

Sawgrass Village Community Development District

Board of Supervisors

Nicholas Dister, Chairman
Carlos de la Ossa, Vice Chairperson
Ryan Motko, Assistant Secretary
Austin Berns, Assistant Secretary
Albert Viera, Assistant Secretary

Brian Lamb, District Manager
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Special Meeting Agenda

Monday, July 10, 2023, at 1:00 p.m.

The Special Meeting of the Sawgrass Village Community Development District will be held on **July 10, 2023, at 1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

<https://zoom.us/j/95679441505?pwd=b2xvZlpaZUQxRHdMUW5nZlViQksvQT09>

Dial by your location +1 305 224 1968 Meeting ID: 956 7944 1505 Passcode: 639359

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. **PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes.** for such comment.

3. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

4. BUSINESS ITEMS

- A. Consideration of Resolution 2023-38; Construction Account Allocation Resolution Tab 01
- B. Consideration of Resolution 2023-37; Supplemental Assessment Final Terms of 2023 Bonds. Tab 02
- C. General Matters of the District

5. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting May 24, 2023, Tab 03

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Sincerely,
District Manager



District Office

Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Eaves Bend Amenity Center
4725 Los Robles Court
Palmetto, FL 35779

RESOLUTION 2023-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT ALLOCATING \$ _____ OF THE CONSTRUCTION FUNDS FROM THE 2023 ACQUISITION AND CONSTRUCTION ACCOUNT FOR THE \$18,995,000 SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT (MANATEE COUNTY) SPECIAL ASSESSMENT BONDS, SERIES 2023 (SERIES 2023 PROJECT) FOR CERTAIN PORTIONS OF THE SERIES 2023 PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sawgrass Village Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire certain public improvements to be constructed within the District, as described in the Report of the District Engineer, Series 2023 (Assessment Area One), dated June 9, 2023, (the “**CDD Infrastructure**”); and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued the \$18,889,000 Sawgrass Village Community Development District (Manatee County) Special Assessment Bonds, Series 2023 (Series 2023 Project) (the “**Series 2023 Bonds**”); and

WHEREAS, the Board desires to allocate \$ _____ from the Series 2023 Acquisition and Construction Account (the “**Construction Account**”) for the portion of the CDD Infrastructure described in **Exhibit “A”** and \$ _____ for the CDD Infrastructure described in **Exhibit “B”**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Authority for This Resolution. This Resolution is adopted pursuant to Chapter 190, Florida Statutes.

Section 2. Allocation of a Portion of the Funds in the Series 2023 Construction Account. The District hereby the Board desires to allocate \$ _____ from the Series 2023 Acquisition and Construction Account for the portion of the CDD Infrastructure described in **Exhibit “A”** and \$ _____ for the portion of the CDD Infrastructure described in **Exhibit “B”**. Prior to approving any requisitions, the District Manager and District Engineer shall verify with the Trustee of the Series 2023 Bonds that there are sufficient funds remaining in the Series 2023 Construction Account to cover the costs necessary to construct or acquire the portions of the CDD Infrastructure described in **Exhibit “A”** and **Exhibit “B”**.

Section 3. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted this 10th day of July 2023.

Attest:

**Sawgrass Village Community
Development District**

Secretary/ Assistant Secretary

By: _____
Chairman/Vice-Chair of the Board of
Supervisors

RESOLUTION 2023-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2023 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2023 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Sawgrass Village Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated January 17, 2023 (the “**Engineer’s Report**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$18,995,000 Special Assessment Bonds, Series 2023 (the “**Series 2023 Bonds**”) to finance Assessment Area One (the “**2023 Project**”);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2023 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2023 Bonds;

WHEREAS, the Series 2023 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated February 15, 2023, and adopted pursuant to Resolution No. 2023-31 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2023 Bonds have been established, it is necessary to approve the First Supplemental Special Assessment Methodology Report dated June 21, 2023 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Report of the District Engineer – Series 2023 (Assessment Area One) dated June 9, 2023 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.

2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Supplemental Engineer’s Report is hereby approved and ratified.
 - c. The 2023 Project will serve a proper, essential, and valid public purpose.
 - d. The 2023 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2023 Project to be financed with the Series 2023 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2023 Bonds will finance the construction and acquisition of a portion of the 2023 Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2023 Bonds.** The special assessments for the Series 2023 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 10th day of July 2023.

Attest:

**Sawgrass Village Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A – First Supplemental Special Assessment Methodology Report dated June 21, 2023
Exhibit B–Report of the District Engineer—Series 2023 (Assessment Area One) date June 9, 2023

Exhibit A
First Supplemental Special Assessment
Methodology Report dated June 21, 2023

Exhibit B
Report of the District Engineer—Series 2023
(Assessment Area One) date June 9, 2023

An aerial photograph of a residential development. A winding road curves through the center of the image, leading to a large, irregularly shaped pond. The surrounding area is filled with green trees and some residential buildings with red roofs. The overall scene is a mix of natural and developed land.

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT

Report Date:

June 21, 2023

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I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated February 15, 2023, specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the 2023 Project of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“2023 Project” – The portion of the CIP relating to master and subdivision public infrastructure within Assessment Area I of the District, identified in Exhibit B of this report.

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Assessment Area One” (AAI) – A portion of the District described in Exhibit B. Generally consisting of parcels I, II & III.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Master Engineer Report dated January 17, 2023, supplemented by the Report of The District Engineer – Series 2023 (Assessment Area One), dated June 5, 2023.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Sawgrass Village Community Development District, encompasses 962.512 +/- acres, Manatee County Florida.

“Engineer’s Report” – Report of The District Engineer – Series 2023 (Assessment Area One), dated June 5, 2023.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Developer” – EPG Moccasin Wallow Development, LLC.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report” – The *Master Assessment Methodology Report*, dated February 15, 2023 as provided to support benefit and maximum assessments on private developable property within the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2023 Project and AAI;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within AAI of the District that benefit from the 2023 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to the 2023 Project allocable to Assessable Property within AAI of the District. It is the District's 2023 Project that will create the public infrastructure which enables the assessable properties within AAI of the District to be developed and improved. Without these public improvements, which include off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within AAI of the District as a result of the benefit received from the 2023 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2023 (the "Bonds") to finance the construction and/or acquisition of a portion of the 2023 Project which will provide special benefit to the assessable parcels within AAI of the District. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within AAI of the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 962.512 +/- acres and is located entirely within Manatee County, Florida, between I-75 and US Highway 301, north of Moccasin Wallow Road, and south of Buckeye Road. The primary developer of the Assessable Property is EPG Moccasin Wallow Development, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates multiple phases consisting of approximately 1,780 residential units. The public improvements as described in the Engineer's Report include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads and landscaping/irrigation/hardscaping.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop the District. As designed, the 2023 Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private assessable properties within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all assessable property within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2023 Project. The 2023 Project includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2023 Project is generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2023 Project contains a "system of improvements" for the Development which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the

added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2023 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the 2023 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Owner and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for AAI. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the 2023 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within AAI of the District for levy and collection. The allocation of benefits and assessments associated with the 2023 Project are demonstrated on Table 3 through Table 4. The Owner may choose to pay down or contribute infrastructure on a portion

or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land in accordance with the development rights and entitlements within the District. With regards to the Assessable Property within AA1, the special assessments are initially assigned to all assessable property within AA1 of the District on a gross acreage basis over all the lands within AA1 of the District, until such time parcels are transferred, sold or conveyed to a builder. Upon such sale, the 2023 Special Assessments will be assigned to the parcels. Table 4 illustrates 2023 Special Assessments allocated based upon the current development plan. As property is assigned to such parcels upon their sale, the District's debt will be re-allocated and assigned to platted lots with each parcel. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AA1 of the District are assumed to receive benefit from the 2023 Project and all of the Assessable Property within AA1 would be assessed to repay the Bonds. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all of the gross acreage within AA1 of the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to certain undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As undeveloped parcels are sold to home builders, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within AA1 of the District receives from the 2023 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2023 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 707 lots associated with the 2023 Project are platted and fully-developed; if such a condition was to occur; the true-up provisions described below would be applicable.

The third condition is the "completed development state." In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the AA1 of the District representing approximately 1012 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the 2023 Project through the issuance of the Bonds secured ultimately by benefiting properties within AAI of the District. A number of items will comprise the bond sizing such as a debt service reserve, issuance costs and rounding as shown on Table 3.

X. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal associated with each parcel. In order to ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true up methodology."

This mechanism is to be utilized to ensure that the principal assessment per parcel never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. If such changes occur, the Methodology is applied to each parcel is based on the number of and type of units of each parcel as signified by the number of EAUs.

As each parcel is sold to a builder, the assessments are assigned to such parcels based on the figures in Table 4 of this First Supplemental Report. If as a result of platting and apportionment of assessment to the platted land within a parcel, the assessment per EAU for the developable land within such parcel that remains unplatted remains equal, then no true-up adjustment will be necessary within a parcel. If as a result of platting and apportionment of assessment to the platted land, the assessment per EAU for the developable land that remains unplatted equals to less than (either as a result of a larger number of lots, larger lots or both), the District reserves the right to utilize the surplus EAUs as security for a future, separate debt instrument. Should the District refuse this right, the per EAU assessments for all lots will be lowered (if that state persists at the conclusion of platting of all land in the District).

If, in contrast, as a result of platting and apportionment of assessment to platted land within a parcel, the assessment per EAU for the assessable land that remains unplatted within such parcel equals to more than (either as a result of a smaller number of lots, smaller lots or both), then the difference in assessment will be collected from the owner of the property which platting caused the increase of assessment per EAU to occur, in accordance with the True-Up Agreement, which will be binding on assignees. The owner(s) of a parcel will be required to immediately remit to the Trustee a true-up payment equal to the difference between the actual assessment per EAU and max amount multiplied by the actual number of EAUs developed plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be calculated to the following interest payment date.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the 2023 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Owner. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

TABLE 1

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AAI DEVELOPMENT PROGRAM			
PRODUCT	ASSESSMENT AREA ONE UNIT MIX	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Single Family 40'	54	1.00	54.00
Single Family 50'	217	1.25	271.25
Single Family 60'	305	1.50	457.50
Single Family 70'	131	1.75	229.25
TOTAL	707		1,012.00

(1) This is an illustration and expectation based upon the development plan for AAI. The unit mix assumes that parcels assigned entitlement rights to develop 707 lots are sold to third parties and assigned assessments.

(2) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

(3) Any development plan changes within AAI will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AAI COMMUNITY DEVELOPMENT PROGRAM COSTS					
DESCRIPTION	MASTER	PARCEL 1	PARCEL 2	PARCEL 3	TOTAL (1)
District Collector Road	\$0	\$0	\$0	\$0	\$0
District Subdivision Roads	\$0	\$1,421,814	\$0	\$0	\$1,421,814
Water Management and Control	\$0	\$3,186,307	\$3,810,245	\$6,075,081	\$13,071,633
Sewer and Wastewater Management	\$1,199,236	\$2,143,905	\$3,236,482	\$1,660,938	\$8,240,561
Water Supply	\$1,207,317	\$638,970	\$949,008	\$891,165	\$3,686,460
Undergrounding of Electrical Service	\$1,300,000	\$75,000	\$150,000	\$170,000	\$1,695,000
Hardscapes, Landcape and Entries	\$5,700,000	\$325,000	\$700,000	\$350,000	\$7,075,000
Offsite Improvements	\$1,000,000	\$0	\$0	\$0	\$1,000,000
Environmental	\$1,900,000	\$0	\$0	\$0	\$1,900,000
Professional and Permit Fees	\$850,000	\$540,000	\$825,000	\$865,000	\$3,080,000
TOTAL (1)	\$13,156,554	\$8,330,996	\$9,670,735	\$10,012,184	\$41,170,469

(1) Based on development plan within AAI of 707 units

TABLE 3

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT	
FINANCING INFORMATION - SERIES 2023 SPECIAL ASSESSMENT BONDS	
Average Coupon Rate	5.66%
Term (Years)	30
Principal Amortization Installments	30
SOURCES	
ISSUE SIZE	\$18,995,000
Construction Fund	\$16,918,939
Original Issue Discount	\$181,583
Capitalized Interest (Months)	\$0
Debt Service Reserve Fund	\$1,315,378
Underwriter's Discount	\$379,900
Cost of Issuance	\$199,200
ANNUAL ASSESSMENT	
Annual Debt Service (Principal plus Interest)	\$1,315,378
Collection Costs and Discounts @ 6.0%	\$83,960
TOTAL ANNUAL ASSESSMENT	\$1,399,338

TABLE 4

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT									
ALLOCATION METHODOLOGY PER PARCEL - SERIES 2023 BONDS ⁽¹⁾									
PARCEL	PRODUCT	PER UNIT	TOTAL EAU _s	% OF EAU _s	UNITS	PRODUCT TYPE		PER UNIT	
						TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
1	Single Family 40'	1.00	54.00	5.34%	54	\$1,013,567	\$70,188	\$18,770	\$1,300
	Single Family 50'	1.25	155.00	15.32%	124	\$2,909,313	\$201,466	\$23,462	\$1,625
	Subtotal		209.00	20.65%	178	\$3,922,880	\$271,654		
2	Single Family 60'	1.50	241.50	23.86%	161	\$4,532,898	\$313,897	\$28,155	\$1,950
	Single Family 70'	1.75	152.25	15.04%	87	\$2,857,696	\$197,892	\$32,847	\$2,275
	Subtotal		393.75	38.91%	248	\$7,390,594	\$511,789		
3	Single Family 50'	1.25	116.25	11.49%	93	\$2,181,985	\$151,100	\$23,462	\$1,625
	Single Family 60'	1.50	216.00	21.34%	144	\$4,054,269	\$280,753	\$28,155	\$1,950
	Single Family 70'	1.75	77.00	7.61%	44	\$1,445,272	\$100,083	\$32,847	\$2,275
	Subtotal		409.25	40.44%	281	\$7,681,525	\$531,935		
TOTAL			1012	100%	707	\$18,995,000	\$1,315,378		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 0 months Capitalized Interest.

⁽²⁾ Includes principal, interest, net of discounts and collection costs.

EXHIBIT A

The Series 2023 Bonds issued by the District will pay for a portion of the public capital infrastructure improvements within AAI, the amount is \$18,995,000.00 payable in 30 annual installments of principal of \$3,899.83 per gross acre within AAI. The par debt is \$56,316.36 per gross acre within AAI and is outlined below.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	<u>\$18,995,000.00</u>		
ANNUAL ASSESSMENT:	<u>\$1,315,378.13</u>	(30 Installments)	
TOTAL AAI GROSS ASSESSABLE ACRES +/-:	<u>337.29</u>		
TOTAL ASSESSMENT PER AAI ASSESSABLE GROSS ACRE:	<u>\$56,316.36</u>		
ANNUAL ASSESSMENT PER GROSS AAI ASSESSABLE ACRE:	<u>\$3,899.83</u>	(30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Manatee County	AAI Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
EPG Moccasin Wallow Development, LLC See Exhibit B, AAI Legal Description - Parcels 1, 2 & 3. 111 S. Armenia Ave Tampa, FL 33609	337.291	\$18,995,000.00	\$1,315,378.13
Assessed Totals:	<u>337.291</u>	<u>\$18,995,000</u>	<u>\$1,315,378</u>
Notation: Assessments shown are net of collection costs.			

EXHIBIT B LEGAL DESCRIPTION

ASSESSMENT AREA 1

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 12 and 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of Section 12, run thence along the West boundary line of the Southwest 1/4 of Section 12, N 00°35'41" E, a distance of 525.43 feet; thence N 15°39'30" E, a distance of 534.52 feet; thence N 51°56'37" E, a distance of 720.90 feet; thence N 00°50'37" W, a distance of 506.23 feet; thence N 89°55'46" E, a distance of 1606.35 feet, to the West boundary line of Right-of-Way Agreement Parcel No. 1 recorded in Official Record Book 505, Page 127, modified in Official Record Book 643, Page 58, of the Public Records of Manatee County, Florida; thence along said West boundary line S 00°11'40" W, a distance of 1997.32 feet; thence along the West boundary line of Right-of-Way Agreement Parcel No. 2 recorded in Official Record Book 505, Page 127, modified in Official Record Book 643, Page 58, of the Public Records of Manatee County, Florida; S 00°06'09" E, a distance of 4970.00 feet; thence depart said West boundary line S 89°53'51" W, a distance of 337.57 feet; thence S 70°15'02" W, a distance of 136.44 feet; thence S 30°50'06" W, a distance of 160.00 feet; thence N 79°47'28" W, a distance of 159.16 feet; thence westerly, 142.90 feet along the arc of a non-tangent curve to the right having a radius of 560.00 feet and a central angle of 14°37'13" (chord bearing S 70°55'28" W, 142.51 feet); thence S 78°14'04" W, a distance of 128.86 feet; thence westerly, 466.26 feet along the arc of a tangent curve to the right having a radius of 560.00 feet and a central angle of 47°42'18" (chord bearing N 77°54'47" W, 452.91 feet); thence N 54°03'38" W, a distance of 335.98 feet; thence N 35°56'22" E, a distance of 120.00 feet; thence N 54°03'38" W, a distance of 11.54 feet; thence northwesterly, 302.65 feet along the arc of a non-tangent curve to the right having a radius of 440.07 feet and a central angle of 39°24'14" (chord bearing N 34°21'19" W, 296.72 feet); thence N 14°38'59" W, a distance of 174.93 feet; thence northerly, 163.06 feet along the arc of a tangent curve to the right having a radius of 440.00 feet and a central angle of 21°13'59" (chord bearing N 04°02'00" W, 162.13 feet); thence N 73°04'50" W, a distance of 135.13 feet; to the West boundary line of Temporary Access Easement recorded on Instrument Number 202241121481, thence northeasterly, 713.56 feet along the arc of a non-tangent curve to the right having a radius of 1610.00 feet and a central angle of 25°23'37" (chord bearing N 29°36'58" E, 707.73 feet); thence N 47°41'13" W, a distance of 461.54 feet; thence N 08°54'36" W, a distance of 313.64 feet; thence N 28°16'50" W, a distance of 220.70 feet; thence N 44°02'31" W, a distance of 346.86 feet; to the West boundary line of Section 13, thence N 00°53'29" E, a distance of 2512.99 feet; to the **POINT OF BEGINNING**.

Containing 337.291 acres, more or less.

**Sawgrass Village Community
Development District**

Report of the District Engineer –
Series 2023 (Assessment Area One)



Prepared for:
Board of Supervisors
Sawgrass Village Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

June 9, 2023



1.0 INTRODUCTION

The Sawgrass Village Community Development District (“District”) encompasses approximately 962.512 acres in Manatee County, Florida. The District is located within Sections 12, 13 and 24, Township 33 South, Range 18 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Manatee County Ordinance 22-60, adopted on December 6, 2022, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities within the Oakfield Trails Phases I, II, and III, which is Assessment Area One.

See Appendix B for a Site Plan of the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The current property owner and developer, EPG Moccasin Wallow Development, LLC (“the Developer”), has approved construction permits for 707 single family detached units with varying widths of 40’, 50’, 60’, and 70’, within Assessment Area One.

The possible public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, undergrounding of electrical service, professional and permitting fees, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District’s water management and control is regulated by Manatee County’s Public Works and the Southwest Florida Water Management District (“SWFWMD”). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.



The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Manatee County Public Works Engineering Standards. The District will own and maintain these facilities. Storm sewer systems within Manatee County rights-of-way will be owned and maintained by Manatee County. Storm sewer systems with privately constructed rights-of-way will be privately owned and maintained.

4.2 WATER SUPPLY

The District is located within the Manatee County Utilities Department's Water service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection to the District.

The water supply systems will be designed in accordance with Manatee County Public Works Engineering Standards. It is anticipated that Manatee County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Manatee County Utilities Department's Wastewater Compliance Section's service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main. A reuse water system will also be provided for irrigation.



The sewer and wastewater management facilities will be designed in accordance with Manatee County Public Works Engineering Standards. It is anticipated that Manatee County will own and maintain these facilities.

4.4 ROADS

Roads include the collector road, subdivision streets, and off-site Moccasin Wallow Road improvements. They will encompass the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

Sawgrass Road, the District's collector road will be constructed by the Developer. As well, the subdivision streets within Phases II and III will also be privately built.

Roads will be designed in accordance with the Manatee County Public Works Engineering Standards. Sawgrass Road, the Phase I subdivision streets, and the Moccasin Wallow Road improvements will be owned and maintained by the Manatee County. The subdivision streets within Phases II and III will be privately owned and maintained.

4.5 MASTER IMPROVEMENTS

Those improvements, which benefit all units within the District, include the Sawgrass Road's associated water management and control, water supply, sewer and wastewater management, hardscape/irrigation/landscaping, and undergrounding of electrical service. The off-site Moccasin Wallow Road improvements are also considered master improvements.

4.6 ENVIRONMENTAL IMPACTS AND MITIGATION

Professional environmental consultants established regulatory wetland jurisdictional lines and negotiated areas and quality of wetland impacts, as well as, quantified and located the protected gopher tortoise associated within the public improvements and community facilities areas. These professionals obtained permits for mitigation of these impacts. The developer has also paid the fees to obtain the mitigation.

4.7 LANDSCAPE/ HARDSCAPE/IRRIGATION

Community entry monumentation, landscaping, and irrigation will be provided at within the Sawgrass Road right-of-way and into the District and within common areas.

It is anticipated that these improvements will be owned and maintained by the District.



4.8 PROFESSIONAL SERVICES AND PERMITTING FEES

Manatee County and SWFWMD impose fees for reviewing and issuing construction permits. Engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Manatee County infrastructure may also be required. These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

Items of construction cost in this report are based on our review and analysis of construction bids provided by the developer. It is our professional opinion that the estimated infrastructure costs provided herein for the development can complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Manatee County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.
Florida License No. 47704



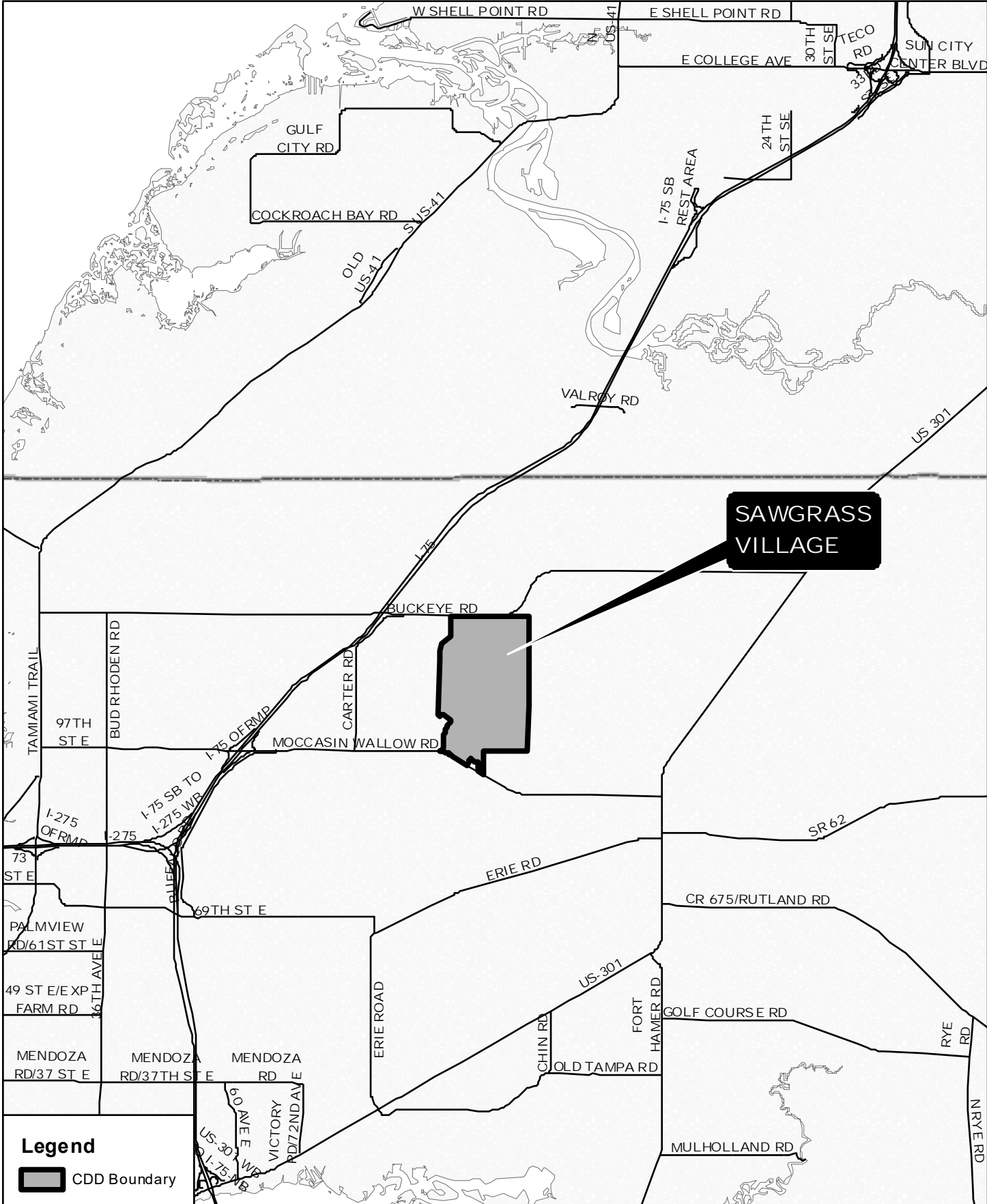
Sawgrass Village CDD

Report of the District Engineer – Series 2023 (Assessment Area One)

June 9, 2023

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

SAWGRASS VILLAGE CDD LOCATION MAP



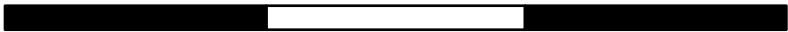
**SAWGRASS
VILLAGE**



Legend

 CDD Boundary

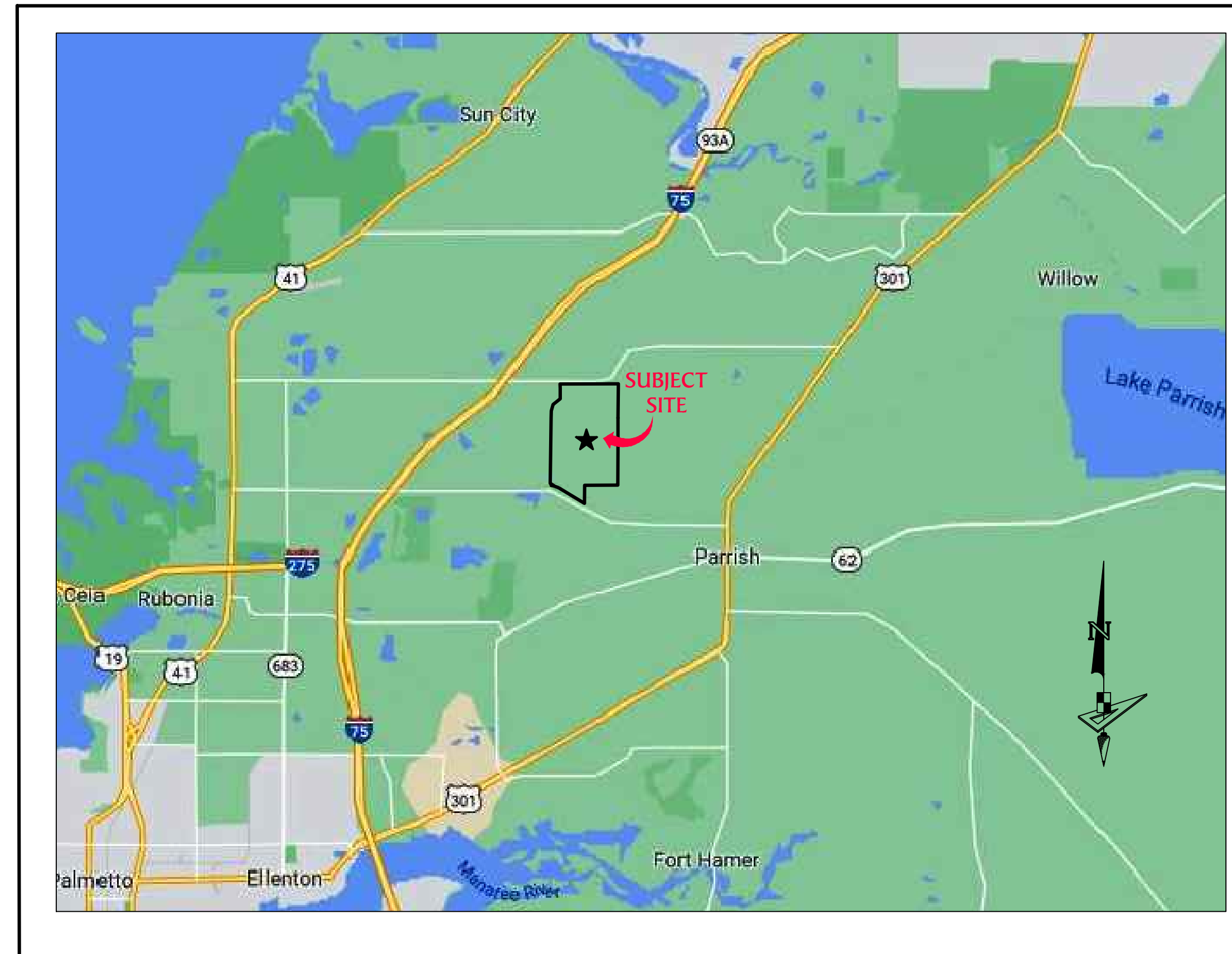
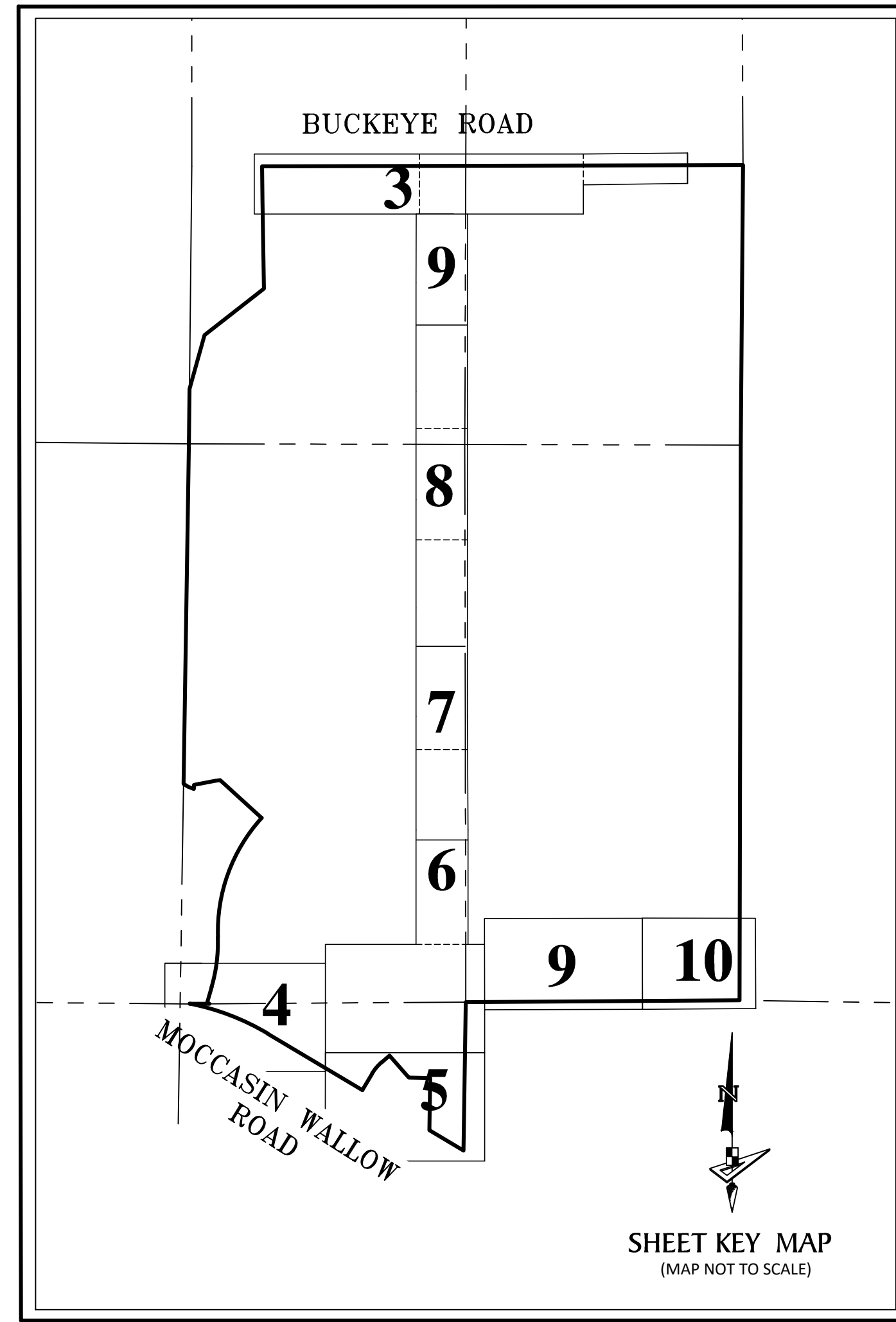
2 1 0 2 4 Miles



Boundary Survey

Located In:

Section 12,13 & 24 Township 33 S., Range 18 E. Manatee County, Florida



VICINITY MAP
(MAP NOT TO SCALE)

DESCRIPTION:

The South 1/2 of Section 12, all of Section 13, and the North 1/2 of Section 24, all Township 33 South, Range 18 East, Manatee County, Florida. LESS the portions thereof described in Deed Book 283, Page 175, Deed Book 283, Page 183 and O.R. Book 277, Page 164, Public Records of Manatee County, Florida. LESS the property described in Warranty Deed recorded in O.R. Book 2097, Page 5099, Public Records of Manatee County, Florida. LESS the property described in Special Warranty Deed recorded in Instrument Number 202141008338, Public Records of Manatee County, Florida. LESS that part of the Northeast 1/4 of Section 24, Township 33 South, Range 18 East, Manatee County, Florida, lying North of Moccasin Wallow Road.

Area = 988.680 Acres ±

LESS: COMMERCIAL PARCEL 1

A parcel of land lying in Section 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 24, run thence along the North boundary of said Section 24, S.89°37'53"W., a distance of 2618.07 feet to a point on the center line of said Section 24, also being a point on the East line of a Right-of-Way Agreement per Official Records Book 505, Page 127, of the Public Records of said Manatee County, Florida, thence along said East line S.00°52'32"W., a distance of 1420.51 feet to a point on the Northerly Right-of-Way line of Moccasin Wallow Road (80' Public Right-of-Way) thence along said Northerly Right-of-Way line N.59°09'58"W., a distance of 380.89 feet to the **POINT OF BEGINNING**, thence S.59°09'58"W., a distance of 746.96 feet; thence N.30°50'29"E., a distance of 182.07 feet; thence northeasterly, 143.47 feet along the arc of a tangent curve to the right having a radius of 453.00 feet and a central angle of 18°08'48" (chord bearing N.39°54'33"E., 142.87 feet); thence N.48°59'17"E., a distance of 100.00 feet; thence S.41°00'45"E., a distance of 280.15 feet; thence S.89°07'28"E., a distance of 204.68 feet to a point on the West line of said Right-of-Way Agreement, thence along said West line S.00°52'32"W., a distance of 500.00 feet to the **POINT OF BEGINNING**.

Area = 5.494 Acres ±

ALSO LESS: COMMERCIAL PARCEL 2

A parcel of land lying in Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 13, run thence along the West boundary of said Section 13, N.00°53'29"E., a distance of 164.80 feet to the **POINT OF BEGINNING**; thence continue N.00°53'29"E., a distance of 1937.62 feet; thence S.66°32'08"E., a distance of 52.32 feet; thence S.68°22'20"E., a distance of 57.93 feet; thence N.05°08'28"E., a distance of 40.74 feet; thence N.79°08'56"E., a distance of 207.41 feet; thence N.83°19'02"E., a distance of 46.35 feet; thence S.47°41'13"E., a distance of 535.76 feet; thence southerly, 1247.98 feet along the arc of a curve to the left having a radius of 1610.00 feet and a central angle of 44°24'44" (chord bearing S.20°06'25"W., 1216.97 feet); thence southerly, 479.08 feet along the arc of a reverse curve to the right having a radius of 1490.00 feet and a central angle of 18°25'21" (chord bearing S.07°06'43"W., 477.02 feet); thence S.16°19'24"W., a distance of 155.52 feet to a point on the Northerly boundary of a parcel described in Deed Book 283, Page 17, of the Public Records of said Manatee County Florida, thence along said Northerly boundary N.59°00'00"W., a distance of 288.75 feet to the **POINT OF BEGINNING**.

Area = 20.714 Acres ±

BEING ALSO DESCRIBED AS:

(Main Parcel)

A parcel of land lying in Sections 12, 13, and 24, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 13, (Certified Corner Report #112043), thence S.88°52'55"E., along the South boundary of said Section 13 for a distance of 91.81 feet to a point on the Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, and the **POINT OF BEGINNING**; thence N.89°43'54"E., along said South boundary of Section 13, also being the Southerly boundary of a parcel described in Deed Book 283, Page 175, of the Public Records of said Manatee County, Florida, a distance of 188.08 feet; thence leaving said South boundary N.59°00'00"W., a distance of 24.51 feet; thence N.16°19'24"E., a distance of 155.52 feet; thence northerly, 479.08 feet along the arc of a tangent curve to the left having a radius of 1490.00 feet and a central angle of 18°25'21" (chord bearing N.07°06'43"E., 477.02 feet); thence Northerly, 1247.98 feet along the arc of a reverse curve to the right having a radius of 1610.00 feet and a central angle of 44°24'44" (chord bearing N.20°06'25"E., 1216.97 feet); thence N.47°41'13"W., a distance of 535.76 feet; thence S.83°19'02"W., a distance of 46.35 feet; thence S.79°08'56"W., a distance of 207.41 feet; thence S.05°08'28"W., a distance of 40.74 feet; thence N.68°22'20"W., a distance of 57.93 feet; thence N.56°32'08"W., a distance of 52.32 feet to the West boundary of said Section 13, thence N.00°53'29"E., a distance of 525.47 feet to the Northwest corner of said Section 13, also being the Southwest corner of Section 12, township 33 South, Range 18 East, thence N.00°35'41"E., along the West boundary of said Section 12, a distance of 525.43 feet; thence leaving said West boundary, N.15°39'30"E., a distance of 534.52 feet; thence N.51°56'37"E., a distance of 720.90 feet; thence N.00°50'37"W., a distance of 1170.31 feet to the North boundary of the South half (1/2) of said Section 12, thence along said North boundary N.89°51'48"E., a distance of 4600.49 feet to the East boundary of said Section 13, also being the Southwest corner of Section 12, township 33 South, Range 18 East, thence N.00°35'41"E., along the West boundary of said Section 12, a distance of 525.43 feet; thence leaving said West boundary, N.15°39'30"E., a distance of 534.52 feet; thence S.00°06'44"W., along the East boundary of said Northeast quarter (1/4) of Section 13 a distance of 2655.38 feet to the Northeast corner of the Southeast quarter (1/4) of said Section 13, thence along the East boundary of said Southeast quarter (1/4) of Section 13, S.00°27'50"W., along said East boundary a distance of 6877.33 feet to the Southeast corner of said Southeast quarter (1/4) of Section 12, also being the Northeast corner of the Northeast quarter (1/4) of said Section 13, thence S.00°06'44"W., a distance of 1170.31 feet to the North boundary of the South half (1/2) of said Section 12, thence along said North boundary N.89°51'48"E., a distance of 4600.49 feet to the East boundary of said Section 13, S.00°08'41"W., a distance of 2655.38 feet to the Southeast corner of said Southeast quarter (1/4) of Section 13, thence along the South boundary of said Southeast quarter (1/4) of Section 13, S.89°37'53"W., a distance of 2618.07 feet to the Southwest corner of said Southeast quarter (1/4) of Section 13, also being the Northeast corner of Northwest quarter (1/4) of said Section 24, thence S.00°52'32"W., along the East boundary of said Northwest quarter (1/4) of Section 24 a distance of 1420.51 feet to a point on the Northerly Right-of-Way of said Moccasin Wallow Road thence N.59°09'58"W., a distance of 380.89 feet; thence leaving said Northerly Right-of-Way the following 6 courses, 1: N.00°52'32"E., a distance of 500.00 feet; thence 2: N.89°07'28"W., a distance of 204.68 feet; thence 3: N.41°00'43"W., a distance of 280.15 feet; thence 4: S.48°59'17"W., a distance of 100.00 feet; thence 5: southwesterly, 143.47 feet along the arc of a tangent curve to the left having a radius of 453.00 feet and a central angle of 18°08'48" (chord bearing S.39°54'33"W., 142.87 feet); thence 6: S.30°50'29"W., a distance of 182.07 feet to a point on said Northerly Right-of-Way of Moccasin Wallow Road, thence along said Northerly Right-of-Way N.59°09'58"W., a distance of 1052.67 feet; thence westerly, 803.60 feet along the arc of a tangent curve to the left having a radius of 2331.83 feet and a central angle of 19°44'44" (chord bearing N.69°02'19"W., 799.63 feet) to the **POINT OF BEGINNING**.

Containing 962.471 Acres

TOGETHER WITH

(Remnant Parcel)

A parcel of land lying in the Southwest quarter (1/4) of Section 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter (1/4) of Section 13, (Certified Corner Report #112043), thence N.00°53'29"E., along the West boundary of said Southwest quarter (1/4) of Section 13 for a distance of 13.44 feet to a point on the Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, and the **POINT OF BEGINNING**, thence continue along said West boundary N.00°53'29"E., a distance of 40.68 feet to a point on the Southerly boundary of a parcel described in Deed Book 283, Page 175, of the Public Records of said Manatee County, Florida, thence along said Southerly boundary S.57°36'43"E., a distance of 105.07 feet to a point on said Northerly maintained Public Right-of-Way line of Moccasin Wallow Road, thence along said Right-of-Way line Westerly, 90.58 feet along the arc of a tangent curve to the left having a radius of 2331.83 feet and a central angle of 2°13'32" (chord bearing N.80°04'14"W., 90.58 feet) to the **POINT OF BEGINNING**.

Containing 1,796 Square Feet or 0.041 acres
Total gross acreage 962.512 acres.

Authenticity Note

1) This Boundary Survey has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, L.S.246 on February 22, 2022.
2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SCHEDULE B - SECTION II - EXCEPTIONS

We have reviewed Schedule B-II, Exceptions of the Commitment for Title Insurance and offer the following comments. Surveyors comments are enclosed in (parenthesis).

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. (None Provided)
2. a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. (Not a matter of Survey)
b. Rights or claims of parties in possession not recorded in the Public Records. (Not a matter of Survey)
c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. (Survey shown hereon "Detail Sheets")
d. Easements or claims of easements not recorded in the Public Records. (None Provided)
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. (Not a matter of Survey)
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (Not a matter of Survey)
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems, serving the land described herein; and any lien for waste fees in favor of any county or municipality. (Not a matter of Survey)
5. Right of Way Agreement in favor of Florida Power & Light Company, recorded in O.R. Book 505, Page 127, together with Modification of Right-of-Way Agreement recorded in O.R. Book 643, Page 58, Public Records of Manatee County, Florida, which contains easements, and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
6. Right-of-Way Agreement to Florida Power & Light Company recorded in O.R. Book 635, Page 805, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
7. Right-of-Way Agreement to Florida Power & Light Company, recorded in O.R. Book 635, Page 807, Public Records of Manatee County, Florida, which contains easements, and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
8. Easement to Florida Power & Light Company recorded in O.R. Book 1044, Page 841, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein as to "an Easement 15 feet wide" does not contain the parcel described hereon)
9. Easement Agreement (Pipeline) to Gulfstream Natural Gas System, LLC, a Delaware limited liability company, recorded in O.R. Book 1694, Page 6751, Public Records of Manatee County, Florida, which contains easements and use restrictions. (The land described therein contains a portion of the parcel described hereon, plotted)
10. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 181, Page 493, Public Records of Manatee County, Florida. (The land described therein contains a portion of the parcel described hereon)
11. All matters contained on the Plat of KOTOP FIELDS, as recorded in Plat Book 2, Page 84, Public Records of Manatee County, Florida. (Matters of Plat shown where applicable)
12. Riparian and littoral rights are not insured. Any portion of the Land lying waterward of the ordinary high water mark of any lakes, ponds, streams, creeks, or watercourses, and lands accreted thereto. (Not a matter of survey)
13. The maintained right of way of Buckeye Road. (Shown hereon)
14. The maintained right of way of Moccasin Wallow Road. (Shown hereon)
15. Rights of the lessees under unrecorded leases. (Not a matter of survey)

SURVEYOR'S NOTES:

1. Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Old Republic National Title Insurance Company Commitment for Title Insurance, Commitment Number: 1059124 with an effective date of March 29, 2021, and issued by Schofield and Spencer, P.A. GeoPoint Surveying, Inc. has reviewed Schedule B Section II Exceptions contained therein and offer comments as they relate to Land Surveying. See "Schedule B Section II Notes, this page.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the Northeasterly Right-of-Way line of Moccasin Wallow Road, having a Grid bearing of S.59°09'58"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
4. All dimensions, unless otherwise noted, are survey dimensions.
5. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
6. The subject parcel lies in Flood Zone "AE" and "X", according to Flood Insurance Rate Map, Map No. 12081C0177E for Manatee County, Community No. 120153, Manatee County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from FIRIM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov/>)
7. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
8. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrance.
9. The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
10. On June 2, 2021, GeoPoint Surveying Inc. Survey Crew Chief Phil Burns met with Thomas Lauritsen, Superintendent Field Maintenance Public Works Department Manatee County Government. To determine the South Maintained right-of-way for Buckeye Road, along the frontage of the property described hereon, Mr. Lauritsen determined the Maintained right-of-way to be the "Mow Line". GeoPoint Survey Crew located the Mow Line and it is plotted and shown herewith. Deed for Buckeye Road right-of-way not provided.


SHEET 1: Description, Surveyor's Notes, Certification & Signature
SHEET 2: Boundary Survey Map & Dimensions
SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	
PHASE: Boundary Survey	
DRAWN: DMM	CHECKED BY: JDW
P.CHIEF: PB	FIELD BOOK: 15-2021/56
DATA FILE: McClure 985-Bndy-PB.txt	
REVISIONS	
DATE	DESCRIPTION
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel
	DRAWN BY: JDW

DATE OF LAST FIELD SURVEY	January 26, 2022
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
John D. Weigle	L.S.246
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.	L.S.246

Boundary Survey

PREPARED FOR
Eisenhower Property Group
LOCATED IN
Section 12,13 & 24 Township 33 S., Range 18 E.
Manatee County, Florida

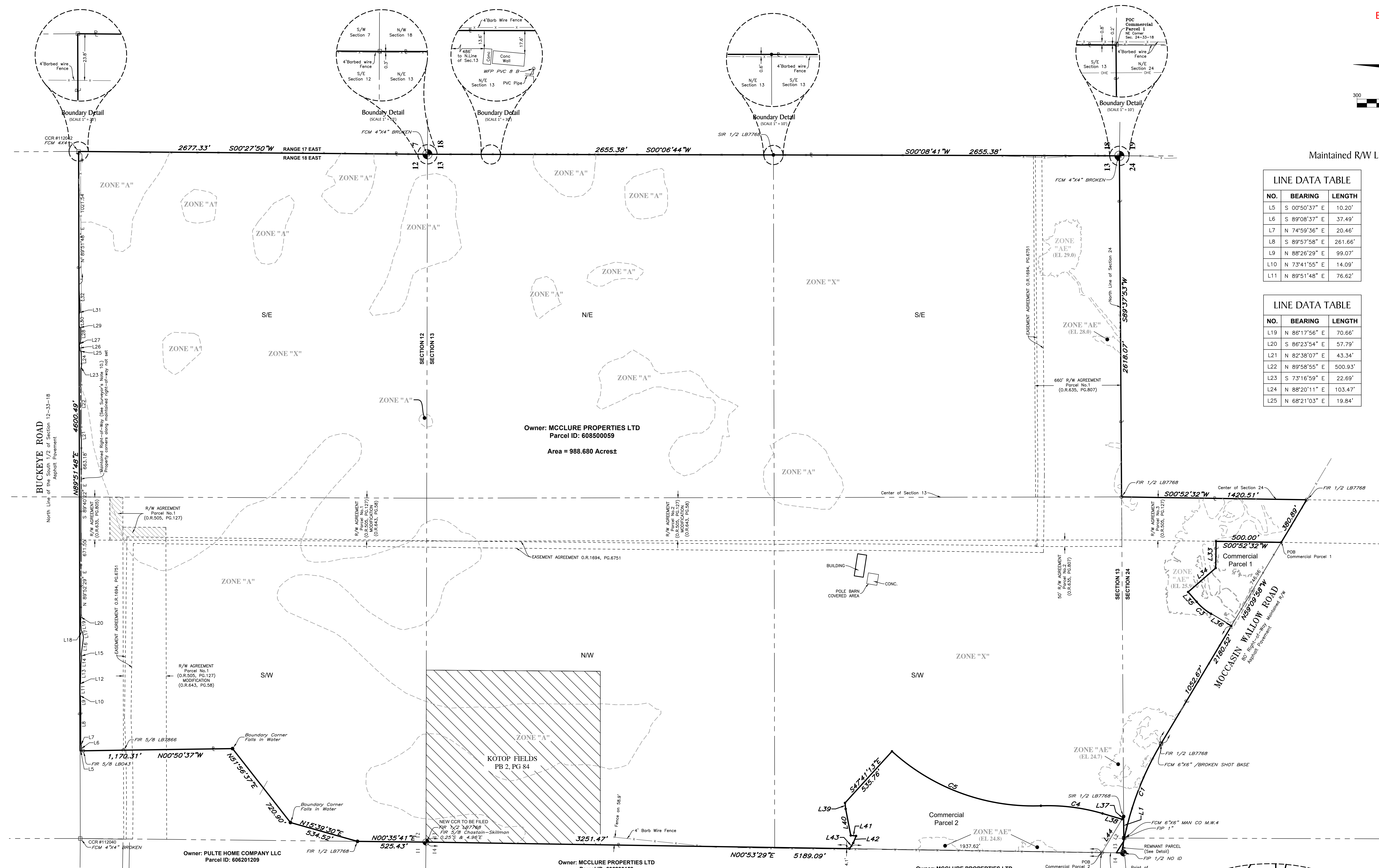
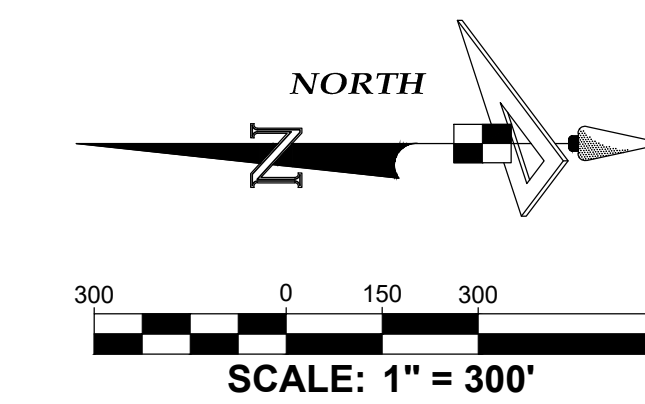


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Licensed Business No. 18-7768

SHEET NUMBER: 01 of 10



Maintained RW Line Data Tables

NO.	BEARING	LENGTH
L5	S 00°50'37" E	10.20'
L6	S 89°08'37" E	37.49'
L7	N 74°59'36" E	20.46'
L8	S 89°57'58" E	261.66'
L9	N 88°26'29" E	99.07'
L10	N 73°41'55" E	14.09'
L11	N 89°51'48" E	76.62'

NO.	BEARING	LENGTH
L12	S 70°58'13" E	13.67'
L13	S 88°35'31" E	143.33'
L14	S 84°46'19" E	48.76'
L15	N 85°39'15" E	30.88'
L16	S 82°04'17" E	127.66'
L17	N 79°51'08" E	38.29'
L18	N 57°11'39" E	19.95'

NO.	BEARING	LENGTH
L19	N 86°17'56" E	70.66'
L20	S 86°23'54" E	57.79'
L21	N 82°38'07" E	43.34'
L22	N 89°58'55" E	500.93'
L23	S 73°16'59" E	22.69'
L24	N 88°20'11" E	103.47'
L25	N 68°21'03" E	19.84'

NO.	BEARING	LENGTH
L26	N 79°34'23" E	36.33'
L27	S 72°00'09" E	31.28'
L28	N 89°33'48" E	102.11'
L29	N 60°22'46" E	22.03'
L30	N 89°51'48" E	85.60'
L31	S 71°14'30" E	29.26'
L32	N 87°12'04" E	204.02'

NO.	BEARING	LENGTH
L1	N 89°43'54" E	188.08'
L2	N 59°00'00" W	323.26'
L3	S 57°38'43" E	105.07'
L4	N 00°53'29" E	40.68'

NO.	BEARING	LENGTH
L33	S 89°07'28" E	204.68'
L34	S 41°00'43" E	280.15'
L35	N 48°59'17" E	100.00'
L36	N 30°50'29" E	182.07'
L37	N 59°00'00" W	24.51'
L38	S 16°19'24" W	155.52'
L39	N 83°19'02" E	46.35'
L40	N 79°08'56" E	207.41'
L41	N 05°08'28" E	40.74'
L42	S 68°22'20" E	57.93'
L43	S 56°32'08" E	52.32'
L44	N 59°00'00" W	298.75'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	2331.83'	19°44'44"	803.60'	799.63'	N 69°02'19" W
C2	2331.83'	2°13'32"	90.58'	90.58'	N 80°04'41" W
C3	453.00'	18°08'48"	143.47'	142.87'	N 39°54'53" E
C4	1490.00'	18°25'21"	479.08'	477.02'	N 07°06'43" E
C5	1610.00'	44°24'44"	1247.98'	1216.97'	S 20°06'25" W

LEGEND

(S) ----- Survey Dimension	● SIR ----- Set 1/2" Iron Pipe LB7768
(D) ----- Dead Dimension	SCM ----- Set 4"x4" Concrete Monument LB7768
(P) ----- Plot Dimension	SMSD ----- Set Mag Nail & Disk LB7768
(C) ----- Calculated Dimension	SPKD ----- Set O.K. Nail & Disk LB7768
(R) ----- Reported	FIP ----- Found Iron Pipe
O.R. ----- Official Records Book	FIR ----- Found Iron Rod
D.B. ----- Dead Book	FCM ----- Found Concrete Monument
P.B. ----- Plot Book	FM ----- Found P.K. Nail
C.B. ----- Condominium Book	FPKD ----- Found P.K. Nail & Disk
R.P.B. ----- Road Plot Book	FMG ----- Found Mag Nail
PG(s) ----- Page(s)	FMGD ----- Found Mag Nail & Disk
F.D.O.T. ----- Florida Department of Transportation	FLW ----- Found Lighter Wood Post
POB ----- Point of Beginning	FRWS ----- Found Rail Road Spike
POC ----- Point of Commencement	P.R.M. ----- Permanent Reference Monument
OU ----- Overhead Utility Lines	P.C.P. ----- Permanent Control Point
S.W.F.W.M.D. ----- Southwest Florida Water Management District	ℓ ----- Property Line

SHEET 1: Boundary Survey, Description, Certification, Notes
SHEET 2-II: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
DRAWN: DMM [DATE: 5/21] CHECKED BY: JDW		
P.CHIEF: PB FIELD BOOK: 15-2021/56		
DATA FILE: McClure 985-Bndy-PB.txt		
REVISIONS		
DATE	DESCRIPTION	DRAWN BY
07/22/22	Corrected POC distances to the Remnant Parcel and Main Parcel	JDW

Boundary Survey

PREPARED FOR
 Eisenhower Property Group
 Section 12, 13 & 24 Township 33 S., Range 18 E.
 Manatee County, Florida

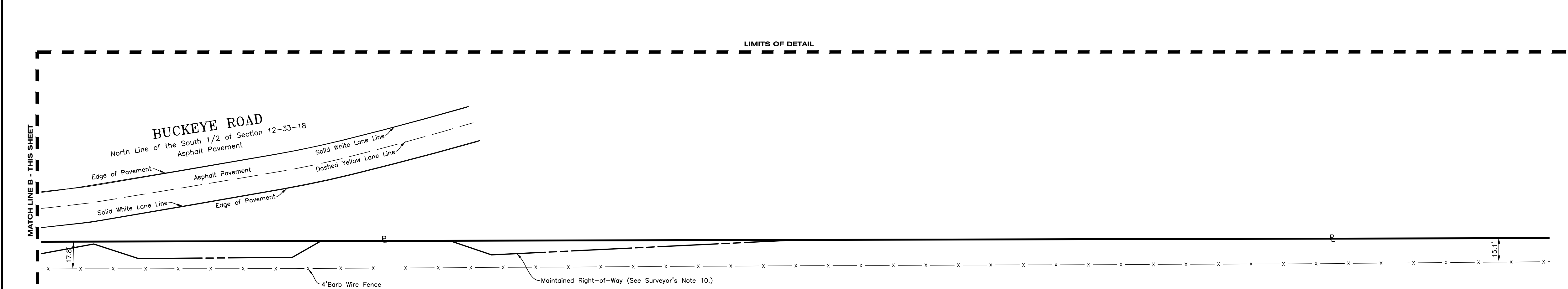
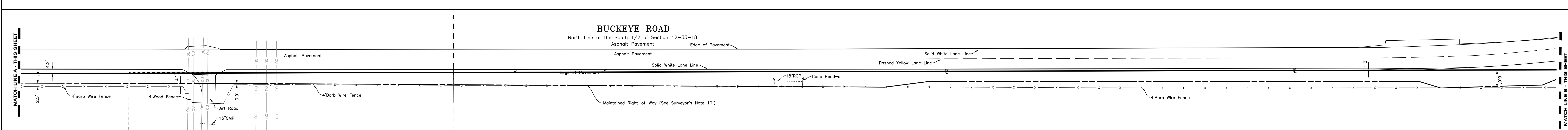
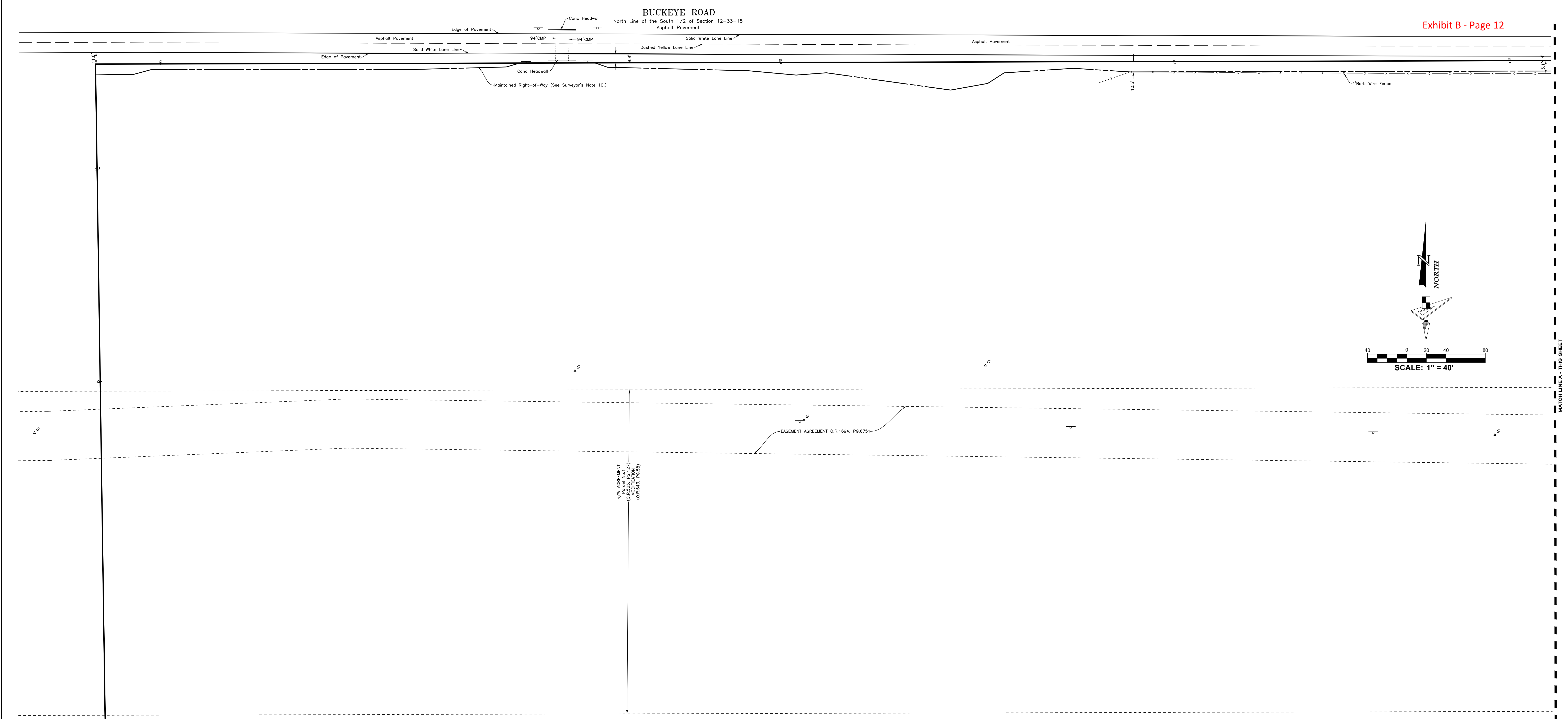
SHEET NUMBER: 02 of 10

GeoPoint Surveying, Inc.

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 Licensed Business No. 18-7768

FILE PATH: P:\MCCLURE_MOCASIN_WALLOW\EISENHOWER PROPERTY GROUP\SURVEY\MCCCLURE_MOCASIN_WALLOW_RL.DWG PLOTTED BY: JOHN WEGELE ON: 20220222 2:56 PM LAST SAVED BY: JWELE ON: 21/02/22 3:05 PM



LEGEND

(D) --- Survey Dimension	YD --- Yard Drain	SP --- Service Power Pole	T ₀ --- Buried Telephone Warning Marker
(D) --- Dead Dimension	Conc --- Concrete	TP --- Transmission Power Pole	T ₁ --- Buried Fiber Optic Warning Marker
(P) --- Plot Dimension	Dim --- Diameter	UP --- Utility Pole	W ₀ --- Buried Water Main Warning Marker
(C) --- Calculated Dimension	CCR --- Certified Corner Record	UJ --- Abandoned Utility Pole	W ₁ --- Buried Water Main Warning Marker
(R) --- Reported	A/C --- Air Conditioner	TP --- Telephone Pole	G ₀ --- Buried Gas Warning Marker
O.R. --- Official Records Book	⊙ --- Sanitary Sewer Manhole	CP --- Cable Pole	W ₂ --- Water Gate Valve
G.B. --- General Book	⊙ --- Storm Drainage Manhole	GP --- Guy Pole	WP ₀ --- Water Butterfly Valve
P.B. --- Plot Book	⊙ --- Telephone Manhole	GA --- Guy Anchor	BO --- Water Blow-off Valve
C.B. --- Condominium Book	⊙ --- Power Manhole	EM --- Electric Pedestal	AR ₀ --- Air Release Valve
R.P.B. --- Road Plot Book	⊙ --- Fiber Optic Manhole	CP --- Cable Pedestal	GV --- Gas Gate Valve
P.P.S. --- Pages	⊙ --- Grease Trap Manhole	DP --- Telephone Pedestal	GV ₀ --- Gas Gate Valve
F.D.O.T. --- Florida Department of Transportation	⊙ --- Manhole	FP --- Fiber Optic Pedestal	GM ₀ --- Gas Air Release Valve
CMP --- Corrugated Metal Pipe	⊙ --- Traffic Signal Post	EM --- Electric Handhole	FM ₀ --- Force Main Gate Valve
CM --- Cast Iron Pipe	⊙ --- Traffic Signal Box	CH --- Cable Handhole	FM ₁ --- Force Main Air Release Valve
HDP --- High Density Polyethylene	XL --- Light Pole	EM --- Electric Handhole	W ₀ --- Water Service
MTP --- Metal Pipe	⊙ --- Flood/Landscape Light	ES --- Electric Switch Box	WP ₀ --- Water Backflow Preventer
PCP --- Polypropylene Chloride Pipe	⊙ --- Concrete Post	TP --- Transformer Post	SS --- Sewer Service
RCP --- Reinforced Concrete Pipe	MP --- Mile Marker Post	LSB --- Telephone Junction Box	CS --- Sanitary Sewer Clean Out
TCP --- Terra Cotta Pipe	SP --- Steel Post	FJB --- Fiber Optic Junction Box	SCC --- Storm Sewer Clean Out
VCP --- Vitrified Clay Pipe	B --- Bolard	W --- Water Meter	FW --- Fire Hydrant
CI --- Cast Iron	S --- Sign	EM --- Electric Meter	IRW --- Irrigation Well
GT --- Gate Top Inlet	MB --- Mail Box	EM --- Electric Meter	MW --- Monitoring Well
MES --- Mitered End Section	FP --- Flag Pole	EM --- Buried Power Warning Marker	PZ --- Piezometer
P --- Property Line	RSC --- Railroad Signal Pole	CC --- Buried Cable Warning Marker	OU --- Overhead Utility Lines

PROJECT: McClure Moccasin Wallow
 PHASE: Boundary Survey
 DRAWN: DMH (DATE: 1/22) CHECKED BY: JDW
 P.CHEF: PB FIELD BOOK: 15-2021/56
 DATA FILE: McClure 985-Bndy-PB.txt

DATE: 02/22/22
 Corrected POC distances to the Remnant Parcel and Main Parcel

REVISIONS

NO.	DATE	DESCRIPTION	DRAWN BY
1			

DATE OF LAST FIELD SURVEY: January 26, 2022

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

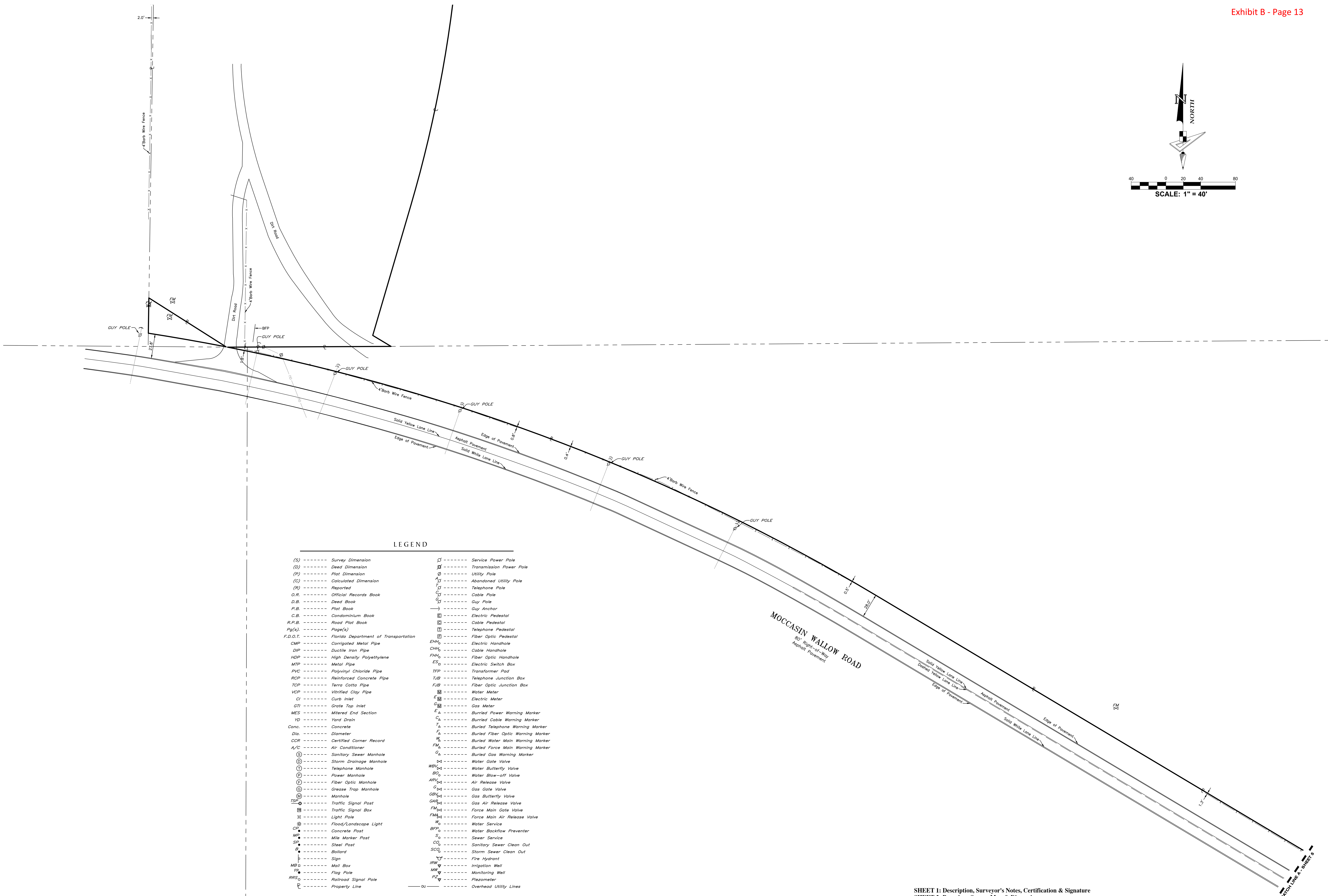
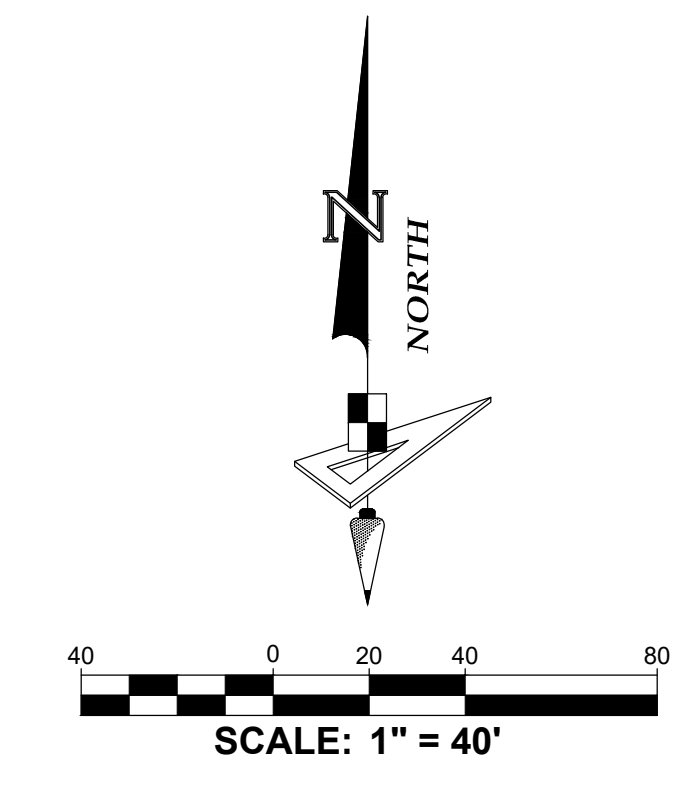
GeoPoint Surveying, Inc.
 PREPARED FOR
 Eisenhower Property Group
 LOCATED IN
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 Manatee County, Florida

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 Tampa, Florida 33619
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SHEET NUMBER: 03 of 10

FILE PATH: \\McCLURE\MCCASINWALLOW\POWER PROPERTY GROUP\SURVEY\MCCASINWALLOW_03 DETAIL SHEET.DWG PLOTTED BY: JOHN WIGLE ON 2/22/2022 2:41 PM LAST SAVED BY: JMWIGLE ON 2/22/2022 2:41 PM

SHEET 1: Description, Surveyor's Notes, Certification & Signature
 SHEET 2: Boundary Survey Map & Dimensions
 SHEET 3-10: Detail (See Sheet Key Map for location)



LEGEND

(S) ----- Survey Dimension	⊕ ----- Service Power Pole
(D) ----- Dead Dimension	⊕ ----- Transmission Power Pole
(P) ----- Plat Dimension	⊕ ----- Utility Pole
(C) ----- Calculated Dimension	⊕ ----- Abandoned Utility Pole
(R) ----- Reported	⊕ ----- Telephone Pole
O.R. ----- Official Records Book	⊕ ----- Cable Pole
D.B. ----- Deed Book	⊕ ----- Guy Pole
P.B. ----- Plat Book	⊕ ----- Guy Anchor
C.B. ----- Condominium Book	⊕ ----- Electric Pedestal
R.P.B. ----- Road Plat Book	⊕ ----- Cable Pedestal
Pty(s) ----- Page(s)	⊕ ----- Telephone Pedestal
F.D.O.T. ----- Florida Department of Transportation	⊕ ----- Fiber Optic Pedestal
CMP ----- Corrugated Metal Pipe	EH ₆ ----- Electric Handhole
DIP ----- Ductile Iron Pipe	CH ₆ ----- Cable Handhole
HDP ----- High Density Polyethylene	FH ₆ ----- Fiber Optic Handhole
MTP ----- Metal Pipe	ES ₆ ----- Electric Switch Box
PVC ----- Polyvinyl Chloride Pipe	TFP ----- Transformer Pad
RCP ----- Reinforced Concrete Pipe	TJB ----- Telephone Junction Box
TCP ----- Terra Cotta Pipe	FJB ----- Fiber Optic Junction Box
VCP ----- Vitrified Clay Pipe	W ----- Water Meter
CI ----- Curb Inlet	E ₆ ----- Electric Meter
GTI ----- Grate Top Inlet	G ₆ ----- Gas Meter
MES ----- Mitered End Section	E _A ----- Buried Power Warning Marker
YD ----- Yard Drain	C _A ----- Buried Cable Warning Marker
Conc. ----- Concrete	T _A ----- Buried Telephone Warning Marker
dia. ----- Diameter	F _A ----- Buried Fiber Optic Warning Marker
CCR ----- Certified Corner Record	W _A ----- Buried Water Main Warning Marker
A/C ----- Air Conditioner	FM _A ----- Buried Force Main Warning Marker
⊕ ----- Sanitary Sewer Manhole	G _A ----- Buried Gas Warning Marker
⊕ ----- Storm Drainage Manhole	W ₆ ----- Water Gate Valve
⊕ ----- Telephone Manhole	WB ₆ ----- Water Butterfly Valve
⊕ ----- Power Manhole	BO ₆ ----- Water Blow-off Valve
⊕ ----- Fiber Optic Manhole	AR ₆ ----- Air Release Valve
⊕ ----- Grease Trap Manhole	G ₆ ----- Gas Gate Valve
⊕ ----- Manhole	GB ₆ ----- Gas Butterfly Valve
TSP ----- Traffic Signal Post	GA ₆ ----- Gas Air Release Valve
⊕ ----- Traffic Signal Box	FM ₆ ----- Force Main Gate Valve
⊕ ----- Light Pole	FM _A ----- Force Main Air Release Valve
⊕ ----- Flood/Landscape Light	W ₆ ----- Water Service
CP ----- Concrete Post	BFP ₆ ----- Water Backflow Preventer
MP ----- Mile Marker Post	S ₆ ----- Sewer Service
SP ----- Steel Post	CS ₆ ----- Sanitary Sewer Clean Out
⊕ ----- Ballard	SC ₆ ----- Storm Sewer Clean Out
⊕ ----- Sign	HY ----- Fire Hydrant
MB ----- Mail Box	IRW ----- Irrigation Well
IP ----- Flag Pole	MW ----- Monitoring Well
RRS ----- Railroad Signal Pole	PZ ----- Piezometer
⊕ ----- Property Line	OU ----- Overhead Utility Lines

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PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey	CHECKED BY: JDW	
DRAWN: DMM (DATE: 1/22)		
P.CHEF: PB	FIELD BOOK: 15-2021/56	
DATA FILE: McClure 985-Bndy-PB.txt		
REVISIONS		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance in the Remnant Parcel and Main Parcel	JDW

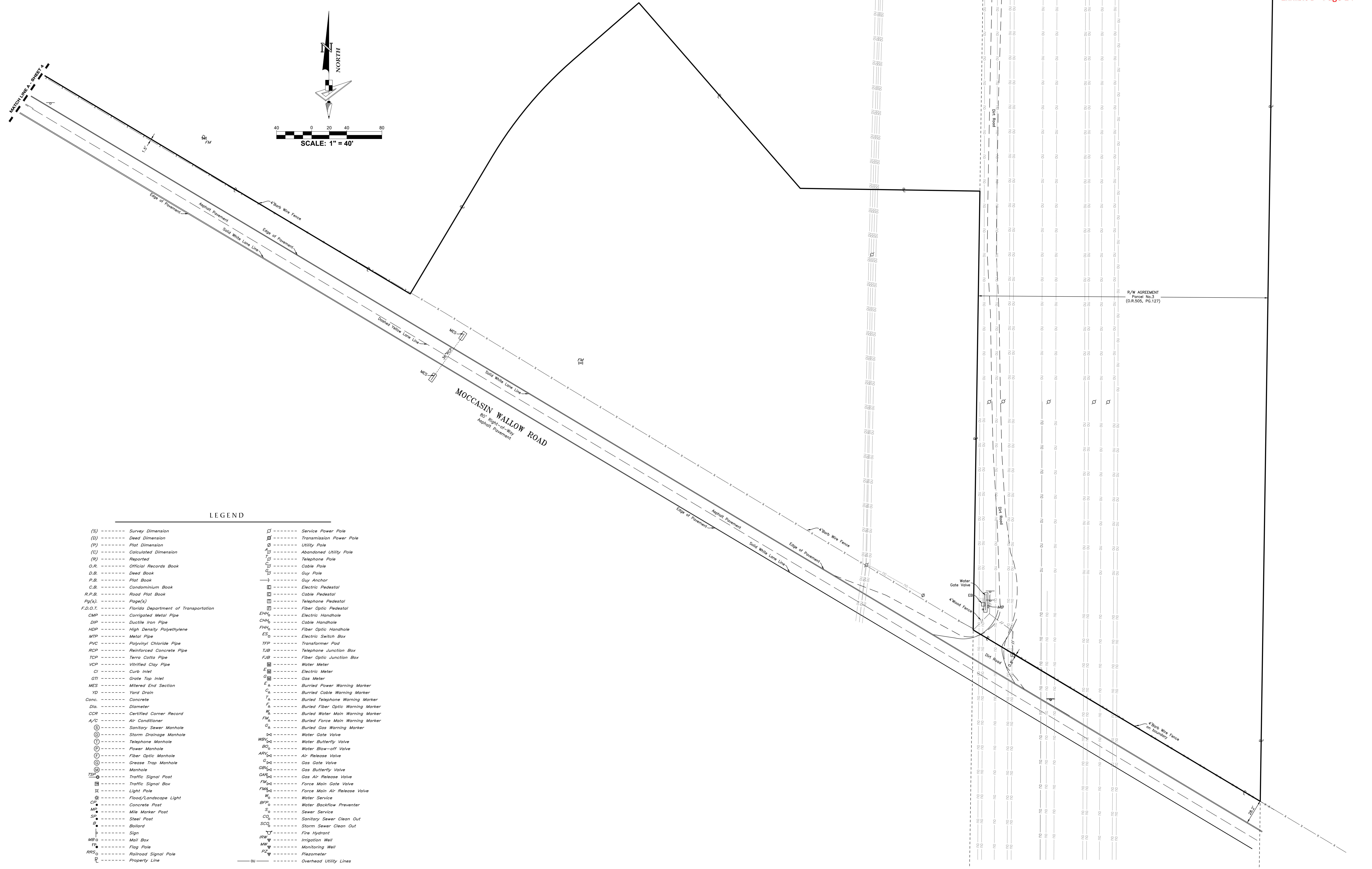
Boundary Survey
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SHEET NUMBER: 04 of 10



LEGEND

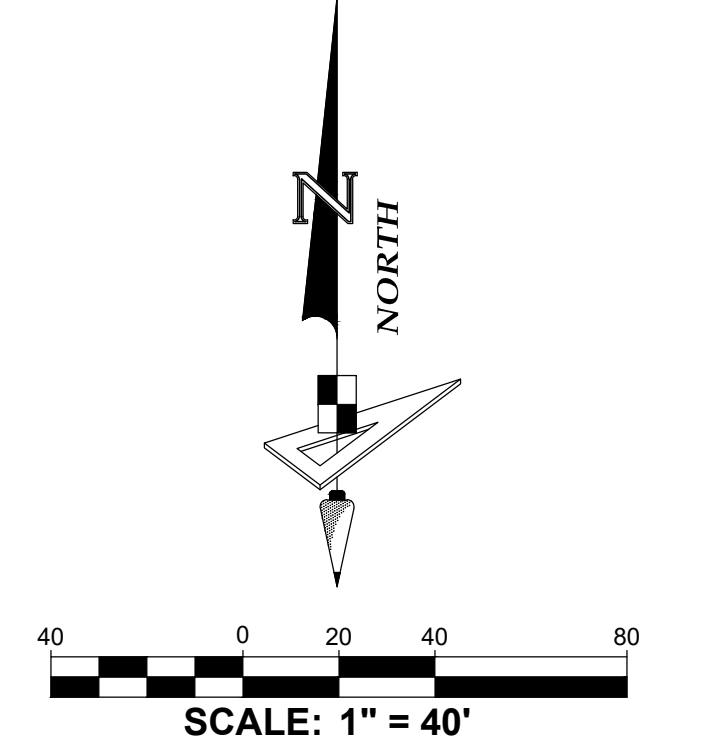
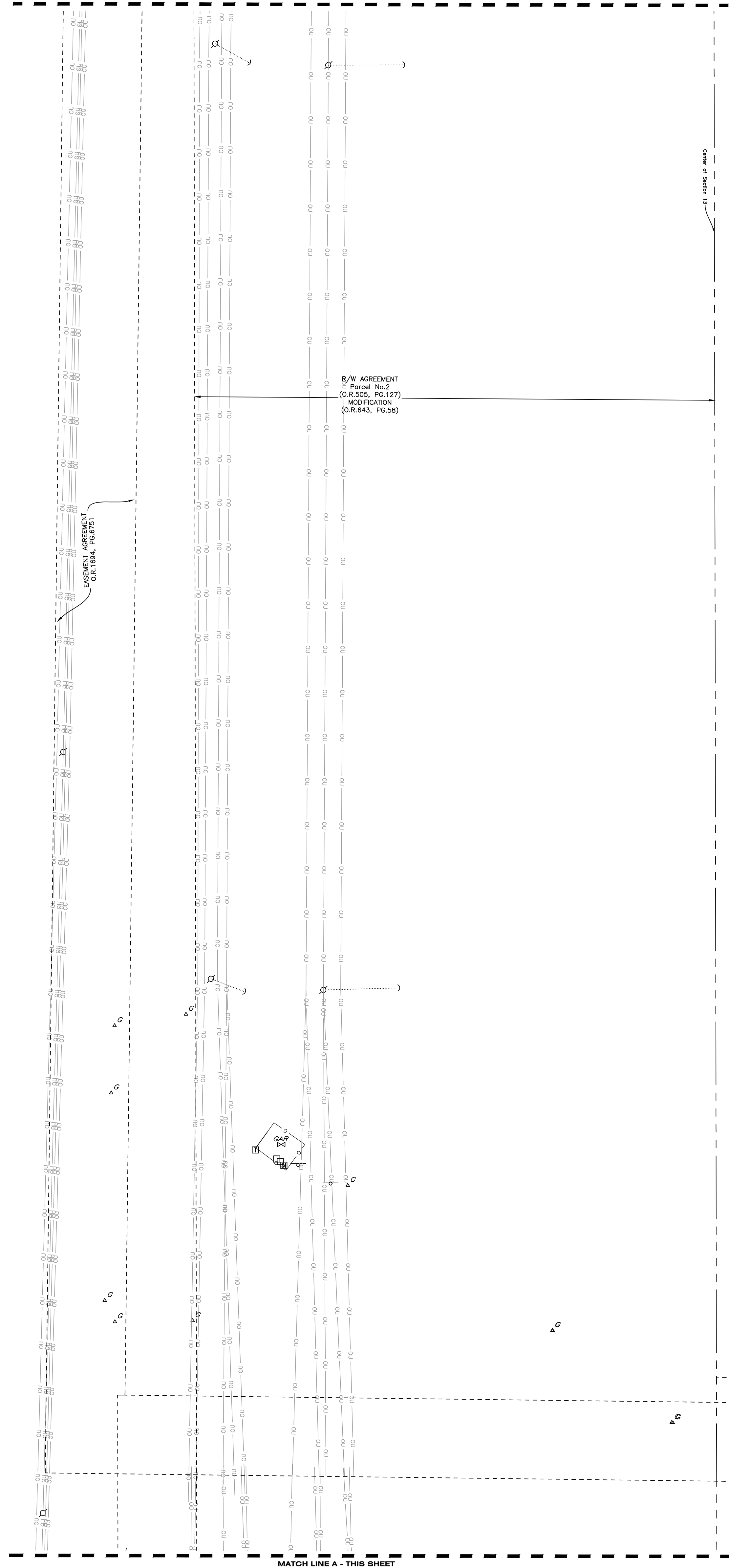
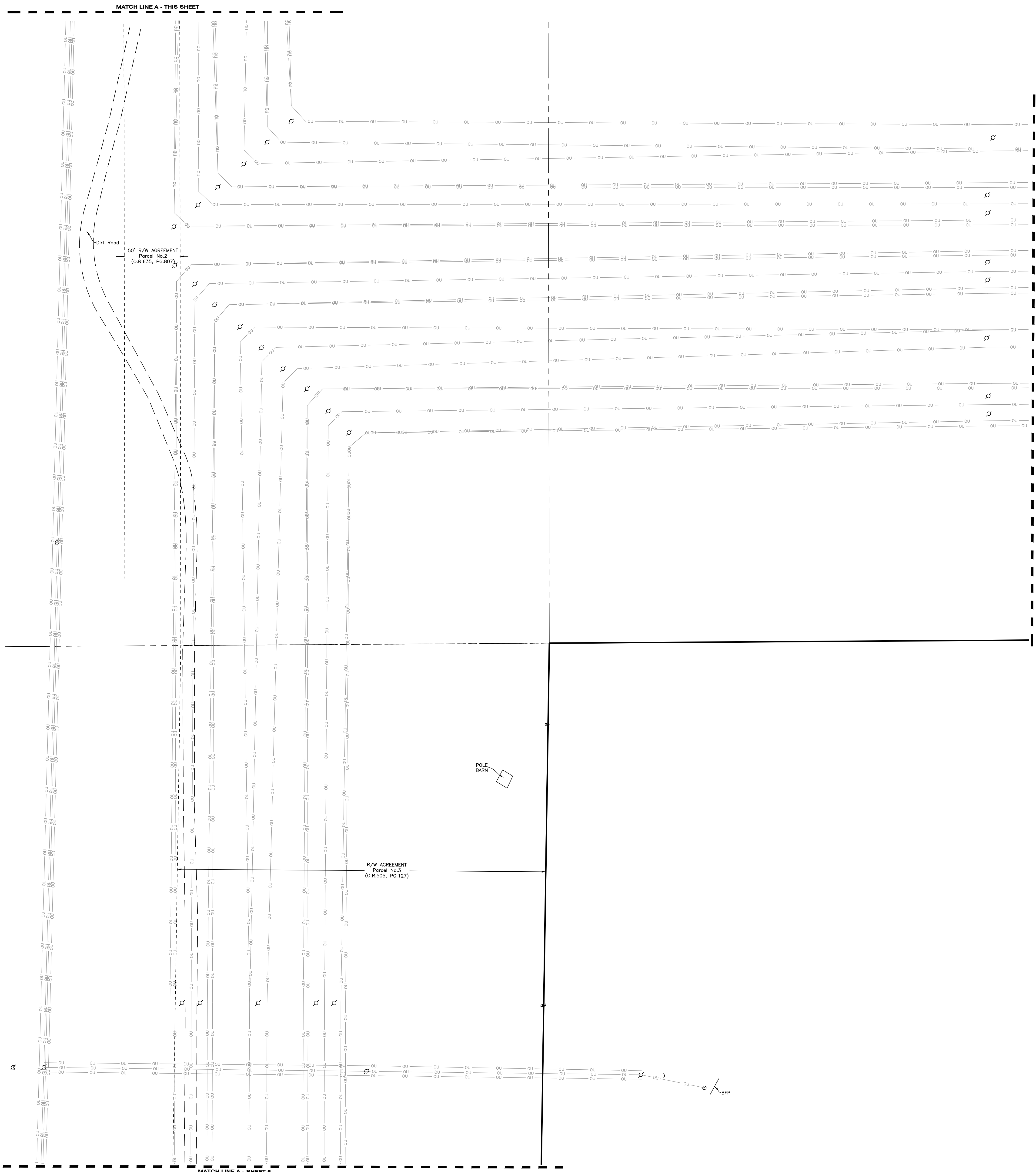
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|---|--|
| (S) ----- Survey Dimension | ⊗ ----- Service Power Pole |
| (D) ----- Deed Dimension | ⊠ ----- Transmission Power Pole |
| (P) ----- Plot Dimension | ⊙ ----- Utility Pole |
| (C) ----- Calculated Dimension | ⊕ ----- Abandoned Utility Pole |
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| Conc. ----- Concrete | T ₀ ----- Buried Telephone Warning Marker |
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| ⊗ ----- Manhole | GB ₀ ----- Gas Butterfly Valve |
| TSP ----- Traffic Signal Post | GA ₀ ----- Gas Air Release Valve |
| ⊗ ----- Traffic Signal Box | FM ₀ ----- Force Main Gate Valve |
| ⊗ ----- Light Pole | FMA ₀ ----- Force Main Air Release Valve |
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| ⊗ ----- Sign | ⊗ ----- Fire Hydrant |
| MB ₀ ----- Mail Box | IRW ₀ ----- Irrigation Well |
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DRAWN: DMM (DATE: 1/22)	FIELD BOOK: 15-2021/56	
P.CHIEF: PB	DATA FILE: McClure 985-Bndy-PB.txt	
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REVISIONS		
DATE	DESCRIPTION	DRAWN BY
02/22/22	Corrected POC distance in the Remnant Parcel and Main Parcel	JDW

PROJECT: McClure Moccasin Wallow
 PREPARED FOR: Eisenhower Property Group
 LOCATED IN: Section 12.13 & 24 Township 33 S., Range 18 E., Manatee County, Florida

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SHEET NUMBER: 05 of 10



LEGEND

- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- (P) ----- Plat Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
- O.B. ----- Official Book
- P.B. ----- Plat Book
- C.B. ----- Condominium Book
- R.P.B. ----- Road Plat Book
- Pg(s). ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- CMP ----- Corrugated Metal Pipe
- DIP ----- Ductile Iron Pipe
- HDP ----- High Density Polyethylene
- MTP ----- Metal Pipe
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- TCP ----- Terra Cotta Pipe
- VCP ----- Vitrified Clay Pipe
- CI ----- Curb Inlet
- GI ----- Grate Top Inlet
- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCR ----- Certified Corner Record
- A/C ----- Air Conditioner
- SM ----- Sanitary Sewer Manhole
- SDM ----- Storm Drainage Manhole
- TM ----- Telephone Manhole
- PM ----- Power Manhole
- FO ----- Fiber Optic Manhole
- GT ----- Grease Trap Manhole
- M ----- Manhole
- TSP ----- Traffic Signal Post
- TS ----- Traffic Signal Box
- LP ----- Light Pole
- FL ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Mile Marker Post
- SP ----- Steel Post
- B ----- Ballard
- S ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RSP ----- Railroad Signal Pole
- SP ----- Service Power Pole
- TP ----- Transmission Power Pole
- UP ----- Utility Pole
- AUP ----- Abandoned Utility Pole
- TP ----- Telephone Pole
- CP ----- Cable Pole
- GP ----- Guy Pole
- GA ----- Guy Anchor
- EP ----- Electric Pedestal
- CP ----- Cable Pedestal
- TP ----- Telephone Pedestal
- FP ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- PH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TF ----- Transformer Pod
- TJ ----- Telephone Junction Box
- FJ ----- Fiber Optic Junction Box
- WM ----- Water Meter
- EM ----- Electric Meter
- GM ----- Gas Meter
- BPW ----- Buried Power Warning Marker
- CBW ----- Buried Cable Warning Marker
- BTW ----- Buried Telephone Warning Marker
- FBW ----- Buried Fiber Optic Warning Marker
- BMW ----- Buried Water Main Warning Marker
- FMW ----- Buried Force Main Warning Marker
- GBW ----- Buried Gas Warning Marker
- WGV ----- Water Gate Valve
- WBV ----- Water Butterfly Valve
- BCV ----- Water Blow-off Valve
- ARV ----- Air Release Valve
- GV ----- Gas Gate Valve
- GBV ----- Gas Butterfly Valve
- GARV ----- Gas Air Release Valve
- FMV ----- Force Main Gate Valve
- FMAV ----- Force Main Air Release Valve
- WS ----- Water Service
- BS ----- Sewer Service
- SCV ----- Sanitary Sewer Clean Out
- SSC ----- Storm Sewer Clean Out
- FC ----- Fire Hydrant
- IPW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
- PL ----- Property Line

SHEET 1: Descriptive Survey Notes, Certification & Signature
 SHEET 2: Boundary Survey Map & Dimensions
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022
PHASE: Boundary Survey	CHECKED BY: JDW
DRAWN: DMM (DATE: 1/22)	NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
P.CHIEF: PB	FIELD BOOK: 15-2021/56
DATA FILE: McClure 985-Bndy-PB.txt	
REVISIONS	
NO. DATE DESCRIPTION	DRAWN BY
01/22/22 Corrected POC distances in the Remnant Parcel and Main Parcel	JDW

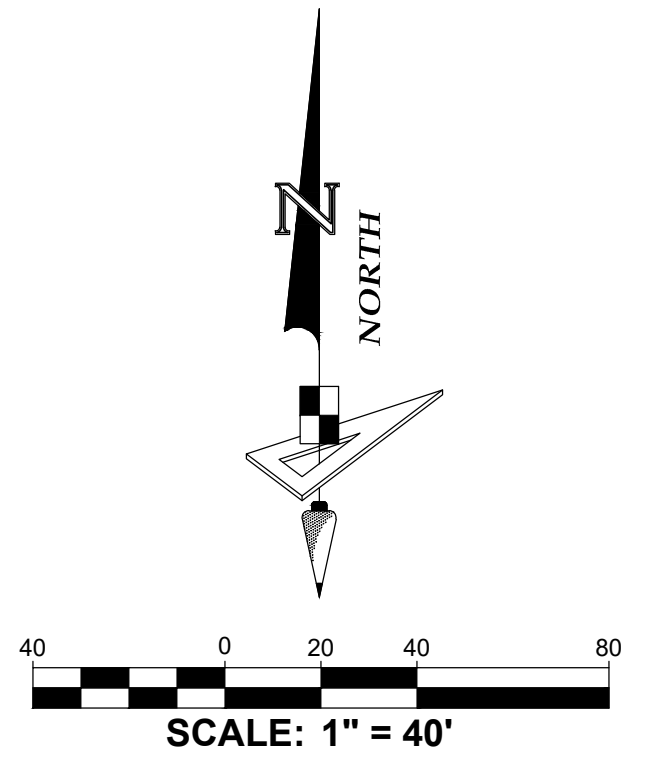
Boundary Survey
 PREPARED FOR
 Eisenhower Property Group
 LOCATED IN
 Section 12.13 & 24 Township 33 S., Range 18 E.
 Manatee County, Florida

GeoPoint
 Surveying, Inc.

213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com

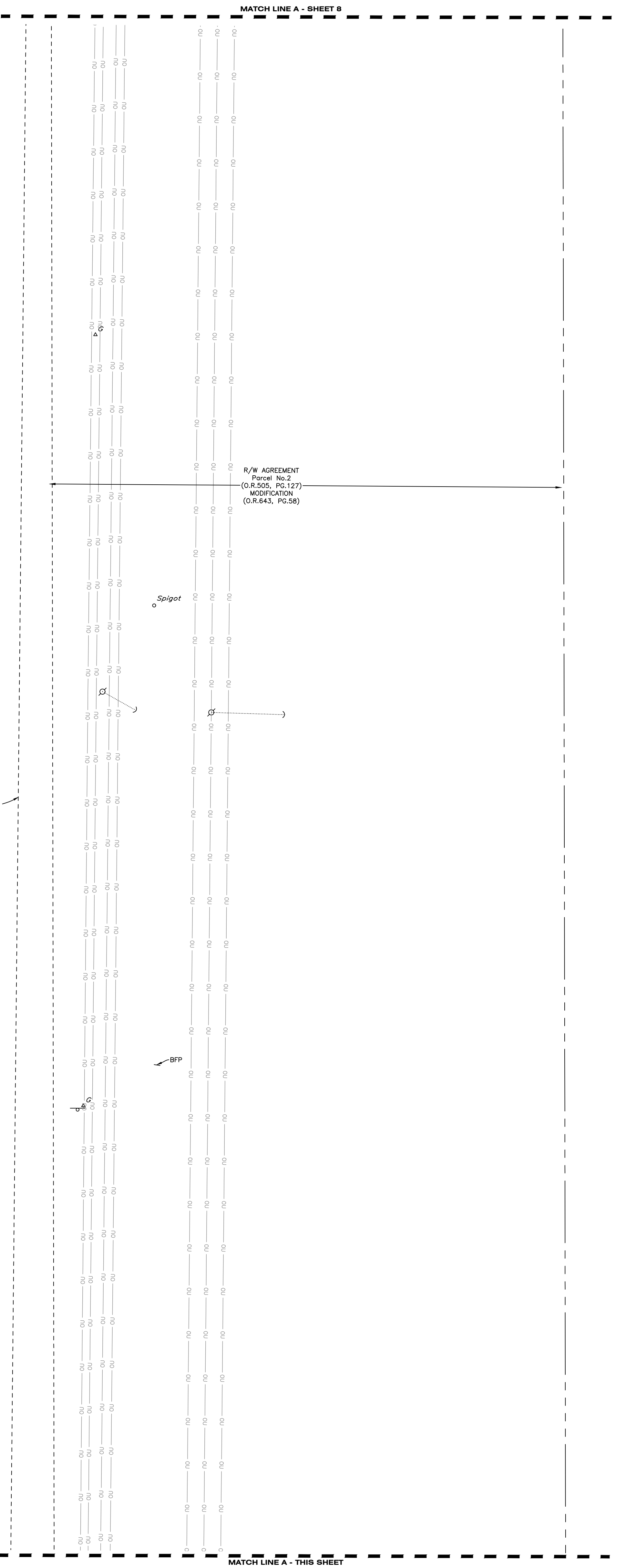
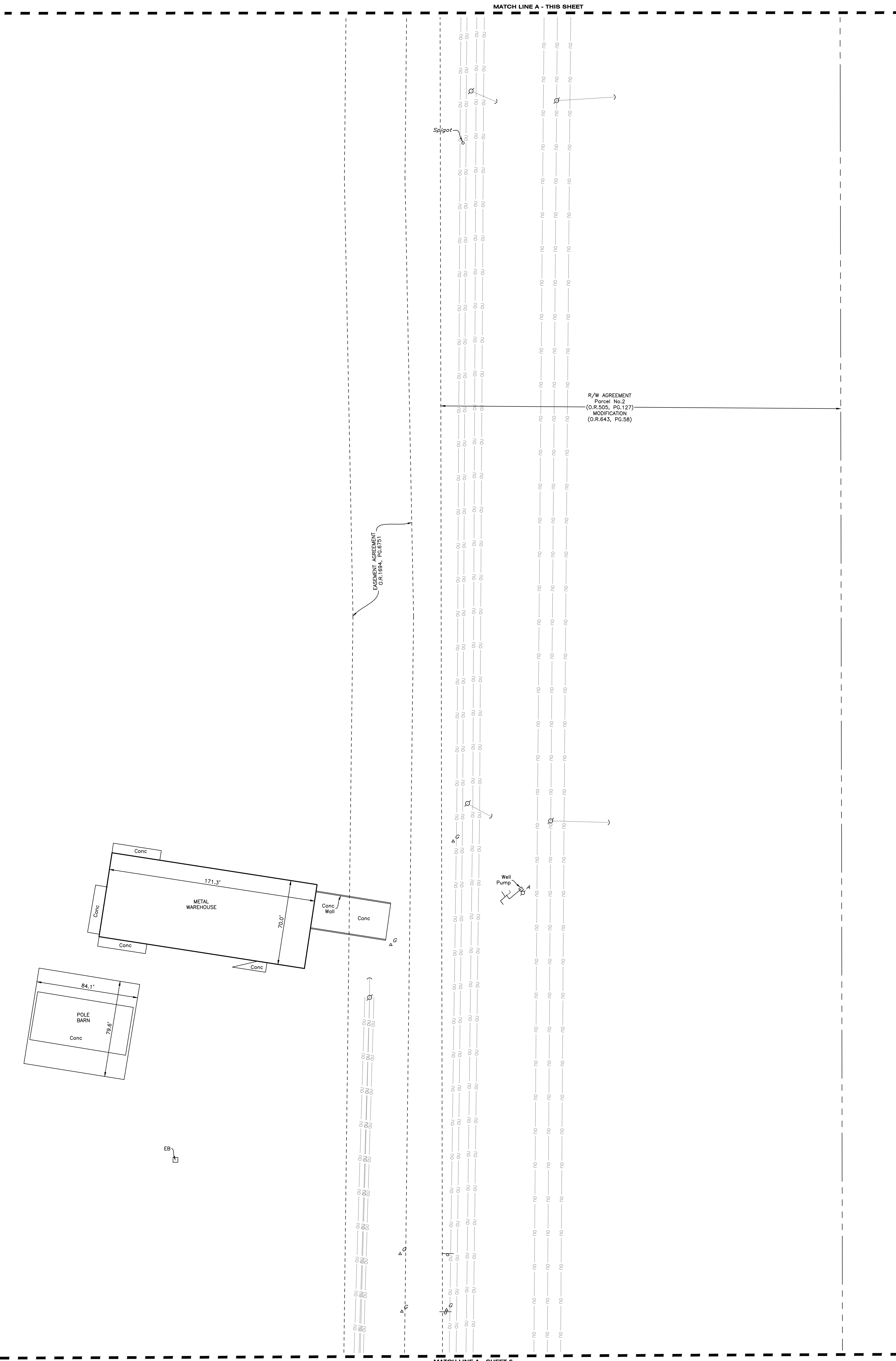
Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business No. 18 7748

SHEET NUMBER: 06 of 10



LEGEND

- (S) ----- Survey Dimension
- (D) ----- Dead Dimension
- (P) ----- Plat Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
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- CI ----- Curb Inlet
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- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCR ----- Certified Corner Record
- A/C ----- Air Conditioner
- ⊙ ----- Sanitary Sewer Manhole
- ⊕ ----- Storm Drainage Manhole
- ⊖ ----- Telephone Manhole
- ⊗ ----- Power Manhole
- ⊘ ----- Fiber Optic Manhole
- ⊙ ----- Grease Trap Manhole
- ⊙ ----- Manhole
- TSP ----- Traffic Signal Post
- ⊠ ----- Traffic Signal Box
- X ----- Light Pole
- ⊗ ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Metal Post
- SP ----- Steel Post
- B ----- Bolard
- S ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RRS ----- Railroad Signal Pole
- ⊏ ----- Service Power Pole
- ⊐ ----- Transmission Power Pole
- ⊑ ----- Utility Pole
- ⊒ ----- Abandoned Utility Pole
- ⊓ ----- Telephone Pole
- ⊔ ----- Cable Pole
- ⊕ ----- Guy Pole
- ⊖ ----- Guy Anchor
- ⊗ ----- Electric Pedestal
- ⊘ ----- Cable Pedestal
- ⊙ ----- Telephone Pedestal
- ⊚ ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- PH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TF ----- Transformer Pad
- TJB ----- Telephone Junction Box
- FJB ----- Fiber Optic Junction Box
- EM ----- Electric Meter
- GM ----- Gas Meter
- Ea ----- Buried Power Warning Marker
- Ca ----- Buried Cable Warning Marker
- Ta ----- Buried Telephone Warning Marker
- Fa ----- Buried Fiber Optic Warning Marker
- Wa ----- Buried Water Main Warning Marker
- Fa ----- Buried Force Main Warning Marker
- Ga ----- Buried Gas Warning Marker
- WBVa ----- Water Butterfly Valve
- BOVa ----- Water Blow-off Valve
- ARVa ----- Air Release Valve
- GVa ----- Gas Gate Valve
- GBVa ----- Gas Butterfly Valve
- FMVa ----- Force Main Air Release Valve
- FMVa ----- Force Main Air Release Valve
- Wa ----- Water Service
- BFP ----- Water Backflow Preventer
- Sa ----- Sewer Service
- CS ----- Sanitary Sewer Clean Out
- SCC ----- Storm Sewer Clean Out
- IR ----- Fire Hydrant
- IRW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
- P ----- Property Line



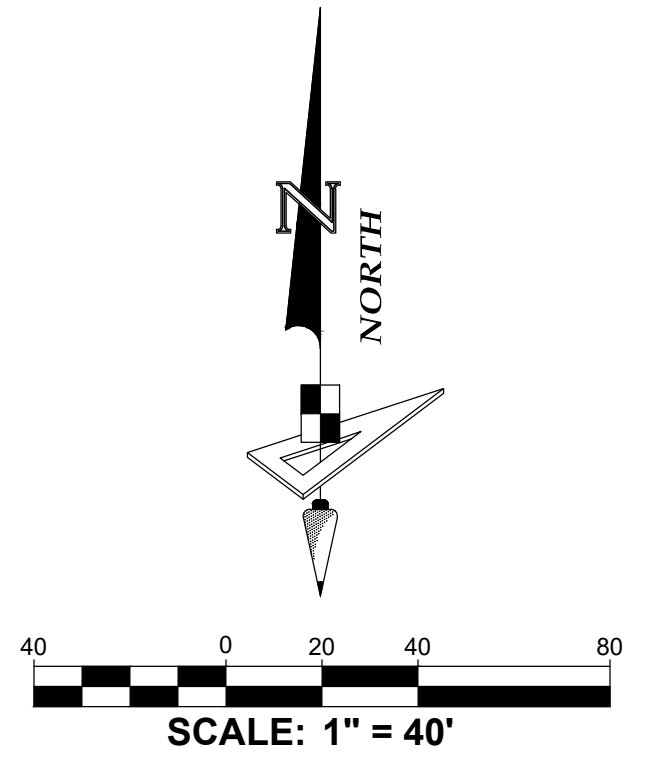
SHEET 1: Description, Surveyor's Notes, Certification & Signature
 SHEET 2: Boundary Survey Map & Dimensions
 SHEET 3-10: Detail (See Sheet Key Map for location)

PROJECT: McClure Moccasin Wallow	DATE OF LAST FIELD SURVEY: January 26, 2022
PHASE: Boundary Survey	CHECKED BY: JDW
DRAWN: DMH (DATE: 1/22)	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
P.CHIEF: PB	FIELD BOOK: 15-2021/56
DATA FILE: McClure 985-Bndy-PB.txt	
REVISIONS	
DATE	DESCRIPTION
02/22/22	Corrected POC distance to the Remnant Parcel and Main Parcel
	DRAWN BY: JDW

PROJECT: Boundary Survey
 PREPARED FOR: Eisenhower Property Group
 LOCATED IN: Section 12.13 & 24 Township 33 S., Range 18 E., Manatee County, Florida

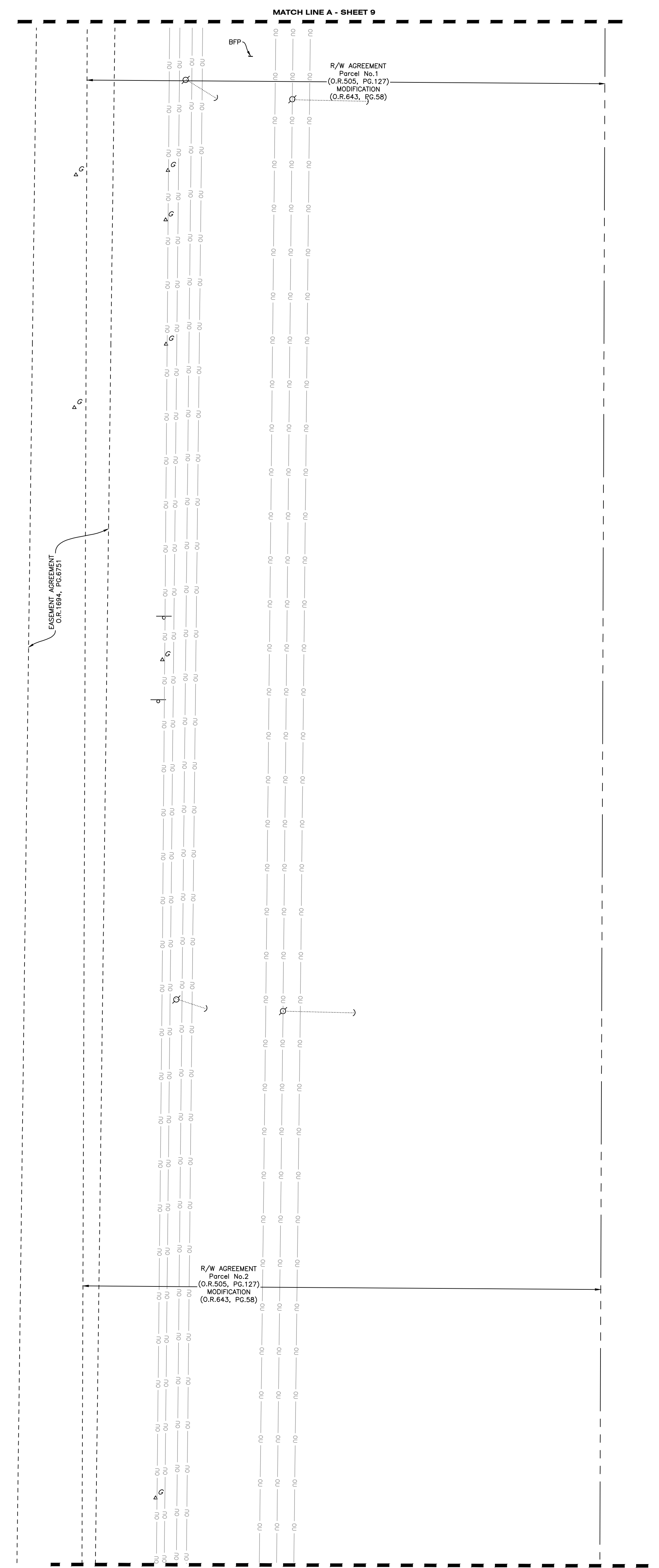
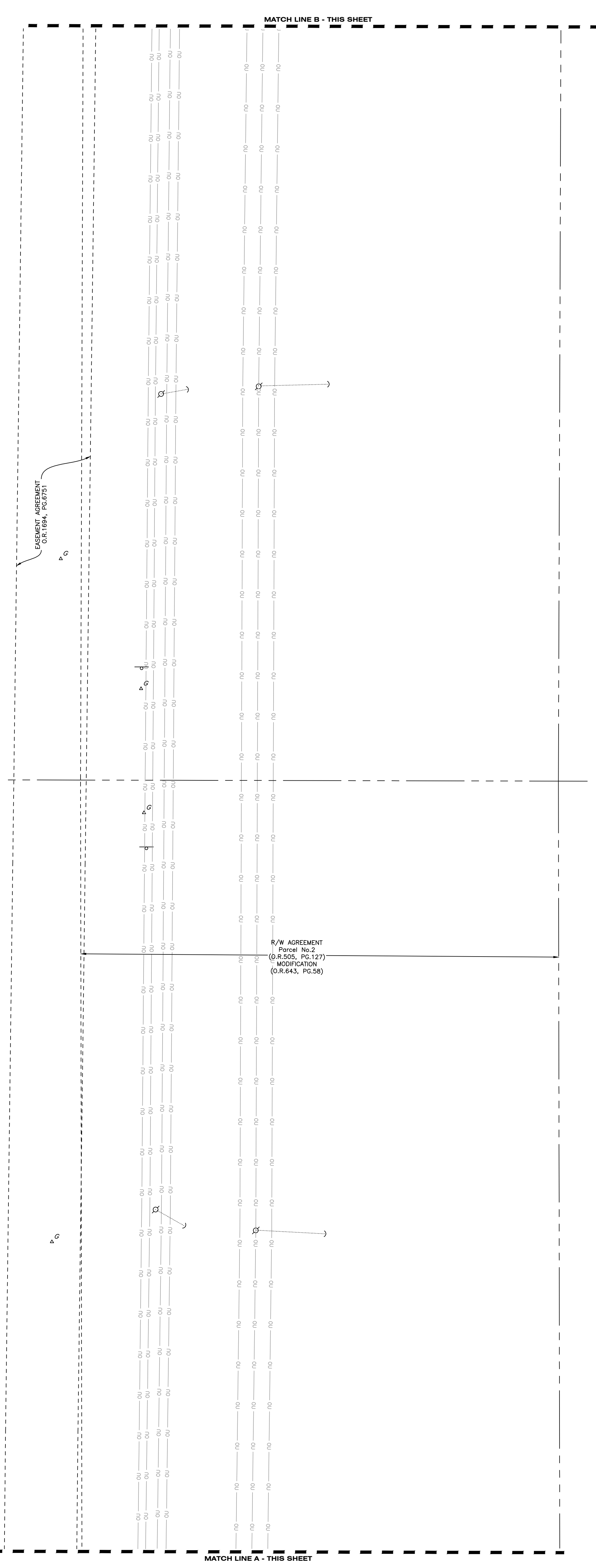
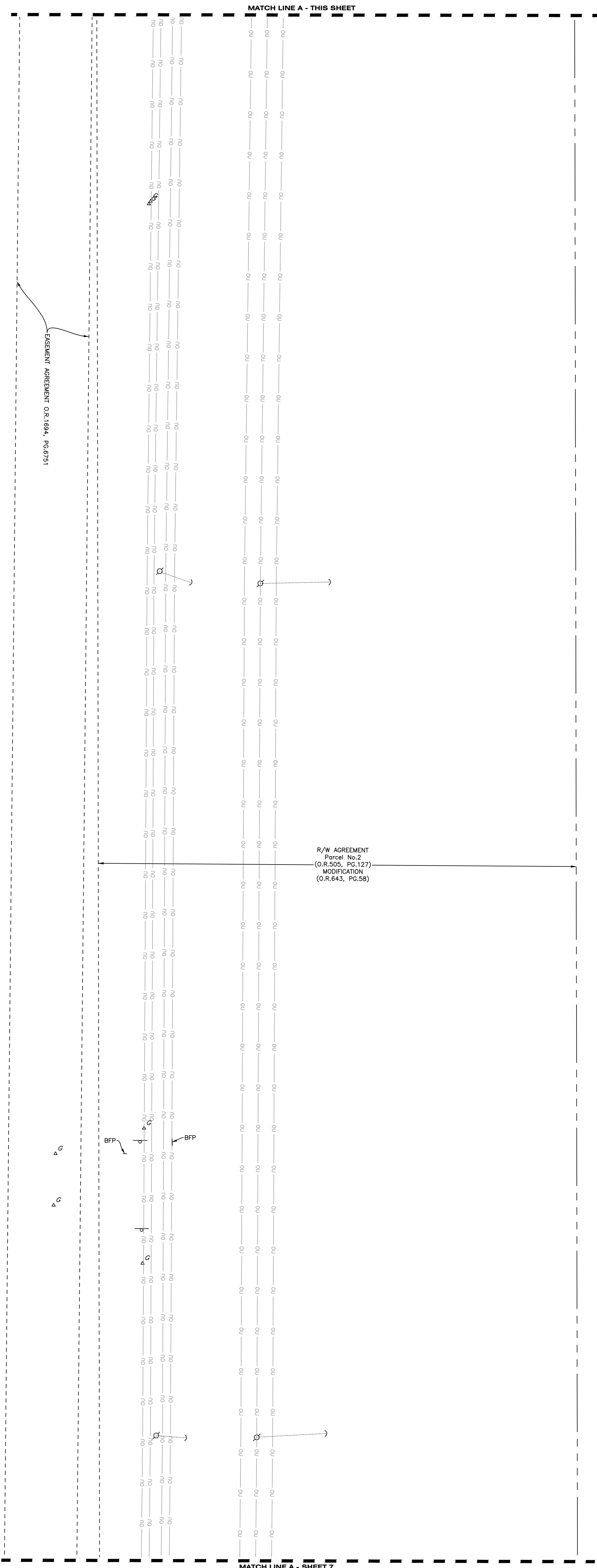
GeoPoint Surveying, Inc.
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 Licensed Business No. 18 7748

SHEET NUMBER: 07 of 10



LEGEND

- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- (P) ----- Pipe Dimension
- (C) ----- Calculated Dimension
- (R) ----- Reported
- O.R. ----- Official Records Book
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- HDP ----- High Density Polyethylene
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- TEP ----- Terra Cotta Pipe
- WCP ----- Vitreous Clay Pipe
- CI ----- Curb Inlet
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- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc. ----- Concrete
- Dia. ----- Diameter
- CCH ----- Certified Corner Record
- AC ----- Air Conditioner
- SM ----- Sanitary Sewer Manhole
- SDM ----- Storm Drainage Manhole
- PM ----- Power Manhole
- FOM ----- Fiber Optic Manhole
- GT ----- Grease Trap Manhole
- Manhole ----- Manhole
- TRP ----- Traffic Signal Post
- TSS ----- Traffic Signal Box
- LP ----- Light Pole
- FL ----- Flood/Landscape Light
- CP ----- Concrete Post
- MP ----- Mile Marker Post
- SP ----- Steel Post
- B ----- Ballard
- Sign ----- Sign
- MB ----- Mail Box
- FP ----- Flag Pole
- RRS ----- Railroad Signal Pole
- SP ----- Service Power Pole
- TP ----- Transmission Power Pole
- UP ----- Utility Pole
- AUP ----- Abandoned Utility Pole
- TP ----- Telephone Pole
- CP ----- Cable Pole
- OP ----- Guy Pole
- GA ----- Guy Anchor
- EP ----- Electric Pedestal
- CP ----- Cable Pedestal
- TP ----- Telephone Pedestal
- FOP ----- Fiber Optic Pedestal
- EH ----- Electric Handhole
- CH ----- Cable Handhole
- FHH ----- Fiber Optic Handhole
- ES ----- Electric Switch Box
- TFP ----- Transformer Pad
- TJB ----- Telephone Junction Box
- FJB ----- Fiber Optic Junction Box
- WM ----- Water Meter
- EM ----- Electric Meter
- GM ----- Gas Meter
- FW ----- Buried Power Warning Marker
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- WGV ----- Water Gate Valve
- WBV ----- Water Butterfly Valve
- WBOV ----- Water Blow-off Valve
- ARV ----- Air Release Valve
- GV ----- Gas Valve
- GBV ----- Gas Butterfly Valve
- GARV ----- Gas Air Release Valve
- FMGV ----- Force Main Gate Valve
- FMARV ----- Force Main Air Release Valve
- WS ----- Water Service
- WBP ----- Water Backflow Preventer
- SS ----- Sewer Service
- CS ----- Sanitary Sewer Clean Out
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- FI ----- Fire Hydrant
- IWW ----- Irrigation Well
- MW ----- Monitoring Well
- PZ ----- Piezometer
- OU ----- Overhead Utility Lines
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SHEET 1: Description, Surveyor's Notes, Certification & Signature
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PROJECT: McClure Moccasin Wallow		DATE OF LAST FIELD SURVEY: January 26, 2022	
PHASE: Boundary Survey		CHECKED BY: JDW	
BRNIN: DMM	DATE: 1/22	NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
P.CHEF: PB	FIELD BOOK: 15-2021/56		
DATA FILE: McClure 985-Body-PB.txt			
REVISIONS			
NO. DATE	DESCRIPTION	DRAWN BY	
01/22/22	Corrected POC distances in the Remnant Parcel and Main Parcel	JDW	

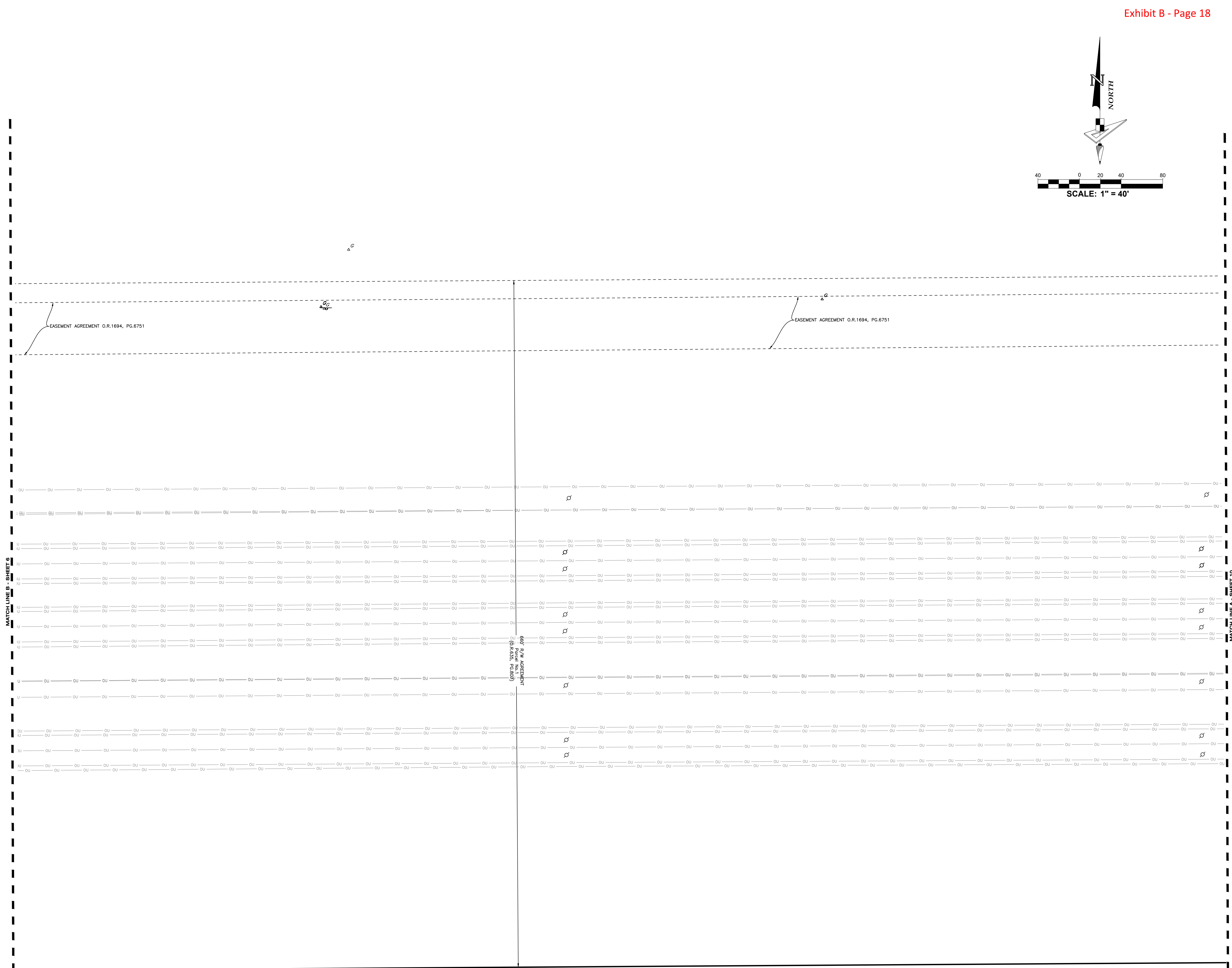
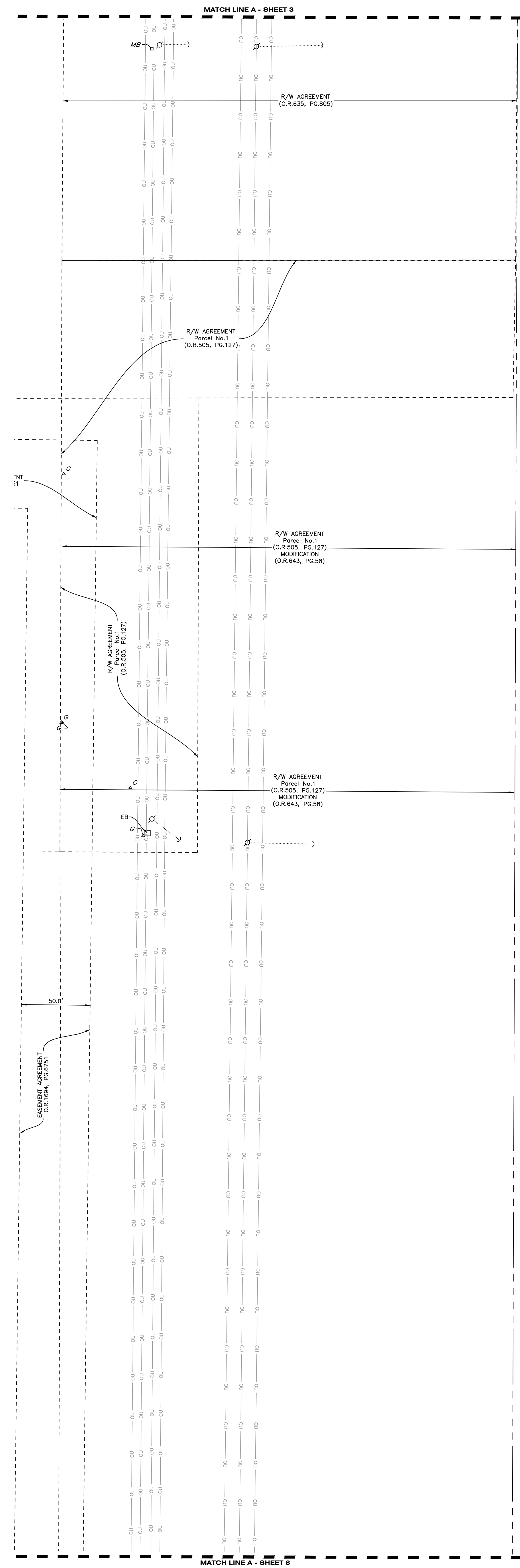
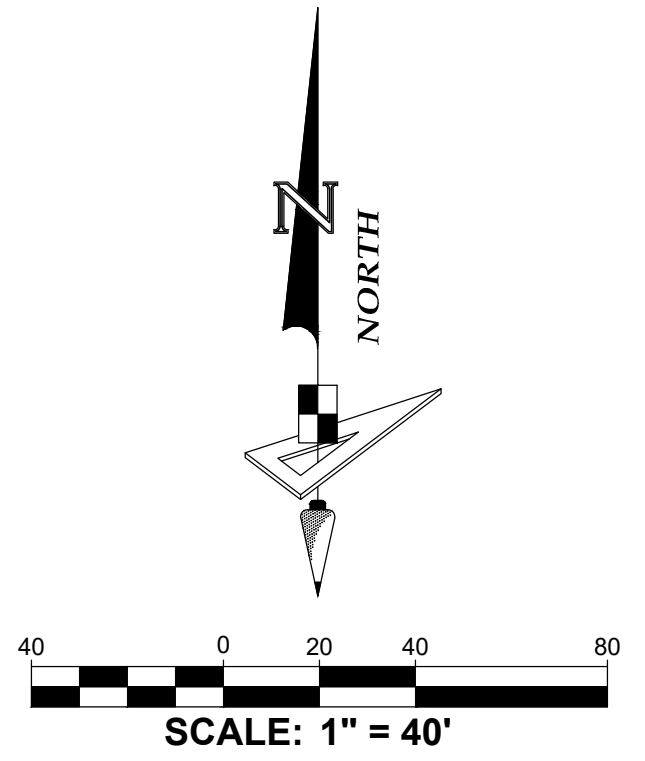
Boundary Survey
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 Licensed Business No. 18 7748

SHEET NUMBER: 08 of 10



LEGEND

(S) --- Survey Dimension	YD --- Yard Drain	ST --- Service Power Pole	FA --- Buried Telephone Warning Marker
(D) --- Dead Dimension	Conc. --- Concrete	TR --- Transmission Power Pole	FB --- Buried Fiber Optic Warning Marker
(P) --- Plot Dimension	Dia. --- Diameter	LD --- Lapid Pole	BM --- Buried Meter Main Warning Marker
(C) --- Calculated Dimension	CCR --- Certified Corner Record	AJ --- Abandoned Utility Pole	FM --- Buried Force Mkn Warning Marker
(R) --- Reported	A/C --- Air Conditioner	TD --- Telephone Pole	FG --- Buried Gas Warning Marker
O.R. --- Official Records Book	SM --- Sanitary Sewer Manhole	CP --- Cable Pole	WG --- Water Gate Valve
D.B. --- Dead Book	SDM --- Storm Drainage Manhole	GP --- Gas Pole	WBV --- Water Butterfly Valve
P.B. --- Plot Book	TM --- Telephone Manhole	GA --- Gas Anchor	WBOV --- Water Blow-off Valve
C.B. --- Condominium Book	PM --- Power Manhole	EP --- Electric Pedestal	ARV --- Air Release Valve
R.P.B. --- Roof Plot Book	CP --- Cable Pedestal	TP --- Telephone Pedestal	GV --- Gas Gate Valve
PG(S) --- Page(S)	GT --- Grease Trap Manhole	FP --- Fiber Optic Pedestal	GBV --- Gas Butterfly Valve
F.D.O. --- Florida Department of Transportation	M --- Manhole	EPH --- Electric Handhole	FMV --- Force Main Gate Valve
CM --- Corrugated Metal Pipe	TS --- Traffic Signal Post	CHP --- Cable Handhole	FMARV --- Force Main Air Release Valve
DI --- Ductile Iron Pipe	IS --- Light Pole	PH --- Plastic Handhole	W --- Water Service
HDP --- High Density Polyethylene	IF --- Flood/Landscape Light	ESB --- Electric Switch Box	WBP --- Water Backflow Preventer
MIP --- Metal Pipe	CP --- Concrete Post	TRP --- Transformer Post	S --- Sewer Service
PCP --- Polyvinyl Chloride Pipe	M --- Mile Marker Post	TJB --- Telephone Junction Box	SCV --- Sanitary Sewer Clean Out
RCP --- Reinforced Concrete Pipe	MP --- Meter Post	FJB --- Fiber Optic Junction Box	SSCO --- Storm Sewer Clean Out
TCR --- Terry Cutter Pipe	BS --- Bollard	EM --- Electric Meter	FW --- Fire Hydrant
VCP --- Vitrified Clay Pipe	S --- Sign	GM --- Gas Meter	IRW --- Irrigation Well
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GT --- Grate Top Inlet	ME --- Meter End Section	CP --- Buried Cable Warning Marker	FL --- Flexometer
MEB --- Meter End Section	FL --- Flag Pole	OU --- Overhead Utility Lines	
PL --- Property Line	RSP --- Railroad Signal Pole		

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PROJECT: McClure Moccasin Wallow		DATE OF LAST FIELD SURVEY: January 26, 2022
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DATA FILE: McClure 985-Bndy-PB.txt		
REVISIONS		
NO.	DATE	DESCRIPTION
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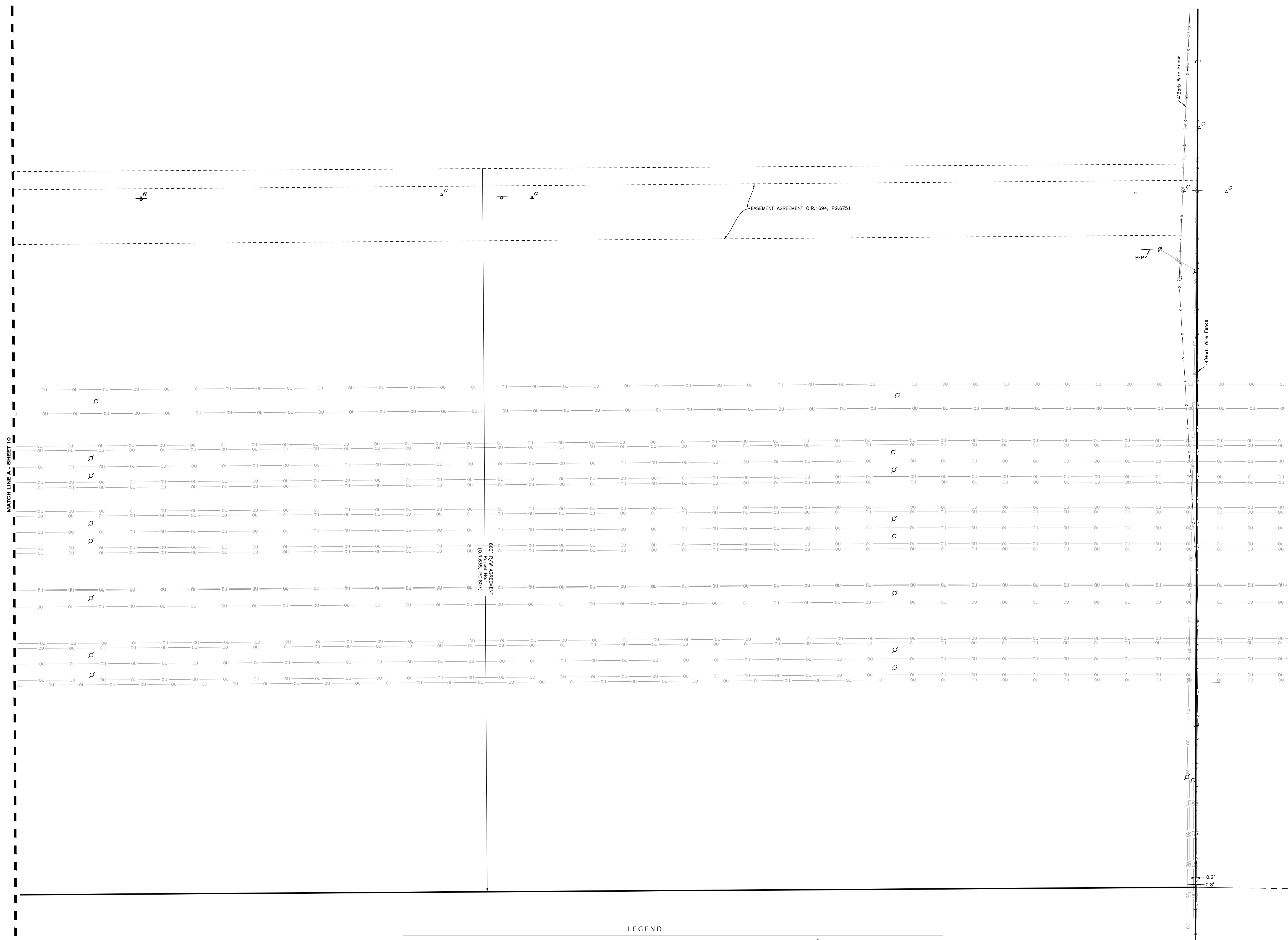
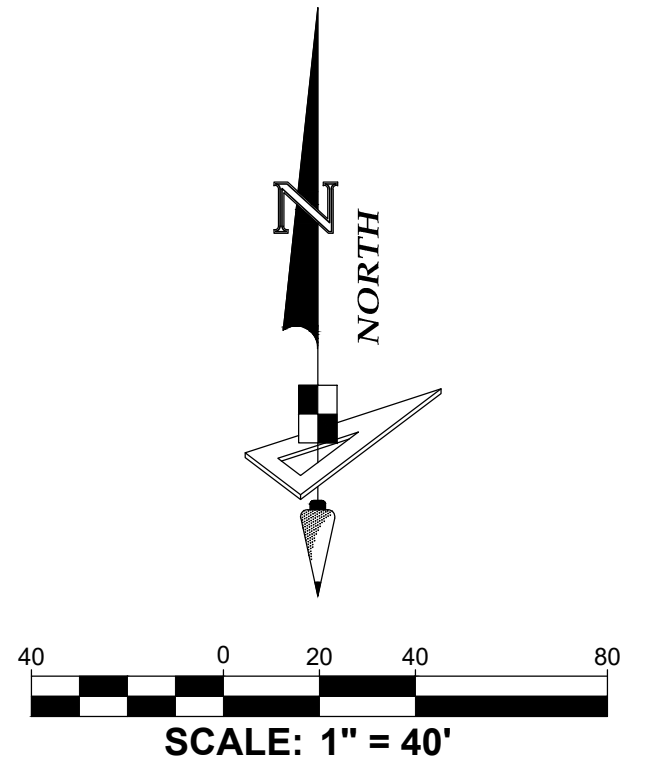
Boundary Survey
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SHEET NUMBER: 09 of 10



LEGEND

(S) --- Survey Dimension	YD --- Yard Drain	SP --- Service Power Pole	FA --- Buried Telephone Warning Marker
(D) --- Dead Dimension	Conc. --- Concrete	TP --- Transmission Power Pole	FB --- Buried Fiber Optic Warning Marker
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DATE	DESCRIPTION	DRAWN BY
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 LOCATED IN
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SHEET NUMBER: 10 of 10

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 12 and 13, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of Section 12, run thence along the West boundary line of the Southwest 1/4 of Section 12, N 00°35'41" E, a distance of 525.43 feet; thence N 15°39'30" E, a distance of 534.52 feet; thence N 51°56'37" E, a distance of 720.90 feet; thence N 00°50'37" W, a distance of 506.23 feet; thence N 89°55'46" E, a distance of 1606.35 feet, to the West boundary line of Right-of-Way Agreement Parcel No. 1 recorded in Official Record Book 505, Page 127, modified in Official Record Book 643, Page 58, of the Public Records of Manatee County, Florida; thence along said West boundary line S 00°11'40" W, a distance of 1997.32 feet; thence along the West boundary line of Right-of-Way Agreement Parcel No. 2 recorded in Official Record Book 505, Page 127, modified in Official Record Book 643, Page 58, of the Public Records of Manatee County, Florida; S 00°06'09" E, a distance of 4970.00 feet; thence depart said West boundary line S 89°53'51" W, a distance of 337.57 feet; thence S 70°15'02" W, a distance of 136.44 feet; thence S 30°50'06" W, a distance of 160.00 feet; thence N 79°47'28" W, a distance of 159.16 feet; thence westerly, 142.90 feet along the arc of a non-tangent curve to the right having a radius of 560.00 feet and a central angle of 14°37'13" (chord bearing S 70°55'28" W, 142.51 feet); thence S 78°14'04" W, a distance of 128.86 feet; thence westerly, 466.26 feet along the arc of a tangent curve to the right having a radius of 560.00 feet and a central angle of 47°42'18" (chord bearing N 77°54'47" W, 452.91 feet); thence N 54°03'38" W, a distance of 335.98 feet; thence N 35°56'22" E, a distance of 120.00 feet; thence N 54°03'38" W, a distance of 11.54 feet; thence northwesterly, 302.65 feet along the arc of a non-tangent curve to the right having a radius of 440.07 feet and a central angle of 39°24'14" (chord bearing N 34°21'19" W, 296.72 feet); thence N 14°38'59" W, a distance of 174.93 feet; thence northerly, 163.06 feet along the arc of a tangent curve to the right having a radius of 440.00 feet and a central angle of 21°13'59" (chord bearing N 04°02'00" W, 162.13 feet); thence N 73°04'50" W, a distance of 135.13 feet; to the West boundary line of Temporary Access Easement recorded on Instrument Number 202241121481, thence northeasterly, 713.56 feet along the arc of a non-tangent curve to the right having a radius of 1610.00 feet and a central angle of 25°23'37" (chord bearing N 29°36'58" E, 707.73 feet); thence N 47°41'13" W, a distance of 461.54 feet; thence N 08°54'36" W, a distance of 313.64 feet; thence N 28°16'50" W, a distance of 220.70 feet; thence N 44°02'31" W, a distance of 346.86 feet; to the West boundary line of Section 13, thence N 00°53'29" E, a distance of 2512.99 feet; to the **POINT OF BEGINNING**.

Containing 337.291 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the West Boundary Line of Section 13, having a Grid bearing of N.0°53'29"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 3) The extents of the recorded subdivision plat, Kotop Fields, Plat Book 2, Page 84, Manatee County, Florida are plotted hereon (crosshatched). For clarity, Lots, block and Public right-of-way not shown. Vacating information of said Public right-of-ways, not found or provided to the Surveyor.

JOB #: OAKFIELD TRAILS PHASES I, II AND III		
DRAWN: LEY	DATE: 06/06/23	CHECKED: MHC
Prepared For: Eisenhower Property Group		
Revisions		
DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint

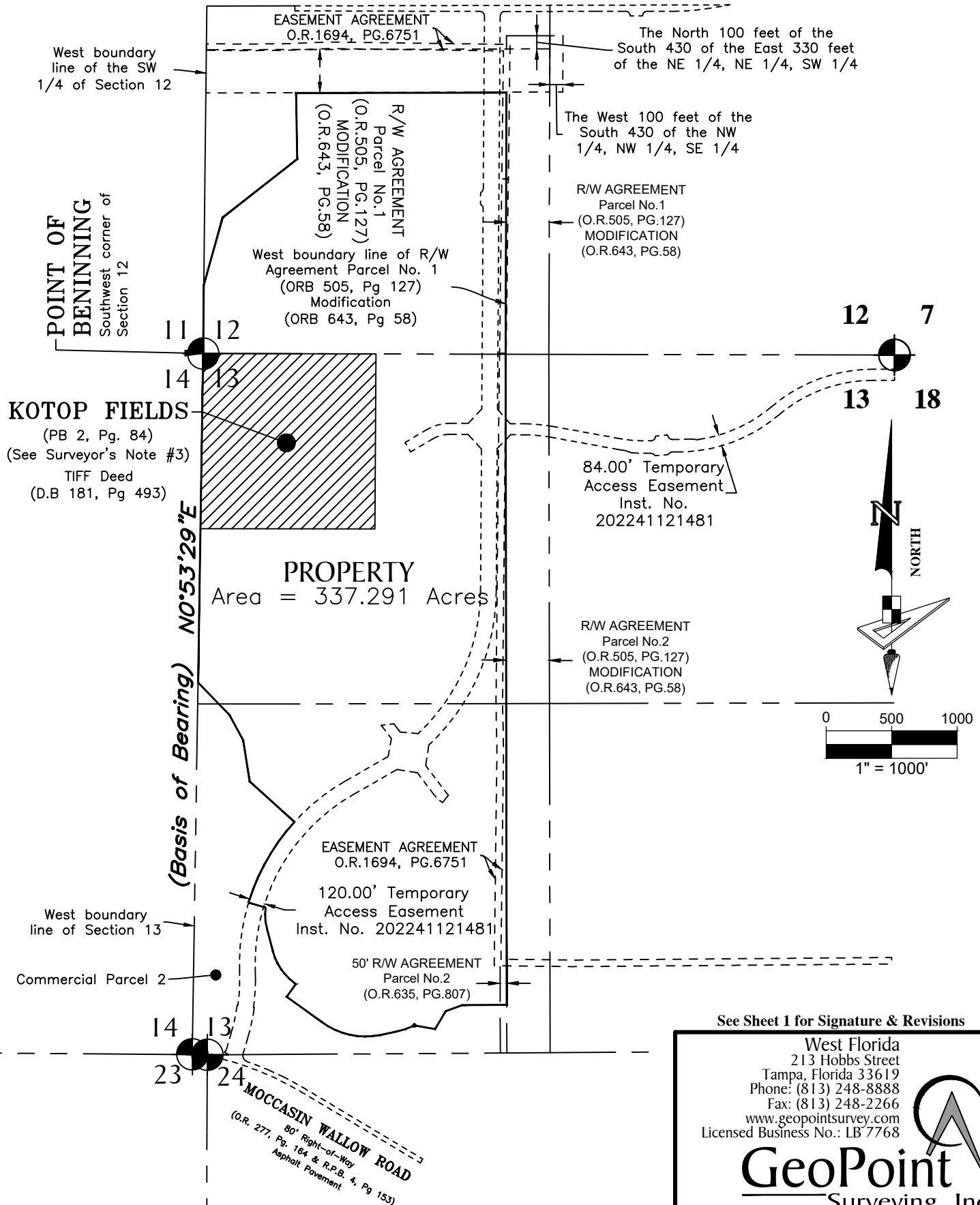
Surveying, Inc.

John D. Weigle **LS5246**

Description Sketch

(Not A Survey)

BUCKEYE ROAD



See Sheet 1 for Signature & Revisions

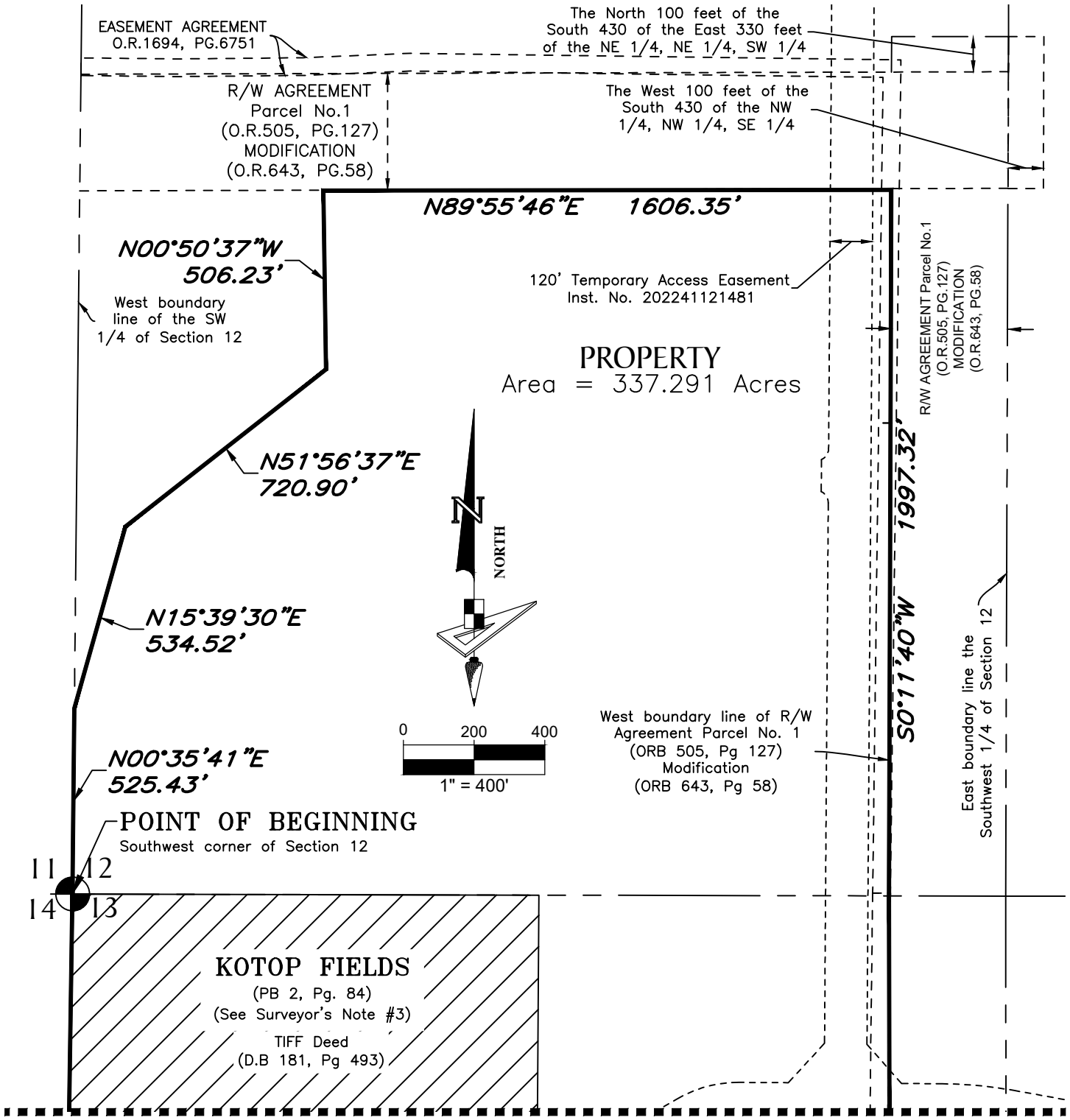
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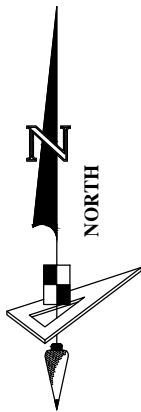
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



PROPERTY
Area = 337.291 Acres



0 200 400
1" = 400'

11 12
14 13

POINT OF BEGINNING
Southwest corner of Section 12

KOTOP FIELDS
(PB 2, Pg. 84)
(See Surveyor's Note #3)
TIFF Deed
(D.B 181, Pg 493)

MATCH LINE SEE SHEET 4 OF 6

See Sheet 1 for Signature & Revisions

See sheet 1 for Description
See sheet 2 for Overall Boundary
See sheet 4 and 5 for Details
See sheet 6 for Line and Curve Tables

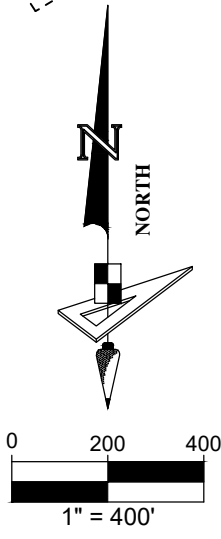
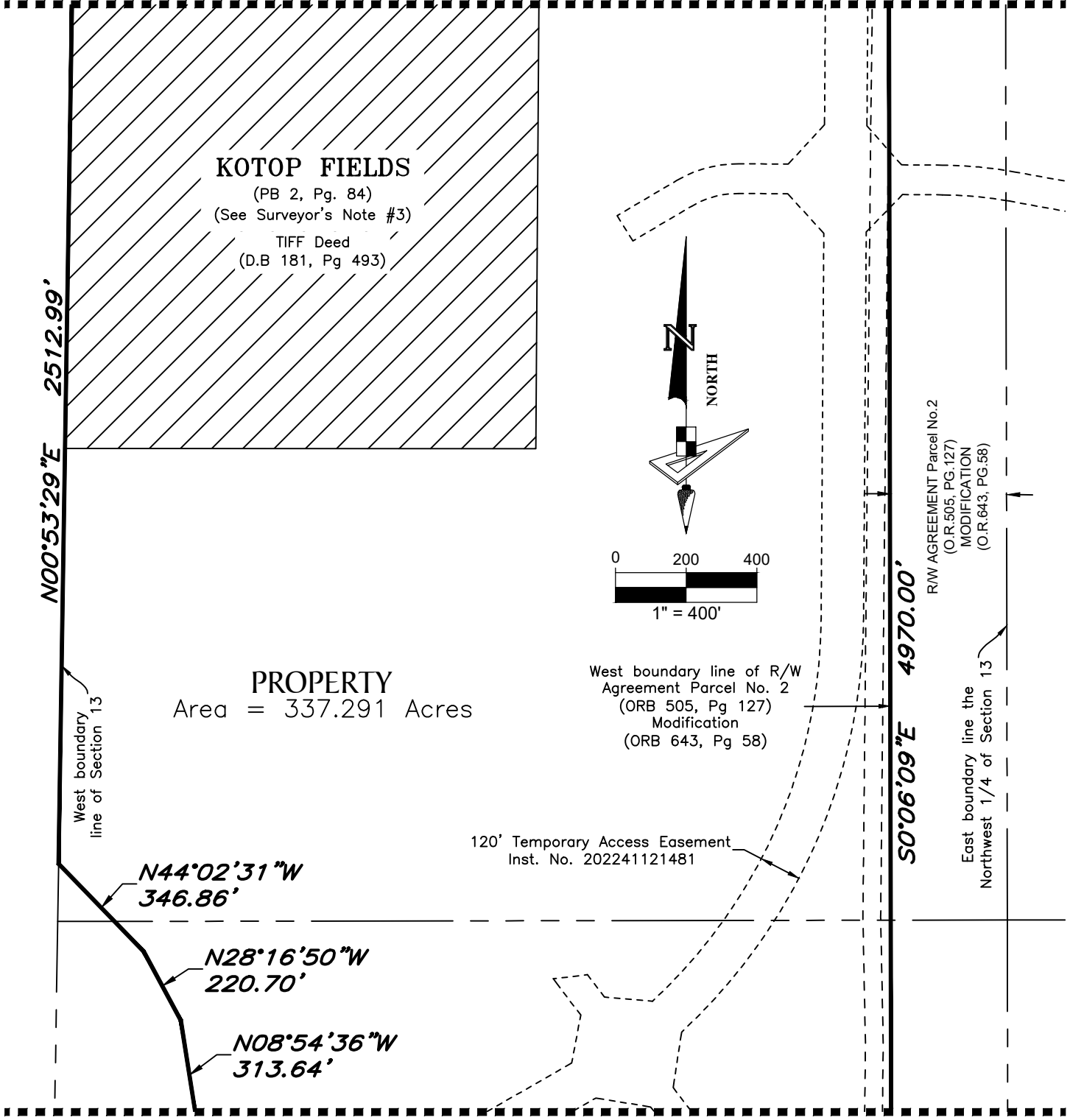
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Description Sketch

(Not A Survey)

MATCH LINE SEE SHEET 3 OF 6



West boundary line of R/W Agreement Parcel No. 2 (ORB 505, Pg 127) Modification (ORB 643, Pg 58)

120' Temporary Access Easement Inst. No. 202241121481

R/W AGREEMENT Parcel No.2 (O.R.505, PG.127) MODIFICATION (O.R.643, PG.58)

East boundary line the Northwest 1/4 of Section 13

See Sheet 1 for Signature & Revisions

See sheet 1 for Description
 See sheet 2 for Overall Boundary
 See sheet 3 and 5 for Details
 See sheet 6 for Line and Curve Tables

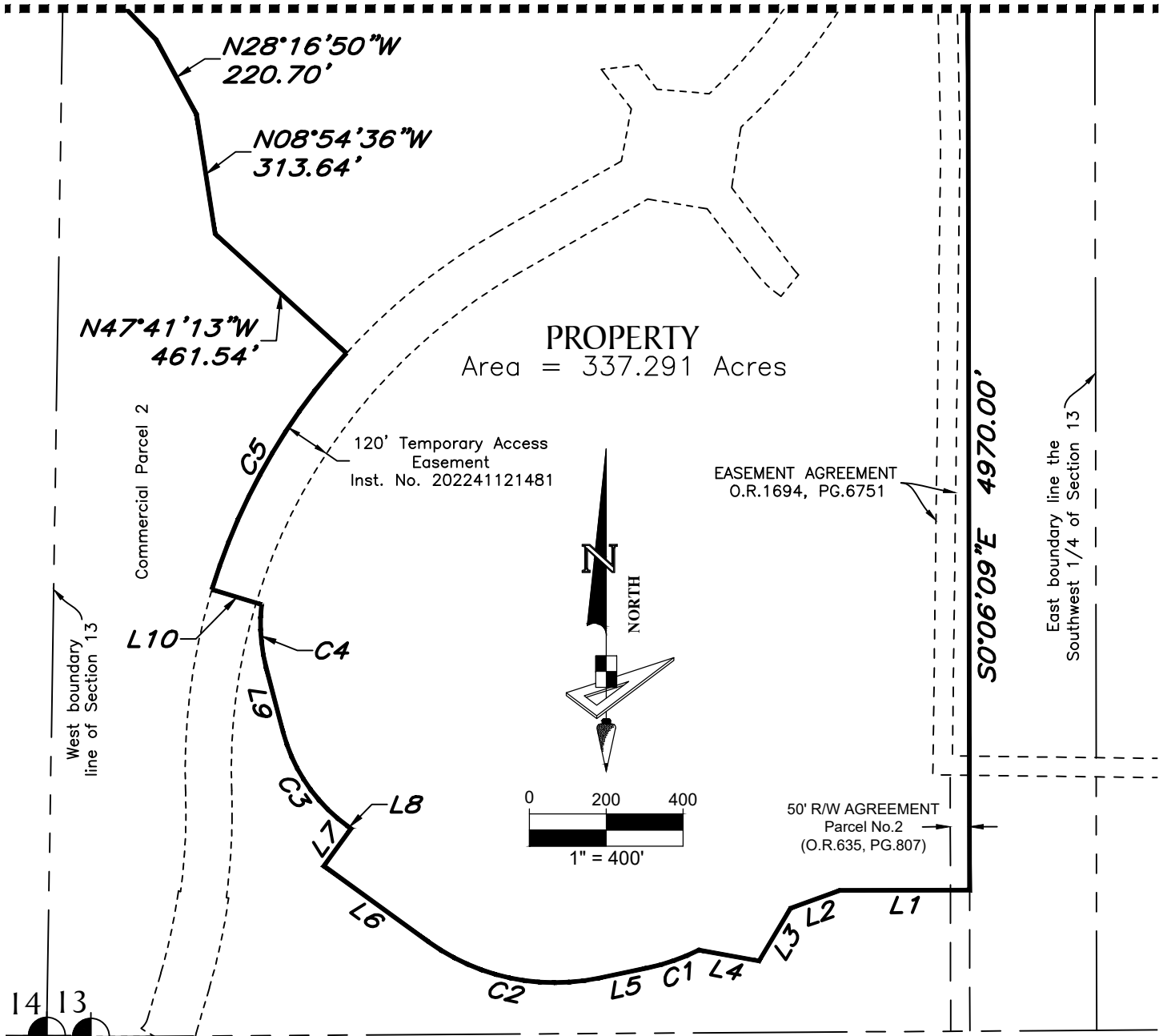
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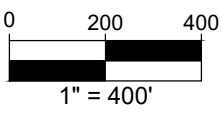
Description Sketch

(Not A Survey)

MATCH LINE SEE SHEET 5 OF 6

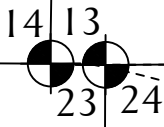


PROPERTY
Area = 337.291 Acres



Commercial Parcel 2
West boundary line of Section 13

50' R/W AGREEMENT Parcel No.2 (O.R.635, PG.807)
EASEMENT AGREEMENT O.R.1694, PG.6751
East boundary line the Southwest 1/4 of Section 13



MOCCASIN WALLOW ROAD
80' Right-of-Way
(O.R. 277, Pg. 164 & R.P.B. 4, Pg 153)
Asphalt Pavement

See sheet 1 for Description
See sheet 2 for Overall Boundary
See sheet 3 and 4 for Details
See sheet 6 for Line and Curve Tables

See Sheet 1 for Signature & Revisions

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Description Sketch

(Not A Survey)

Line Data Table

No.	Bearing	Length
L1	S89°53'51"W	337.57'
L2	S70°15'02"W	136.44'
L3	S30°50'06"W	160.00'
L4	N79°47'28"W	159.16'
L5	S78°14'04"W	128.86'
L6	N54°03'38"W	335.98'
L7	N35°56'22"E	120.00'
L8	N54°03'38"W	11.54'
L9	N14°38'59"W	174.93'
L10	N73°04'50"W	135.13'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	560.00'	142.90'	14°37'13"	S70°55'28"W	142.51'
C2	560.00'	466.26'	47°42'18"	N77°54'47"W	452.91'
C3	440.07'	302.65'	39°24'14"	N34°21'19"W	296.72'
C4	440.00'	163.06'	21°13'59"	N04°02'00"W	162.13'
C5	1610.00'	713.56'	25°23'37"	N29°36'58"E	707.73'

See sheet 1 for Description
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 See sheet 3 through 5 for Details
 See sheet 6 for Line and Curve Tables

See Sheet 1 for Signature & Revisions

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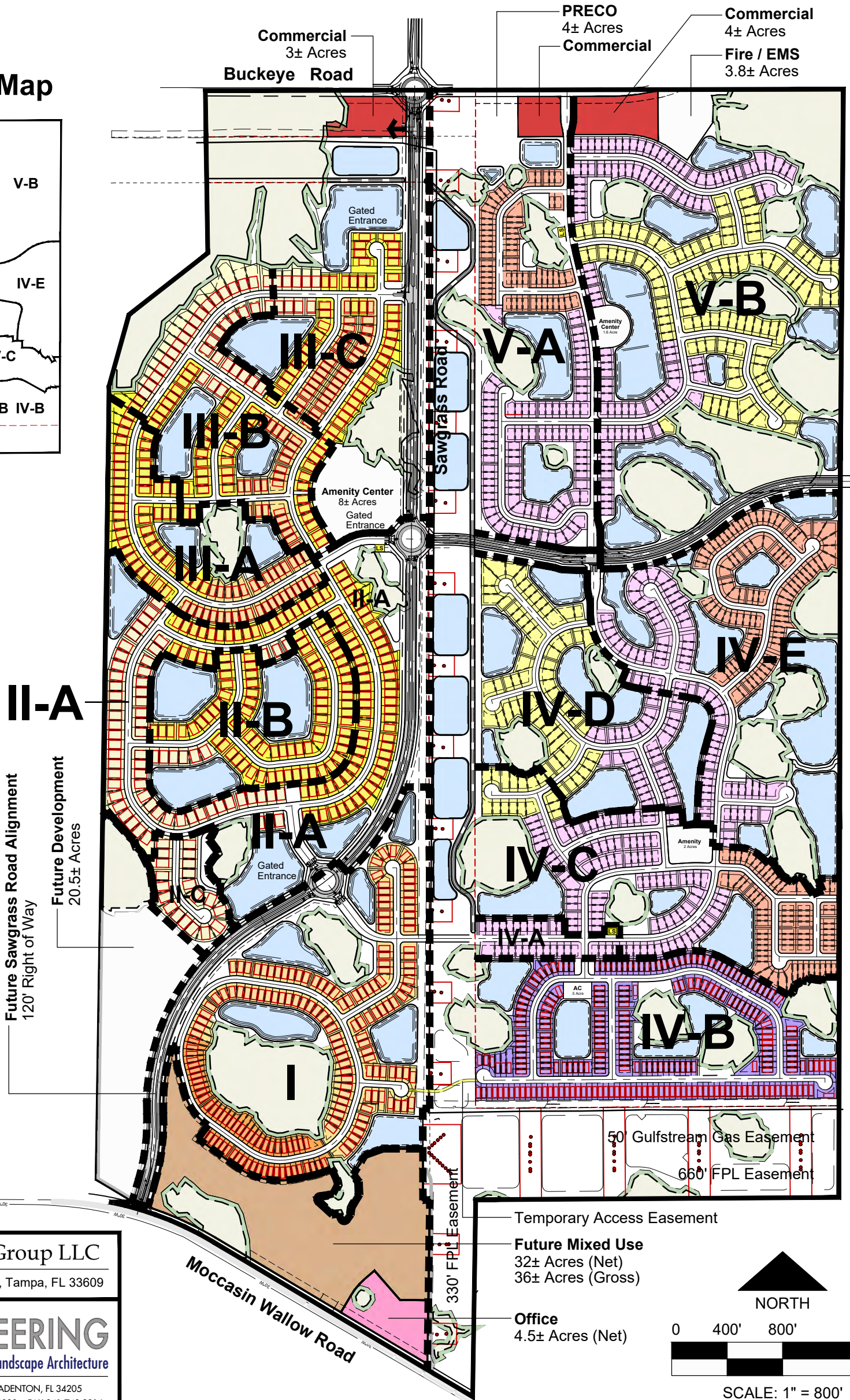
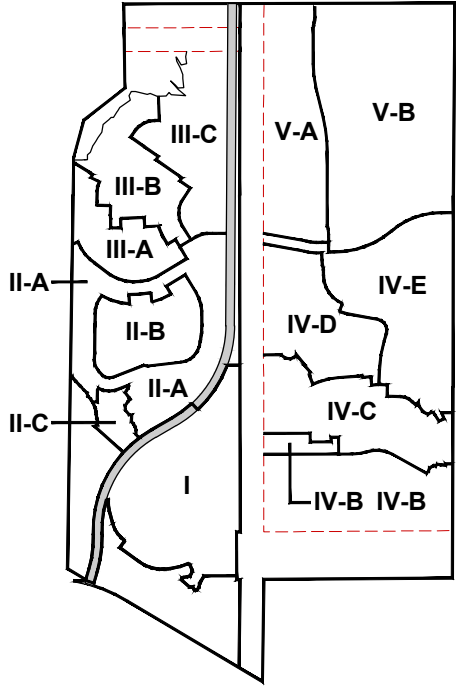


Sawgrass Village CDD

Report of the District Engineer – Series 2023 (Assessment Area One)
June 9, 2023

Appendix B SITE PLAN

Phasing Map



Eisenhower Property Group LLC

111 South Armenia Avenue, Suite 201, Tampa, FL 33609

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

1023 MANATEE AVENUE WEST, 7TH FLOOR BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

Oakfield Trails West - Unit Summary - Phasing Plan

Lot Size	Phase I	Phase II-A	Phase II-B	Phase II-C	Phase III-A	Phase III-B	Phase III-C	Phase IV-A	Phase IV-B	Phase IV-C	Phase IV-D	Phase IV-E	Phase V-A	Phase V-B	Total
West															
40' X 120'	54 (30%)														54 (08%)
50' X 120'	124 (70%)														124 (18%)
50' X 130'					34 (41%)	26 (23%)	33 (37%)								93 (13%)
60' X 130'		85 (58%)	76 (93%)		48 (59%)	49 (45%)	47 (53%)								305 (43%)
70' X 130'		61 (42%)	6 (7%)	20		35 (32%)	9 (10%)								131 (18%)
Total Lots - West	178	146	82	20	82	110	89								707 (100%)
East															
40' X 120'											70 (39%)	92 (54%)	61 (39%)		223 (21%)
40' X 120'															227 (21%)
50' X 120'								29			96 (52%)	36 (37%)	77 (46%)	90 (61%)	437 (41%)
60' X 120'											16 (09%)	62 (63%)		109 (50%)	187 (17%)
Total Lots - East								29	227	182	98	169	151	218	1,074 (100%)
Total Lots	178	146	82	20	82	110	89	29	227	182	98	169	151	218	1,781



Sawgrass Village CDD

Report of the District Engineer – Series 2023 (Assessment Area One)

June 9, 2023

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Sawgrass Village Community Development District

Public Improvements and Community Facilities

Construction Cost Estimate - Assessment Area 1

June 9, 2023

<u>Infrastructure</u>	<u>Master Costs</u>	<u>Parcel I</u>	<u>Parcel II</u>	<u>Parcel III</u>	<u>Total</u>
District Collector Road					\$ -
District Subdivision Roads		\$ 1,421,814			\$ 1,421,814
Water Management and Control		\$ 3,186,307	\$ 3,810,245	\$ 6,075,081	\$ 13,071,633
Sewer and Wastewater Management	\$ 1,199,236	\$ 2,143,905	\$ 3,236,482	\$ 1,660,938	\$ 8,240,561
Water Supply	\$ 1,207,317	\$ 638,970	\$ 949,008	\$ 891,165	\$ 3,686,460
Undergrounding of Electrical Service	\$ 1,300,000	\$ 75,000	\$ 150,000	\$ 170,000	\$ 1,695,000
Hardscapes, Landscape and Entries	\$ 5,700,000	\$ 325,000	\$ 700,000	\$ 350,000	\$ 7,075,000
Offsite Improvements	\$ 1,000,000				\$ 1,000,000
Environmental	\$ 1,900,000				\$ 1,900,000
Professional Services and Permit Fees	\$ 850,000	\$ 540,000	\$ 825,000	\$ 865,000	\$ 3,080,000
Total	\$ 13,156,554	\$ 8,330,996	\$ 9,670,735	\$ 10,012,184	\$ 41,170,469

**SAWGRASS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

May 24, 2023, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meetings of the Board of Supervisors for the Sawgrass Village Community Development District was held on **Wednesday, May 24, 2023, at 1:00 p.m. at the Manatee County Library – Rocky Bluff Branch located at 6750 US Highway 301 North, Ellenton, FL 34222.**

1. CALL TO ORDER

Angie Grunwald called the Regular Meetings of the Board of Supervisors of the Buckhead Trails Community Development District to order on **Wednesday, May 24, 2023, at 1:04 P.M.**

Board Members Present and Constituting a Quorum:

Nick Dister	Chairman
Carlos de la Ossa	Vice-Chair
Albert Viera	Supervisor

Staff Members Present:

Angie Grunwald	District Manager, Inframark
----------------	-----------------------------

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Manager**
- C. District Engineer**

There were no vendor or staff reports currently.

4. BUSINESS ITEMS

A. Resignation of Board of Supervisor – Steve Luce

The Board reviewed the resignation from Board of Supervisors Steve Luce Mr. Lamb reviewed and motion to accept the resignation.

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MOTION TO:	Accept the resignation from Board of Supervisor Steve Luce for Buckhead Trails CDD.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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B. Appointment of Board Member Replacement(s)

The Board reviewed the replacement of Board Member and the Board appointment Austin Berns.

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MOTION TO:	Appoint Austin Berns to serve on the Board of Supervisors for Buckhead Trails CDD.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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C. Individual Board Member Acceptance or Waiver of Compensation

The Board reviewed the individual Board Member Acceptance or Waiver of Compensation and the Board accepted as stated.

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D. Consideration of Resolution 2023-34; Re-Designation of Officers

The Board reviewed and motioned to approve the Resolution 2023-34, Re-Designation of the Officers. The Board will remain in the same slate with Nicholas Dister as Chairman and Carlos de la Ossa as Vice-Chair. The remaining Board member will remain as the Assistant Secretary.

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MOTION TO:	Approve Resolution 2023-34 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

86
87

88 **E. Announcement of Qualified Electors**

89
90 Ms. Grunwald announced there are zero qualified electors for Buckhead Trails CDD.

91
92 **F. Consideration of Resolution 2023-35; Approving the Proposed Fiscal Year 2024**
93 **Budget & Setting Public Hearing**

94
95 The Board reviewed the resolution and motioned to approve.

96
97 MOTION TO: Approve Resolution 2023-35 as stated.
98 MADE BY: Supervisor de la Ossa
99 SECONDED BY: Supervisor Viera
100 DISCUSSION: None further
101 RESULT: Called to Vote: Motion PASSED
102 3/0 - Motion Passed Unanimously

103
104 **G. Consideration of District's Engineer Report**

105
106 The Board reviewed the District's Engineer Report and motioned to approve.

107
108 MOTION TO: Approve the District Engineer Report.
109 MADE BY: Supervisor de la Ossa
110 SECONDED BY: Supervisor Dister
111 DISCUSSION: None further
112 RESULT: Called to Vote: Motion PASSED
113 3/0 - Motion Passed Unanimously

114
115 **H. Consideration of Assessment Methodology Report**

116
117 The Board reviewed the Assessment Methodology Report and motioned to approve.

118
119 MOTION TO: Approve the Assessment Methodology Report.
120 MADE BY: Supervisor de la Ossa
121 SECONDED BY: Supervisor Dister
122 DISCUSSION: None further
123 RESULT: Called to Vote: Motion PASSED
124 3/0 - Motion Passed Unanimously

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128 **I. Consideration of Resolution 2023-36 – Delegation Resolution**
129

130 The Board reviewed the resolution and motioned to approve.
131

MOTION TO:	Approve Resolution 2023-36 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

138 **J. General Matters of the District**
139

140 There are no general matters of the district at this time.
141
142

143 **5. CONSENT AGENDA**

144 **A. Consideration of Minutes of the Landowner’s Election Meeting January 25, 2023**

145 **B. Consideration of Minutes of the Audit Committee & Regular Meeting January**
146 **25, 2023**

147 **C. Consideration of Minutes of the Public Hearing & Regular Meeting February 22,**
148 **2023**

149 **D. Consideration of Minutes of the Continued Public Hearing &**
150 **Regular Meeting February 23, 2023**

151 **E. Consideration of Minutes of the Continued Public Hearing &**
152 **Regular Meeting March 28, 2023**

153 The Board reviewed and discussed the consent agenda items.
154
155

MOTION TO:	Approve Consent Agenda Item A through F as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

162 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
163

164 There were no further Board of Supervisors request or comments.
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7. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor de la Ossa
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

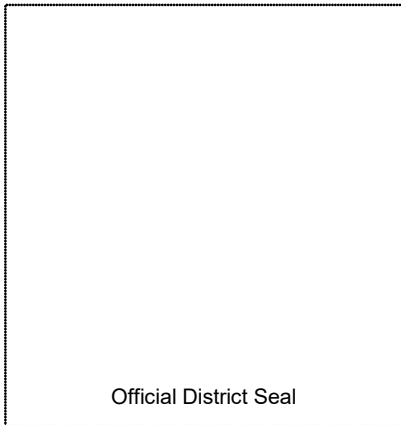
Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman

Recorded by Records Administrator

Signature

Date



Official District Seal