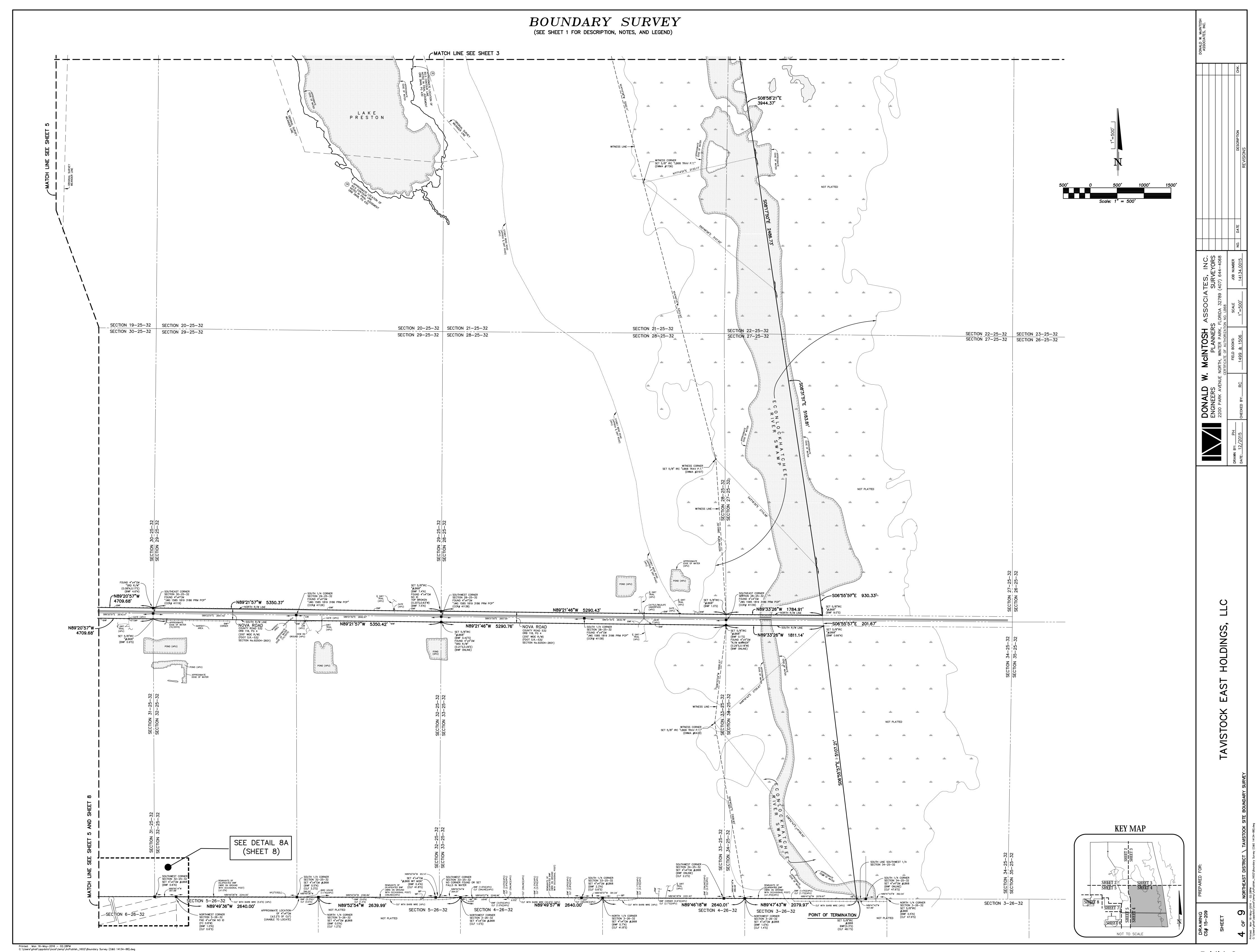
T OF 9

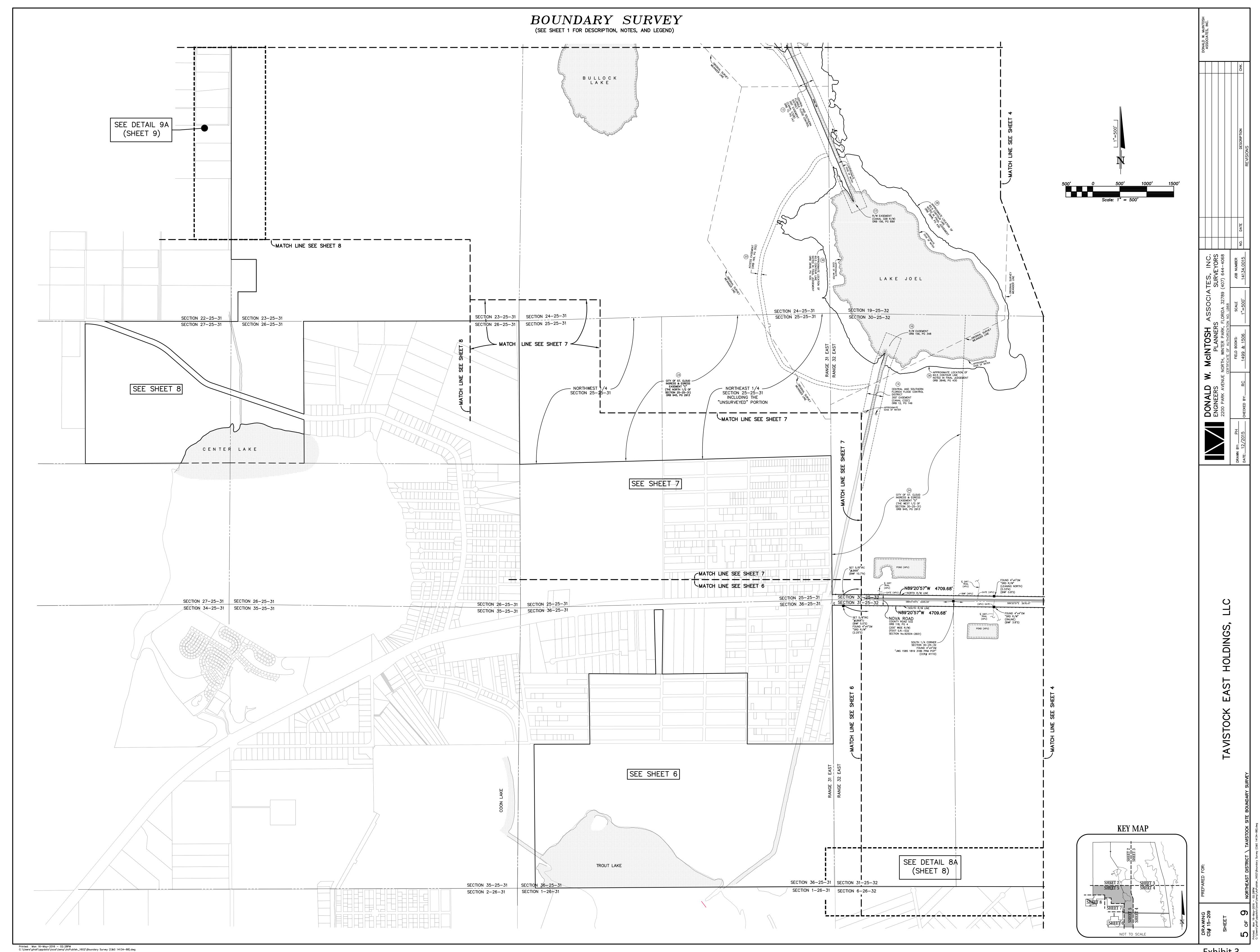
Exhibit 3

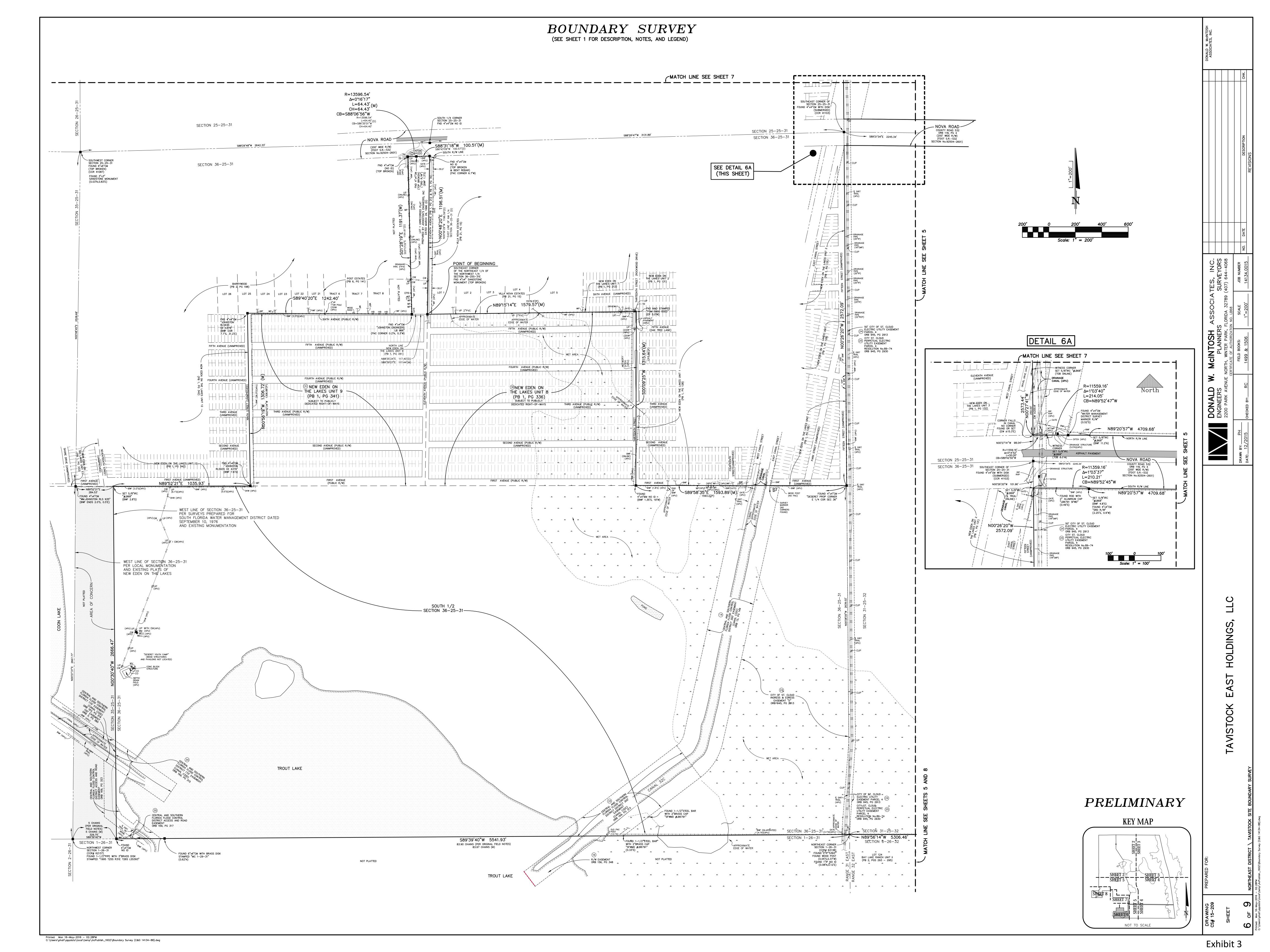
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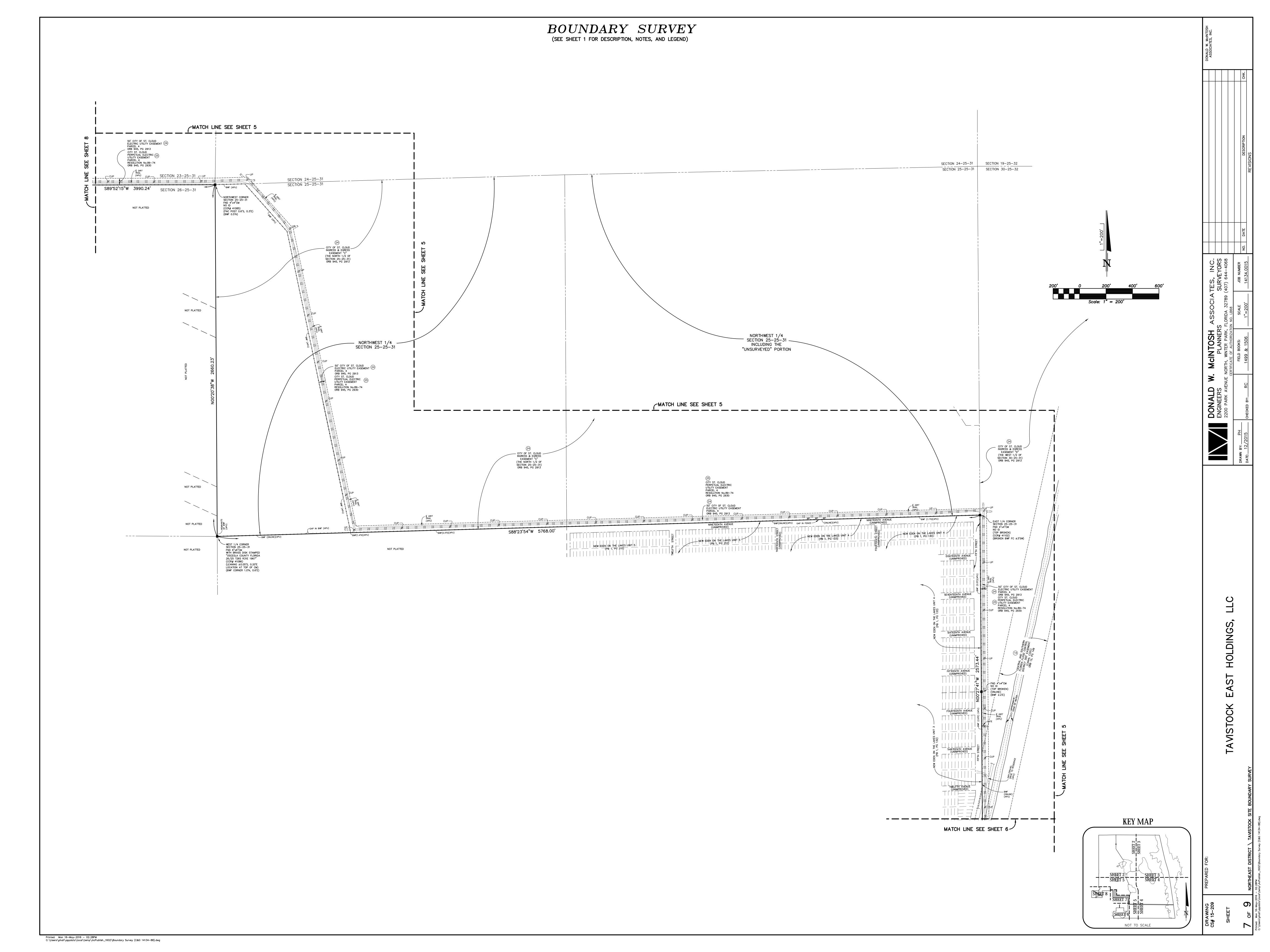


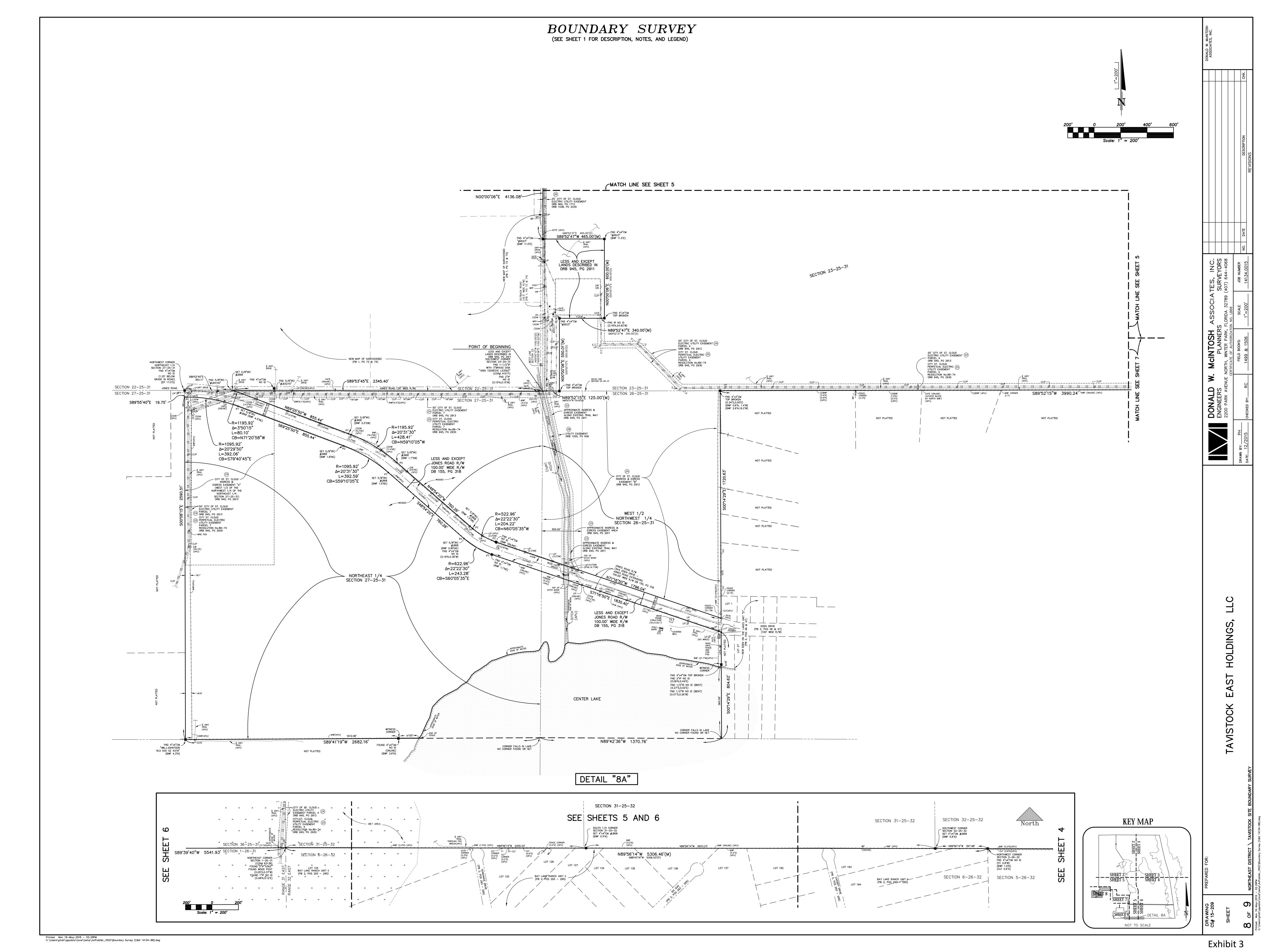


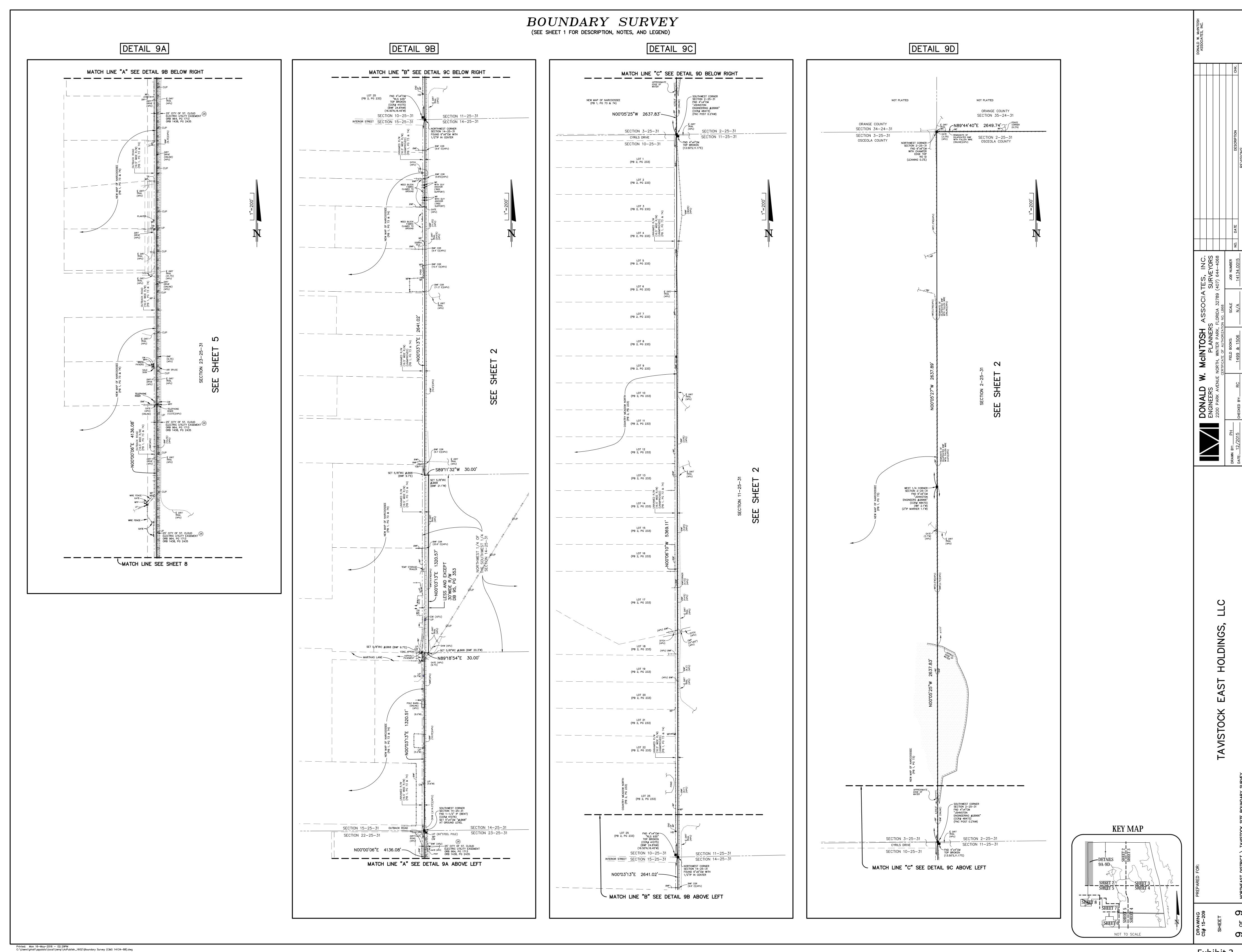


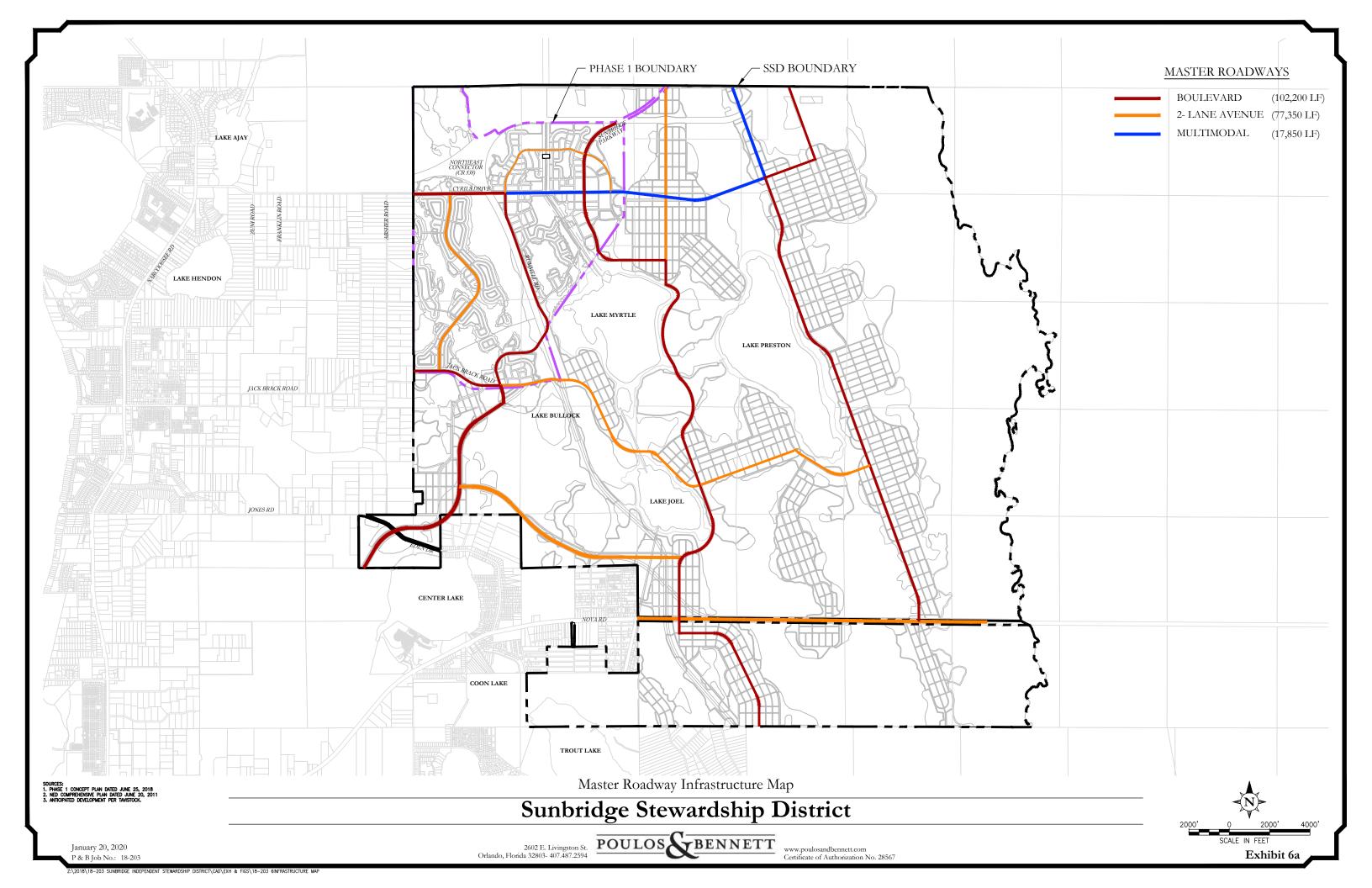


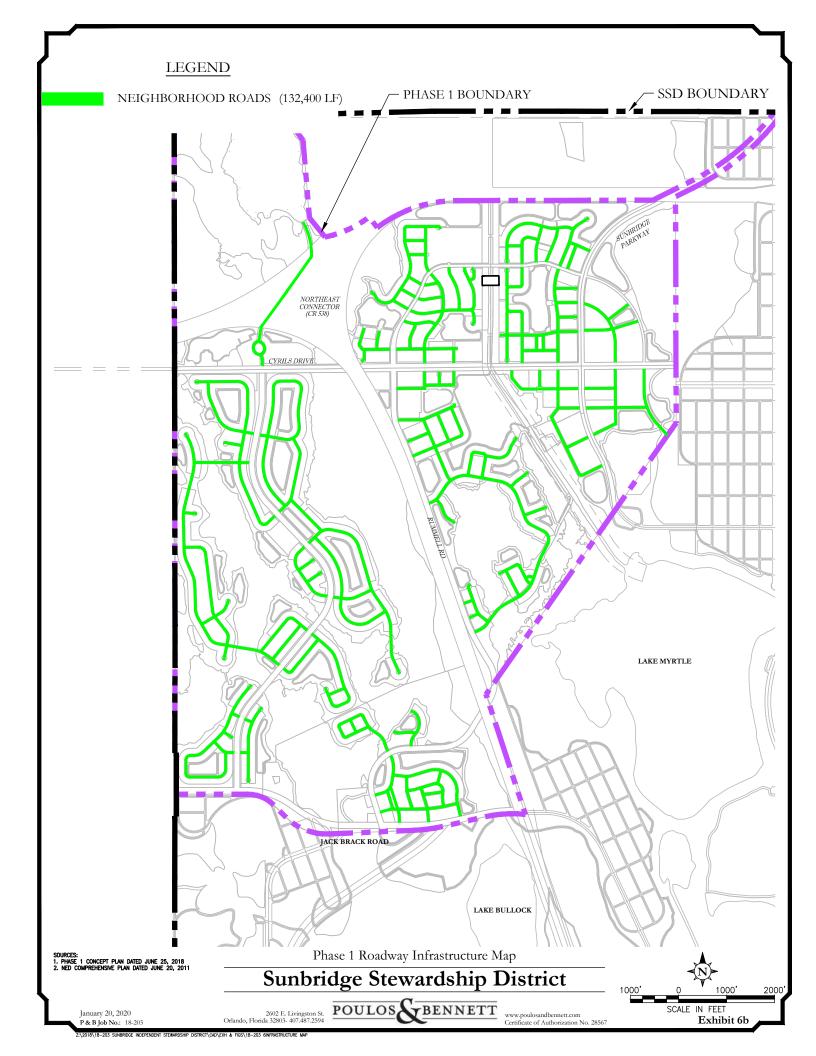
















This map is for reference only and is not a survey



Date Generated: 6/18/2024

0 340 680 ft

### EXHIBIT B

The table below is a list of the deficiencies observed during a site inspection of SSD owned infrastructure. Recommended repairs are provided.

TABLE: INFRASTUCTURE DEFICIENY & REPAIR LIST		
Def. ID	Description	
A	Add cap to utility service meter.	
В	Add stabilization.	
С	Remove and replace dead tree.	
D	Remove and replace dead tree.	

The photos and deficiencies below are examples from the above table that are in need of repair.

DEFICIENCY #1 (Map ID: Def-A)

Add cap to utility service meter.



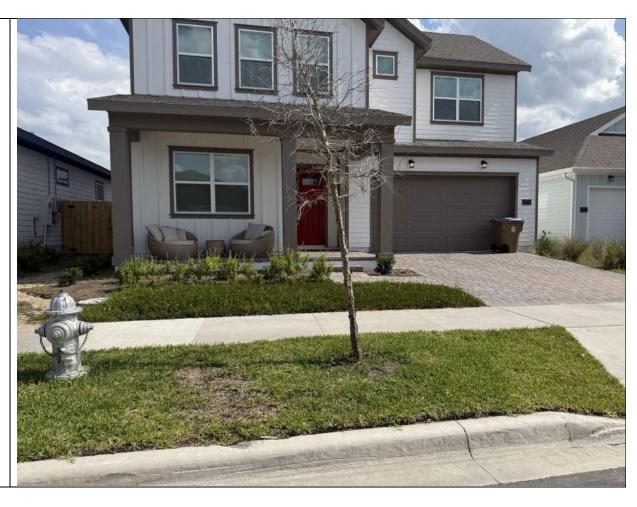
DEFICIENCY #2 (Map ID: Def-B)

Add stabilization.



DEFICIENCY #3 (Map ID: Def-C)

Remove and replace dead tree.



DEFICIENCY #4 (Map ID: Def-D)

Remove and replace dead tree.

