

## Harmony Community Development District

- Steve Berube, Chairman
- Ray Walls, Vice Chairman
- David Farnsworth, Assistant Secretary
- Kerul Kassel, Assistant Secretary
- William Bokunic, Assistant Secretary
- Chuck Walter, District Manager
  - Tim Qualls, District Counsel
  - Steve Boyd, District Engineer
- Gerhard van der Snel, Field Manager

### Special Meeting Agenda

Thursday, September 14, 2017 @ 6:00 p.m.

- 
- 1. Roll Call**
  - 2. Audience Comments**
  - 3. Determination of True Up Payment Requirement Pursuant to the Provisions of the Assessment Methodology Report**
  - 4. Staff Reports**
    - A. Engineer
    - B. Attorney
    - C. Field Manager
  - 5. District Manager's Report**
  - 6. Topical Subject Discussion**
  - 7. Supervisors' Requests**
  - 8. Adjournment**

**NOTES:** The next meeting is scheduled for Thursday, September 28, 2017 at 6:00 p.m.



YOUNG QUALLS, P.A.  
ATTORNEYS AND COUNSELORS AT LAW

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Tallahassee, Florida 32301

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Tallahassee, FL 32302-1833

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**MEMORANDUM**

To: Harmony Community Development District Board of Supervisors

From: Young Qualls, P.A.

Date: September 13, 2017

Re: Background and Legal Analysis for True-Up Payment Determination

**Question Presented**

Is there currently a density reduction payment owed on the unplatted lands within Harmony Community Development District under the True-Up Mechanism described in the Assessment Methodology Reports and in a contractual agreement executed by the Developer and the District?

**Answer**

Yes. According to the plain language of the relevant documents and Severn Trent's calculations, a current density reduction payment in the total amount of **\$351,667.59** is owed on the unplatted lands.

Further, while not currently due, a density reduction payment in the amount of **\$201,351.55** will be due when the plat for neighborhood M is approved.

## **Background**

This question initially arose because the current Landowner/Developer (Birchwood Acres Limited Partnership, LLLP) has an impending sale of property in Harmony Community Development District. Closing of the sale is set to occur on or around September 27, 2017. The potential purchaser's due diligence raised questions regarding any current and/or potential True-Up obligations.

## **Analysis**

As to the 2015 Bond Series, the Developer and the District executed a document entitled the 2015 Assessment Acknowledgement and True Up Agreement ("2015 True-Up Agreement") at the time that the District issued the 2015 Bond Series to refinance the 2004 Bond Series. See Exhibit B. The pertinent language from that document reads:

1.3 On or about the date hereof, the District is issuing its Capital Improvement Revenue Refunding Bonds, Series 2015 (the "2015 Bonds") to defease the 2004 Bonds and to pay certain costs of acquiring and constructing street lighting and other District Improvements (the "2015 Project"). To repay the 2015 Bonds, the District has pledged the revenues derived by the 2004 Special Assessments. The 2004 Assessments are levied upon the various platted product types as described in the Assessment Methodology Report which provides for a true-up mechanism so that debt on unplatted land never exceeds \$47,046 per acre (the "True-Up Threshold"). Thus, every time a plat is presented, the debt on the land remaining after the plat must remain at or below the True-Up Threshold. If the District determines that the amount of debt on the land remaining after the plat is ever greater than the True Up Threshold, the Landowner/Developer shall remit to the District a density reduction payment (the "True Up Payment") so that the True-Up Threshold is not exceeded and the District will use such payment to redeem or prepay the 2015 Bonds.

\* \* \* \*

3.3 ~~True Up Mechanism~~ From time to time as plats are submitted relating to the Development, the District (with the assistance of the Developer) shall determine the amount of debt remaining on the unplatted land. If the District determines that such debt exceeds the True-Up Threshold, defined above, the District will notify the Landowner/Developer of the amount of the True Up Payment and the Landowner/Developer shall remit immediately the True Up Payment to the District. The District shall use the True Up Payment to redeem or retire a corresponding amount of the 2015 Bonds.

The True-Up Mechanism is described in the referenced 2004 Supplemental Assessment Methodology Report, Exhibit C, which was completed by Severn Trent at the time that the 2004 Bond Series was issued, as follows:

## **2.6 True-Up Mechanism**

In order to assure that the District's debt will not build up on the Unplatted Acres, and to assure that the requirements that the non-ad valorem special assessments will be constitutionally lienable on the property will continue to be met, the District shall determine the following:

To assure that there will always be sufficient development potential remaining in the undivided property to assure payment of debt service after a plat, the following test will be applied. The test is that the debt per acre remaining on the unplatted land is never allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the total amount of debt for the District's improvement program divided by the number of developable acres in the District. In this case it is \$33,290,000 divided by 707.6 acres, equaling \$47,046 per acre. Thus, if the initial debt level is \$47,046 per acre, every time a plat is presented, the debt on the land remaining after the plat must remain at or below \$47,046 per acre. If not, then to approve the plat the District will require a density reduction payment so that the \$47,046 per acre debt level is not exceeded.

Thus, the debt allocation methodology provided above is really a process by which the District can allocate debt to particular parcels of land at the time of platting. The procedures also assure that the debt will not build up on the unplatted properties creating potential assessment problems.

Additionally, the District's performance of the True-Up analysis at the time of platting is discussed in another section of the 2004 Supplemental Assessment Methodology Report:



## **2.9 Processing Plat at the District Level**

Although the District does not process plats for the developer or the County, it does have an important role to play during the course of platting. Whenever a plat is processed, the District must allocate a portion of its debt to the newly platted property according to the methodology outlined above. In addition, the District must also prevent any buildup of debt on unplatted land. Otherwise, the land could be fully platted without all of the debt being allocated. To preclude this, at each plat the District will determine the amount of debt per acre that remains on the unplatted land, taking into account the proposed plat. If the debt per acre on the unplatted property does not increase above its initial level (\$47,046 per acre), then the plat may be approved.

The purpose of a true-up mechanism is to prevent the buildup of debt on undeveloped property that could create future assessment problems. Here, the pertinent documents state that the District is to perform the True-Up analysis every time a plat is “presented” or “submitted.” In Osceola County, landowners are generally required to go through the formal platting process contained in Chapter 177, Florida Statutes, when they wish to subdivide land. Osceola County Land Development Code Chapter 2.1.1(I). Plats must be approved by the local governing body, which in this case is Osceola County, and are recorded following such approval. §§ 177.071, 177.111, Fla. Stat. (2017). Accordingly, we opine that the performance of the True-Up analysis by the District is required anytime that a plat is submitted to and approved by the County and then subsequently presented to the District by the Developer to allow the True-Up analysis to occur.

At the time that a plat is submitted, a certain amount of debt is allocated to the property within that plat. According to the documents, to perform the True-Up analysis the District must then determine if the amount of debt that will be allocated to the property that remains unplatted after the new plat exceeds the per acre threshold. If the per acre threshold is exceeded, the Developer is required to make a density reduction

payment so that the threshold is no longer exceeded. In other words, the Developer is required to “buy-down” the debt on the remaining unplatted properties each time a plat is submitted.

For purposes of illustration: if you had a district made up of 100 acres and the total debt is \$100, your per acre threshold is \$1 per acre. If one neighborhood consisting of 25 acres is then platted and the total amount of the debt allocated to the neighborhood based on the maximum special assessment amount per lot is \$20, then the debt on the remaining 75 unplatted acres is now \$80.  $\$80/75$  unplatted acres= $\$1.067$  per acre. The per acre threshold is exceeded on the unplatted acres after the submitted plat. Under the True-Up Agreement, the developer would be required to remit a \$5 density reduction payment to bring the debt per acre amount on the remaining unplatted acres back down to \$1.  $\$80-\$5=\$75$ .  $\$75/75$  unplatted acres= $\$1$  per acre.

To date, the District has never required a density reduction payment on the lands subject to the 2015 Bonds pursuant to the True-Up Mechanism. In 2007, large tracts of land subject to the 2015 (then 2004) Bonds were platted (including neighborhoods J, K, & L). Exhibit D. Additionally, two replats of some of the land included in the 2007 plat were also submitted and recorded in 2015 and 2016 (neighborhoods I & O-1), after the execution of the 2015 True-Up Agreement. Exhibits E & F. It is our opinion that the True-Up analysis should have been performed at the submission of each of those plats to the District. It is also our opinion that a density reduction payment would have been

due in 2007<sup>1</sup> (and, consequently, in 2015 and/or 2016) because the \$47,046 per acre threshold would have been exceeded on the unplatted lands following the 2007 plat.

According to Severn Trent's calculations, the debt per acre on the unplatted lands subject to the 2015 Bonds currently exceeds the \$47,046 threshold. See Exhibit A (Excel Spreadsheet Tab 1). The 2015 True-Up Agreement states that: "If the District determines that the amount of debt on the land remaining after the plat is **ever** greater than the True Up Threshold, the Landowner/Developer shall remit to the District a density reduction payment (the "True Up payment") so that the True Up Threshold is not exceeded and the District will use such payment to redeem or prepay the 2015 Bonds." 2015 True-Up Agreement § 1.3 (emphasis added). Additionally, the Agreement states that: "If the District determines that [the debt on the unplatted acres] exceeds the True-Up Threshold, defined above, the District will notify the Landowner/Developer of the amount of the True-Up Payment and that Landowner/Developer shall remit **immediately** the True-Up Payment to the District." 2015 True-Up Agreement § 3.3 (emphasis added).

Based on that language, we would recommend that the District now determine that the amount of debt on the unplatted acres remaining after the last plat (neighborhood O-1) exceeds the True-Up Threshold and a density reduction payment is immediately required. According to Severn Trent's calculations, the amount of the

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<sup>1</sup> We do not know the exact payment that would have been due in 2007. We have been advised by Severn Trent that going back to 2007 to determine this number would require a full forensic analysis which could not occur prior to the September 14, 2017 meeting or before the Developer's scheduled closing. However, it is our belief that the payment that would have been due in 2007 would have been higher than what is due today even if the number of "unplatted" acres is the same. This is because since 2007, there has been ten years' worth of debt servicing paying down the principal amount of the debt.

density reduction payment required to buy-down the debt on the unplatted acres subject to the 2015 Bonds is **\$351,667.59**.<sup>2</sup>

When this question initially arose, there was some discussion about amending the 2015 True-Up Agreement to raise the amount of the True-Up Threshold—thus, reducing or possibly eliminating a density reduction payment on the unplatted lands subject to the 2015 Bonds. This is still an option that the Board could pursue. However, it would not be our recommended course of action because obtaining an amendment to the 2015 True-Up Agreement requires obtaining an opinion of bond counsel and the majority consent of the 2015 bondholders. Securing those two items would be a costly and time-consuming endeavor. Additionally, it is our opinion that raising the True-Up Threshold amount is not the proper method to remedy the buildup of debt above the True-Up Threshold that has occurred on the unplatted acres as described in the Assessment Methodology Report. Pursuant to the pertinent documents, requiring a density reduction payment under the True-Up Mechanism is the proper method to remedy the buildup of debt.

As to the lands subject to the 2014 Bonds, a draft plat for neighborhood M has been submitted to Severn Trent and is in the early process of being submitted for approval and recording by Osceola County. Utilizing the same True-Up Mechanism and

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<sup>2</sup> At the last meeting, the Board will recall that there was discussion that the amount due exceeded \$2,000,000.00. There was some initial confusion between Severn Trent and the Developer as to what constituted “platted” or “unplatted” lands for the purposes of this analysis. The \$2 million figure was derived by including some parcels that have in fact been platted (*i.e.*, J, K, & L neighborhoods) into the equation as “unplatted” properties. However, according to the plain language of the pertinent documents, these neighborhoods should not be included in the category of “unplatted” lands for the purposes of the True-Up analysis because plats for those lands have been submitted to and approved by Osceola County and now—at the latest—submitted to the District by the Developer.

the same \$47,046 True-Up Threshold, Severn Trent has determined that the Threshold will be exceeded on the unplatted acres following the platting of neighborhood M. Based on the proposed plat in its current form, Severn Trent has calculated that a density reduction payment in the amount of **\$201,351.55** will be due and payable after the plat of neighborhood M. See Exhibit A (Excel Spreadsheet Tab 2).

The same True-Up Threshold contained in the 2004 Supplemental Assessment Methodology applies to the lands subject to the 2014 Bonds. This is because each time a supplemental assessment methodology report is completed to accompany the issuance of a new bond series, the True-Up Threshold is recalculated by taking the entire amount of the bonds that are being issued and that have previously been issued and dividing that total amount by all of the acres in the District. Accordingly, the \$47,046 True-Up Threshold included in the 2004 Supplemental Assessment Methodology Report took into account the 2001 (now 2014) Bonds. If the Threshold is calculated based on the entire amount of the debt and the entire number of acres, the only logical conclusion is that the same Threshold applies to all of the lands in the District, regardless of the bond series to which those lands are subject. The 2004 Supplemental Assessment Methodology Report is the most recent supplemental assessment methodology report. It therefore contains the most recent and accurate True-Up Threshold figure.

The True-Up Mechanism as described in the 2004 Supplemental Assessment Methodology Report is the controlling document as to the lands subject to the 2014 Bonds because there is no additional agreement (like the 2015 True-Up Agreement) executed by the District and the Developer. The 2004 Supplemental Assessment

Methodology Report speaks to the True-Up test that the District must apply and states that if the True-Up Threshold is exceeded, “then to approve the plat the District will require a density reduction payment.” 2004 Supplemental Assessment Methodology Report § 2.6. Unlike the 2015 True-Up Agreement, this language does not specifically address *when* the density reduction payment is due. Going forward, we would suggest that the District should require the density reduction payment to be due when the plat is finally approved for recording by the County and subsequently presented to the District. This is because it is possible that the draft plat submitted to the County for approval could change prior to final approval and recording or not be approved at all. If the District were to “approve” the plat and require a density reduction payment prior to the County’s final approval and recording, it is possible that the density reduction payment required could be inconsistent with the final plat.

Accordingly, we would suggest that the District may only make a preliminary determination at this time that if the proposed plat for neighborhood M is approved in its current form, a density reduction payment in the amount of **\$201,351.55** will be due once the plat is finally approved and recorded because the Threshold for the unplatted acres subject to the 2014 Bonds will be exceeded. This amount would be subject to change depending on any changes to the proposed plat.

### **Conclusion**

Based on the pertinent legal documents, each time a plat is submitted, the District must determine whether the debt remaining on the unplatted acres exceeds a certain per acre debt threshold. If the District determines that the per acre debt threshold is exceeded, the District shall require a density reduction payment from the



Developer so that the per acre debt threshold is no longer exceeded on the unplatted acres. This True-Up analysis should have been performed each time there was a plat submitted for lands in the District.

To date, the District has not made such a determination and required a density reduction payment pursuant to the True-Up Mechanism described in the Assessment Methodology Reports or the 2015 True-Up Agreement. However, we would recommend that because the debt per acre threshold is currently exceeded on the unplatted acres subject to the 2015 Bonds, the District should now determine that the Threshold has been exceeded and that a density reduction payment is immediately due and payable under the terms of the 2015 True-Up Agreement. If a density reduction payment in the total amount of **\$351,667.59** is remitted, then the True-Up Mechanism and 2015 True-Up Agreement will be satisfied because the debt on the unplatted acres will no longer exceed the True-Up Threshold.

Moving forward, we would suggest that the District perform the True-Up analysis when plats are submitted for approval and recording to the County and subsequently presented to the District and that the density reduction payment be due when such plat is approved and recorded in its final form.

# S2015 True-Up Analysis

Harmony Community Development District  
 Series 2015 Platted and Unplatted Lands Analysis  
 Computed using FY 2018 Par Outstanding

Parcel	PID	Status	Acres	FY 2018		Parcel I/J/K/L/O FY 2018 Par Per Product						Total Par Per Parcel	Par Per Ceiling Per Ceiling	Total Owed						
				Total Par	Par Per Acre	40	50	60	40'	50'	60'									
Town Center Bldg	30-26-32-2613-TRAC-0WC0	Platted	0.28	\$	16,758.71	\$	59,852.53													
						<table border="1"> <tr> <td>40</td> <td>50</td> <td>60</td> </tr> <tr> <td>\$ 16,684.88</td> <td>\$ 20,856.11</td> <td>\$ 25,027.33</td> </tr> </table>						40	50	60	\$ 16,684.88	\$ 20,856.11	\$ 25,027.33			
40	50	60																		
\$ 16,684.88	\$ 20,856.11	\$ 25,027.33																		
Parcel	PID	Status	Acres	Total Par	Par Per Acre	Development Plan			40'	50'	60'	Total Par Per Parcel	Par Per Ceiling Per Ceiling	Total Owed						
I	30-26-32-3117-0001-0IJ0	Platted	58.21	\$ 3,328,634.42	\$ 57,183.21	84	66	22	\$ 1,401,530.28	\$ 1,376,502.96	\$ 550,601.18	\$ 3,328,634.42								
J	30-26-32-3117-0001-0IJ0	Platted	22.51	\$ 1,710,200.64	\$ 75,975.15	54	28	9	\$ 900,983.75	\$ 583,970.95	\$ 225,245.94	\$ 1,710,200.64								
K	30-26-32-3117-0001-00K0	Platted	27.25	\$ 1,464,098.60	\$ 53,728.39	10	31	26	\$ 166,848.84	\$ 646,539.27	\$ 650,710.49	\$ 1,464,098.60								
L	30-26-32-3117-0001-00L0	Platted	23.89	\$ 1,568,379.13	\$ 65,650.03	38	28	14	\$ 634,025.60	\$ 583,970.95	\$ 350,382.57	\$ 1,568,379.13								
O	30-26-32-3117-0001-00M0	Platted	26.34	\$ 1,397,359.06	\$ 53,050.84	0	67	0	\$ -	\$ 1,397,359.06	\$ -	\$ 1,397,359.06								
			158.2	\$ 9,468,671.85	\$ 59,852.54	186	220	71	\$ 3,103,388.48	\$ 4,588,343.18	\$ 1,776,940.18	\$ 9,468,671.85	\$ -	\$ -						

According to the December 13, 2004 Assessment Methodology Report, the debt ceiling should be \$47,0046.

Parcel	PID	Status	Acres	FY 2018		FY 2018 Par Per Product						Total Par Per Parcel	Par Per Ceiling Per Ceiling	Total Owed						
				Total Par	Par Per Acre	40	50	60	40'	50'	60'									
Town Center	30-26-32-0000-0010-0000	Platted	10.09	\$	603,912.13	\$	59,852.54													
						<table border="1"> <tr> <td>40</td> <td>50</td> <td>60</td> </tr> <tr> <td></td> <td>\$ 17,254.63</td> <td></td> </tr> </table>						40	50	60		\$ 17,254.63				
40	50	60																		
	\$ 17,254.63																			
Parcel	PID	Status	Acres	Total Par	Par Per Acre	Development Plan			40'	50'	60'	Total Par Per Parcel	Par Per Ceiling Per Ceiling	Total Owed						
Commercial	30-26-32-2612-TRAC-00X0	Unplatted	19.88	\$ 1,189,868.50	\$ 59,852.54							\$ 1,189,868.50	\$ 935,274.48	\$ 254,594.02						
	30-26-32-2614-TRAC-VC10	Unplatted	5.14	\$ 307,642.06	\$ 59,852.54							\$ 307,642.06	\$ 241,816.44	\$ 65,825.62						
	30-26-32-3117-0001-0C20	Unplatted	2.44	\$ 146,040.20	\$ 59,852.54							\$ 146,040.20	\$ 114,792.24	\$ 31,247.96						
			Platted	\$ 572,106.57																
			196.03	\$ 12,305,000.00																

Total Outstanding Par	Total Par Per Acre	2018 Par Variance of	2004 True up per Acre	Series A-2/M True-Up Owed	Total Owed
Unplatted Acreage 27.46	\$ 59,852.54	\$ 12,806.54	\$ 47,046.00	\$ 201,351.55	\$ 553,019.14
\$ 12,305,000.00	Series 2015 should have updated true up per acre to be	\$ 65,811.04			

# S2014 A2M TrueUp Analysis

## Harmony Community Development District A-2 and M True-Up Analysis Computed using FY 2018 Par Outstanding

Neighborhood	Acres	Units	Par Per Unit	Total Par	Par Per Acre
A-2	4.4	28	\$ 14,584.07	\$ 408,353.95	\$ 92,807.72
M	7.78	30	\$ 14,584.07	\$ 437,522.09	\$ 56,236.77
		58		\$ 845,876.04	

### Problem

April 27, 2000 Master Methodology stated that Debt Service ceiling cannot exceed \$73,519  
 December 13, 2004 Assessment Methodology Report stated debt ceiling should be \$47,046

### Solution

Density Reduction Payment- This is to adhere to maximum set forth in Methodology

Neighborhood	Acres	Acceptable	Total	Current Par	Payment Due
		Par Per Acre	Par Allowed		
A-2	4.4	\$ 47,046.00	\$ 207,002.40	\$ 408,353.95	\$ 201,351.55
				<i>Overage Per Acre</i>	\$ 45,761.72



CFN 2015063094  
 Bk 4772 Pgs 1654-1658 (5 Pgs)  
 DATE: 04/30/2015 03:29:11 PM  
 ARMANDO RAMIREZ, CLERK OF COURT  
 OSCEOLA COUNTY  
 RECORDING FEES \$44.00

This document was prepared by  
 and should be returned to:

Timothy R. Qualls, Esq.  
 Young, van Assenderp & Qualls, P.A.  
 216 South Monroe Street  
 Tallahassee, Florida 32301

**ASSESSMENT ACKNOWLEDGEMENT AND TRUE UP AGREEMENT**

**THIS TRUE-UP AGREEMENT** (this “Agreement”) is made and entered into this 28th day of April, 2015, between Birchwood Acres Limited Partnership, LLLP, a Florida Limited Liability Limited Partnership, (the “Landowner/Developer”) and the Harmony Community District, an independent, limited, special and single purpose local government (the “District”).

**ARTICLE 1: RECITALS**

1.1 The District is an independent special district created and chartered by the Uniform Community Development District Act, Chapter 190, Florida Statutes, as amended (the “Act”) and was established by Ordinance No. 00-05 of the Board of County Commissioners of Osceola County effective March 6, 2000 (“the Ordinance”). Pursuant to the Act, the District has the authority to manage, including to acquire, finance and maintain various public facilities, including, without limitation, the facilities described in the Engineer’s Report for the 2004 Capital Improvement Project as amended and supplemented (the “2004 Project”).

1.2 The 2004 Project was financed by the District’s Series 2004 Bonds (the “2004 Bonds”). To repay the Bonds, the District levied non-ad valorem special assessments (the “2004 Special Assessments”) on lands within the District which are benefited specially and peculiarly by the Project (the “Benefited Parcels”). The allocation of assessments based upon apportionment of special benefits peculiar to the benefited land within the District is presented in the Final Special Assessment Methodology dated April 27, 2000, as supplemented and as particularly supplemented by the Amended and Restated Third Supplemental Special Assessment Methodology Report dated December 13, 2004, as supplemented, and as particularly supplemented by the Assessment Allocation Report for the Capital Improvement Revenue Refunding Bonds, Series 2015 dated April 15, 2015 (collectively, the “Assessment Methodology Report”).

1.3 On or about the date hereof, the District is issuing its Capital Improvement Revenue Refunding Bonds, Series 2015 (the “2015 Bonds”) to defease the 2004 Bonds and to pay certain costs of acquiring and constructing street lighting and other District Improvements (the “2015 Project”). To repay the 2015 Bonds, the District has pledged the revenues derived by the 2004 Special Assessments. The 2004 Assessments are levied upon the various platted product types as described in the Assessment Methodology Report which provides for a true-up mechanism so that debt on unplatted land never exceeds \$47,046 per acre (the “True-Up Threshold”). Thus, every time a plat is presented, the debt on the land remaining after the plat must remain at or below the True-Up Threshold. If the District determines that the amount of debt on the land remaining after the plat is ever greater than the True Up Threshold, the Landowner/Developer shall remit to the District a density reduction payment (the “True Up

Payment”) so that the True-Up Threshold is not exceeded and the District will use such payment to redeem or prepay the 2015 Bonds.

**NOW, THEREFORE,** in consideration of the mutual covenants contained herein, and for the sum of \$1.00 and other valuable bargained for consideration, it is agreed as follows:

## **ARTICLE 2: INCORPORATION OF RECITALS, EXHIBITS, ETC.**

The parties agree that the recitals are true and correct, and are hereby incorporated. The parties also agree that any referenced exhibits, schedules, documents, or instruments are hereby incorporated.

## **ARTICLE 3: ASSESSMENTS; TRUE UP MECHANISM**

3.1 Validity of Assessments. The Landowner/Developer agrees that the Special Assessments have been assessed, imposed and levied, duly and validly by the District and constitute legal, valid, binding, and enforceable first liens against the Benefited Parcels. The Landowner/Developer hereby waives and relinquishes any rights it may have to challenge, object to, or otherwise fail to pay the Special Assessments.

3.2 Prepayment Waiver. Developer and its successors and assigns hereby waives any rights it may have under Section 170.09, Florida Statutes, as amended, to prepay the Special Assessments without interest.

3.3 True Up Mechanism. From time to time as plats are submitted relating to the Development, the District (with the assistance of the Developer) shall determine the amount of debt remaining on the unplatted land. If the District determines that such debt exceeds the True-Up Threshold, defined above, the District will notify the Landowner/Developer of the amount of the True Up Payment and the Landowner/Developer shall remit immediately the True Up Payment to the District. The District shall use the True Up Payment to redeem or retire a corresponding amount of the 2015 Bonds.

## **ARTICLE 4: MISCELLANEOUS**

4.1 Miscellaneous. Any failure by any party to this Agreement to comply with any of its obligations, agreements, or covenants may be waived in writing by either party, provided that, in the written opinion of Bond Counsel, such waiver and failure to comply will not: (i) impair the legality, validity or enforceability of any special assessments, bonds or bond anticipation notes issued in relation thereto, or any document issued or executed in conjunction therewith, (ii) have an adverse effect on the federal income tax status of the interest of any bonds or bond anticipation notes, or (iii) be materially adverse to the holders of the bonds or bond anticipation notes.

4.2 Amendment. This Agreement cannot be amended or terminated orally but only by a writing executed by all parties and the Trustee for the 2015 Bonds acting at the direction of the majority 2015 Bondholders. No amendment shall be permitted or become effective unless there is obtained an opinion of Bond Counsel that such Amendment will not: (i)

impair the legality, validity or enforceability of any special assessments, bonds or bond anticipation notes issued in relation thereto, or any document issued or executed in conjunction therewith, (ii) have an adverse effect on the federal income tax status of the interest of any bonds or bond anticipation notes, or (iii) be materially adverse to the holders of the bonds or bond anticipation notes.

4.3 Applicable Law. This Agreement is made and shall be construed under the laws of the State of Florida. Any litigation arising out of this Agreement shall be in the applicable state or federal court for Collier County, Florida.

4.4 Third Party Beneficiaries. The Trustee for the 2015 Bonds acting at the direction of the majority 2015 Bondholders is hereby declared to be a third-party beneficiary hereof, and of the instruments described herein, and shall be entitled to enforce the same. The Trustee shall not be deemed to have any obligations hereunder.

4.5 Specific Performance. In the event the Landowner/Developer defaults under this Agreement, the parties agree that there is the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided by the general application of law, the right to obtain specific performance of the Landowner/Developer's obligations hereunder without being required to show any actual damage or to post any bond or other security, and, if required to litigate to enforce its rights, shall be entitled to receive its costs, expenses and attorneys fees from the defaulting parties.

4.6 Survival. The obligations, duties, rights and conditions herein shall be binding upon their respective successors, assigns and grantees; provided, however, that no assignment shall relieve the Landowner/Developer of its obligations hereunder.

4.7 Counterparts and Facsimile Signature. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, but all such counterparts together shall constitute one and the same instrument. A facsimile of this Agreement and any signatures thereon shall be considered for all purposes as originals.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**



IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

**LANDOWNER/DEVELOPER**

By: [Signature]  
Name: Robert Glantz  
Title: Authorized Agent

**DISTRICT**

By: [Signature]  
Name: Steven P Berube  
Title: Chairman

STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 23 day of April 2015 by Robert Glantz, as Authorized Agent of Birchwood Acres Limited Partnership, LLP, a Florida Limited Liability Limited Partnership, on behalf of such company. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Catherine M. Bordes  
Signature of Notary Public

(Notary Seal)

Catherine M. Bordes  
Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on Sept. 25, 2018.

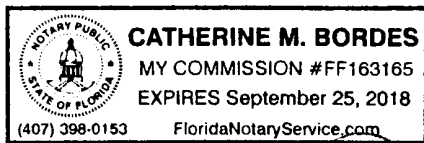
STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 23 day of April 2015 by Steve Bunkle, as Chairman of the Harmony Community Development District. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Catherine M. Bordes  
Signature of Notary Public

(Notary Seal)

Catherine M. Bordes  
Print Name of Notary Public



I am a Notary Public of the State of Florida,  
and my commission expires on Sept. 23, 2018

COPIED

**HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

**Amended and Restated  
Third Supplemental  
Special Assessment Methodology Report**



**Prepared by:**

**Severn Trent Environmental Services, Inc.  
1260 Gallagher Road, Suite E  
Kingston, TN 37763**

**December 13, 2004**

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**AMENDED AND RESTATED  
THIRD SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT  
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

**December 13, 2004**

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**1.0 Introduction**

**1.1 Purpose**

This Amended and Restated Third Supplemental Assessment Methodology Report amends and restates the Preliminary Third Supplemental Methodology Report adopted by the Board of Supervisors on October 15, 2004, to reflect the final bond sizing and terms of the Series 2004 Bonds, which report was prepared to supplement the Special Assessment Methodology Report dated April 27, 2000 and adopted by the Board of Supervisors, as Supplemented on October 24, 2000, and again on October 9, 2001, wherein the Board identified an infrastructure improvement program to be financed through the issuance of tax-exempt bonds not to exceed \$50,000,000. The details of the infrastructure improvements to be constructed with the special assessment bonds and the current financing plan is the purpose of this report.

This report provides a methodology for allocating the debt incurred by the Harmony Community Development District (“Harmony” or “District”) to properties in the District. The District’s debt has and will fund infrastructure improvements that will allow the continued development of the property in the District. The methodology allocates this debt to properties based upon the special benefits each receives from the infrastructure program.

The original boundaries of the District consists of 992.6 acres. During 2005 the District anticipates annexing an additional 27.6 acres into the boundaries of the District consisting of a parcel referred to as Cat Lake. In this case the properties receiving benefit will include the total 1020.2 acres projected after the 2005 annexation. The District encompasses only a portion of the Birchwood DRI (Development of Regional Impact) Community. This report is designed to conform to the requirements of Chapters 190 and 170, F.S. with respect to special assessments and is consistent with our understanding of the case law on this subject.

## **1.2 Background**

The Harmony Community Development District will consist of approximately 1,020.2 acres in Osceola County, Florida after the 2005 annexation of the Cat Lake Parcel. Harmony will be a mixed-use master-planned community. The development plan for the land within the District includes the construction of approximately 2,146 residential units, 399,000 square feet of commercial, 40,000 square feet of Town Center commercial, and 385,000 square feet of office, 13.5 acres of Institutional use, an 18-hole golf course and clubhouse, parks, and open space. (See Table 1 in the Appendix)

The assessment methodology is a six-step process, as follows:

1. Since current plans call for construction of infrastructure in three phases, the District Engineer must first determine the costs for all District improvements needed for the build-out of the community by phase.
2. The District Engineer determines what Phase 1 costs are allocable to Phase 1 acreage, and what costs are allocable to Phase 2 acreage and so on.
3. The District's Board of Supervisors determines the assessable acres that benefit from the District's infrastructure improvements in each phase of construction.
4. A calculation is made to determine the funding amounts necessary to acquire and/or construct the District infrastructure improvements in each phase.
5. This amount is initially divided equally among the benefited properties in each phase on a net acreage basis. Ultimately, as land is platted, this amount will be allocated to each of the benefited properties based on certain characteristics accruing to each parcel.
6. The Board of Supervisors determines the special and peculiar benefit to be apportioned to the assessable property through the preparation of an assessment methodology and the related duty to pay the assessments conferred on the benefited property.

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

Improvements undertaken by the District create special benefits, different in nature and degree, for properties within its borders, as well as general benefits to the public at large. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to property within the District. The infrastructure program of the District enables properties within its boundaries to be developed. Without the District's program there would be no infrastructure to support development of land in the District.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's infrastructure program. However, these are incidental to the District's infrastructure program, which is designed solely to meet the needs of property within the District. Properties outside the District do not depend upon the District's improvement program to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

### **1.4 Special Benefits Exceed the Costs Allocated to Pay for Them**

In the case of Harmony the value of the special benefits provided by the District's improvement program is far greater than the costs associated with providing these same benefits. The amount of bonds authorized by the District to fund its entire improvement program is anticipated to total \$50,000,000. The District anticipates the issuance of a total of \$33,290,000 of special assessment bonds to fund the improvement program outlined in this report. It is the District's improvement program that makes it possible to develop and sell the land within its boundaries.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The current projected financial plan for the District calls for a total of approximately \$33,290,000 in tax-exempt special assessment bonds to be issued in three series. The proceeds from these bond issues will fund the District's infrastructure program and provide for capitalized interest, a debt service reserve account, and issuance costs. It is this \$33,290,000 in debt that is allocable to all properties within the District benefiting from the improvements funded by the District's bonds.



The landowner has developed a master plan update for the property, including the proposed 2005 annexation area, identifying particular land uses throughout the District. Table 1 in the Appendix depicts acreages accruing to the different land uses and Table 2 provides the current plan for product distribution depicting existing units, current planned units and estimated future units for development.

The District has relied upon the landowner's land use plan to develop the District's infrastructure improvement program. As mentioned previously, at the present time, the District plans to construct the infrastructure improvement program in three phases, with Phase 1 having been completed and occurring in the period 2000 through 2002, Phase 2 being planned for the years 2004 through 2005, and Phase 3 planned for 2006. Table 3 in the Appendix delineates the estimated construction costs for the District's infrastructure program.

At the outset, the District's debt will be allocated to all assessable property in the Harmony CDD on an equal acreage basis. Based on the developer's current updated land use plan, there are approximately 707.6 assessable acres within the Harmony CDD portion of the development. This acreage is primarily residential property to be devoted to single family and multi-family units. Based on the estimated construction costs (Table 3), a projected financing structure is depicted in Table 4, including the previously issued Series 2001 Bonds and the projected future bonds planned for the years 2004 through 2006 (the "Series 2004" Bonds).

The proposed 2005 annexation area consisting of approximately 27.6 acres and planned for 86 residential units will not be assessed for the District's existing or proposed debt until such time as the annexation of the lands has been concluded. It is estimated that the total par amount of debt related to the annexation acreage is \$1,816,451.82, based on the current development plans for this area. The appendix of this report contains a table allocating future projected debt to the proposed annexation acreage.

## **2.2 Master Improvement Program as a Total System**

The District has undertaken the responsibility of providing a portion of the infrastructure, which will serve the Harmony CDD portion of the community. The Project is an integrated system of facilities. For example, a total system consists of not only the first mile of roadway or utility piping, but also the last few feet. All landowners benefit from the first mile of roadway pavement. Additionally, all landowners benefit from the last few feet of roadway pavement. Therefore, the infrastructure program works as a total system, and each portion of the system provides special benefits for each land use, according to the development program.

The improvement program anticipated by the District is considered a multi-year construction program. As a practicality, most multi-year improvement programs are constructed in phases. These phases are usually devised so that the management and financing of the construction are performed in coordination with the sell-off of a building program similar to the development program outlined for this community. Under such a phasing plan, each part of the total system is designed to be functional and confer special benefits to the landowners without the subsequent phases having to be in place. Therefore, the first phase of a multi-phase capital improvement program can be financed independently of subsequent phases, and each subsequent phase can be financed independently of the previous phases. Similarly, due to the "total systems approach", it is appropriate to assess Phase 1 debt to Phase 1 units, as they are developed, and Phase 2 debt to Phase 2 units and so on.

The District is anticipating three construction phases at this time. This document outlines the methodology for determining the assessments for all benefiting lands within the District. A Supplemental Report will be generated prior to the issuance of future bonds for the infrastructure program, in accordance with the methodology outlined herein.

### **2.3 Allocation of Debt**

The Infrastructure Program benefits all developable acres within the District. The assessment methodology detailed herein provides for a fair and reasonable allocation of debt based on this premise.

Prior to platting, assessments will be levied on all assessable land on an equal acreage basis, because at that juncture every acre benefits equally from the Program.

The debt incurred by the District to fund the Program is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District, as it may be classified within each of the land use categories.

With regard to the Roadway improvements, the debt has been allocated first, based on TRIPS and second, based on a usage factor adjusting for actual location of property within the project and projected traffic usage for that location.

With regard to Park Related improvements, the debt has been allocated first to all the residential property benefiting from the park facilities, and then on an ERU basis, assuming a lower density unit will have a higher utilization of the park system than will the higher density unit. The base unit is the 4.5 DU (Density Units) per acre product. It has been assigned an Equivalent Residential Unit (ERU) value of 1. A fair and reasonable assignment of benefit will be derived for all other residential and non-residential land use categories based on their relative density as compared to the 4.5 DU/Acre product.

With regard to all other improvements to be constructed, such as street lighting, underground power, and stormwater facilities, the debt will be allocated again based on Equivalent Residential Units to both the residential and non-residential uses. These ERU values are delineated in Table 5.

In accordance with the benefit allocation suggested by the ERU's assigned to each product type, a Total Debt per Unit and an Average Annual Assessment per Unit have been calculated for each product type. (Table 9) These amounts are based on the projected debt requirements suggested in Table 4, and represent the anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is developed or acquired and financed by the District.

During the interim state, until all of the District's land has been developed (including the platting of individual lots and transferring of title to the ultimate homeowner), the assessments on the land that has not been sold are not fixed and determinable. As the District's infrastructure is built and land begins to be platted, the District will determine on an annual basis the relative value of both the platted lots for sale ("Unsold Platted Lots") and the unsold and unplatted land ("Unsold Unplatted Acres"). This procedure is performed to fairly distribute the responsibility to repay debt incurred by the District to build its infrastructure.

By virtue of platting land, certain development rights are committed to, and peculiar to, each plat, thereby changing the character and value of the land by enhancing the capacity of the Unsold Platted Lots to receive the special and peculiar benefits of the District's improvements. This takes place while also incurring a corresponding increase in the responsibility for payment of its portion of the debt associated with the improvements. Therefore, the relative value of both the Unsold Platted Lots and the Unsold Unplatted Acres can be utilized to re-allocate the assessments on a per lot basis for the Unsold Platted Lots, and on a per acre basis for the Unsold Unplatted Acres.

The following paragraphs detail the required calculations:

1. First, the District will calculate the "Unallocated Balance". This balance is calculated by subtracting the principal amount of debt service which has been allocated to the platted lots that have been sold and ownership transferred to the ultimate landowner ("Sold Lots"), and subtracting the principal amount of debt service which has been allocated to the development parcels that have been sold ("Sold Units") from the principal amount of the Bonds outstanding.
2. The District will subtract the Sold Lots Acres and the Unsold Platted Lots Acres from the Total Assessable Acres to yield the number of Unsold Unplatted Acres.
3. The District will determine the aggregate value of all Unsold Unplatted Acres by securing the most recent assessed value of such land as determined by the Osceola County Property Appraiser's Office (the "Unsold Unplatted Acres Value").
4. Next, the District must determine the relative aggregate value of all Unsold Platted Lots and Unsold Unplatted Acres. The District will determine the value of all Unsold Platted Lots by obtaining the most current sales prices of comparable lots in the development from the developer, multiplying such values by 90% (to approximate "appraised values") and multiplying the resulting values times the number of each such Unsold Platted Lot. These values are then summed (the "Unsold Platted Lots Value").
5. The District will sum the Unsold Platted Lots Value and the Unsold Unplatted Acres Value (the "Aggregate Unsold Value").
6. The District shall then divide the Unsold Unplatted Acres Value by the Aggregate Unsold Value to obtain the "Unsold Unplatted Acres Ratio" and shall divide the Unsold Platted Lots Value by the Aggregate Unsold Value to obtain the "Unsold Platted Lots Ratio".
7. Next, the District shall apply the Unsold Unplatted Acres Ratio to the Unallocated Balance and divide the result thereof by the number of Unsold Unplatted Acres in order to obtain the assessment per acre for Unsold Unplatted Acres.
8. Then, the District shall apply the Unsold Platted Lots Ratio to the Unallocated Balance and divide the result thereof by the number of acres allocable to Unsold Platted Lot to obtain the assessment per acre for Unsold Platted Lots.

9. The assessment per acre for the Unsold Platted Lots will be applied to each Unsold Platted Lot by multiplying the Unsold Platted Assessment per Acre by the lot size of each Unsold Platted Lot.

A hypothetical illustration of how the assessment methodology works in the interim state follows:

### **Illustration**

The District shall, on an annual basis, ascertain the following:

1. Sales Price per Unsold Platted Lot
2. Total Number of Unsold Platted Lots
3. Acreage of each Unsold Platted Lot
4. Unsold Platted Lots Value (Aggregate)
5. Total Number of Sold Lots
6. Total Sold Lots Acreage
7. Number of Unsold Unplatted Acres
8. Total Value of Unsold Unplatted Acres
9. Relative Value Percentages of Unsold Platted Lots and Unsold Platted Acres
10. Sold Lots Assessments
11. Calculation of the Unallocated Balance
12. Ratio Calculation of Unsold Platted Lots and Unsold Platted Acres
13. Calculation of Unsold Unplatted Acres Assessments (per acre)
14. Calculation of Unsold Platted Lots Assessments (per acre)
15. Calculation of individual Unsold Platted Lots Assessment (per lot)

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

Construction and/or acquisition by the District of its proposed infrastructure program will provide several types of systems, facilities and services for its residents. These include surface water management, parks and recreation, and the provision of water and sewer distribution and collection facilities. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties which flow from the logical relationship of the improvements to the properties.

An example of this differentiation, is that the average daily road trip rate (as cited in the 6<sup>th</sup> Edition of the Institute of Transportation Engineers, 1997 ("ITE") is 5.86 average daily trips for a residential condominium/townhouse unit (page 361), and 9.57 average daily trips for

the single family residential category (page 263). In addition, the ITE (page 262) also suggests that “dwelling units that were larger in size and more expensive, had a higher rate of trip generation per unit than those smaller in size, and less expensive”. In this example the larger dwelling unit would create more trips (more use) than the smaller unit. Therefore, it can be logically determined that larger dwelling units receive more benefit from a quantity of roadway than the benefit received by a smaller unit. It can also be recognized that each condominium and villa unit receives less surface water management, per unit, than single-family residences situated on the larger lots. Similarly, water and sewer benefits received by condominiums and villas are also less than those received by the larger single-family residences.

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

- a. For the provision of underground electric/street lighting, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- b. For the provision of Roadways/Entrance Ponds/Secondary Drainage, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- c. For the provision of Water, Sewer & Irrigation Lines, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- d. For the provision of Stormwater Facilities in the Golf Course, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- e. For the provision of Landscaping/Hardscape, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.
- f. For the provision of Recreation/Parks, the special and peculiar benefits are the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty.



However, each is by orders of magnitude more valuable than either the cost of, or the actual non-ad valorem special assessment levied for, the improvement or the debt as allocated.

**2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is as follows (expressed in Equivalent Residential Units):

<u>Product Type</u>	<u>Equivalent Residential Units</u>
4.5 DU/Acre Units	1.00
9 DU/Acre Units	0.70
Multi-family Units	0.50
Golf Course/Clubhouse (1)	5
Office/Commercial	3 ERU/10,000 s.f.

(1) Assumes a 10,000 s.f. Clubhouse at commercial rate of 2 ERUs/1000 s.f.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property deriving from the acquisition and/or construction of the District's Improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with each land use category.

Accordingly, no acre or parcel of property within the boundary of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property, further, the debt allocation will not be affected.

In accordance with the benefit allocation suggested by the ERU's assigned to each product type, a Total Debt per Unit has been calculated for each product type. (Tables 9 and 10) These amounts represent the anticipated per unit debt allocations assuming all anticipated units are built and sold in the proportions planned, and the entire proposed infrastructure program is developed or acquired and financed by the District.

## **2.6 True-Up Mechanism**

In order to assure that the District's debt will not build up on the Unplatted Acres, and to assure that the requirements that the non-ad valorem special assessments will be constitutionally lienable on the property will continue to be met, the District shall determine the following:

To assure that there will always be sufficient development potential remaining in the undivided property to assure payment of debt service after a plat, the following test will be applied. The test is that the debt per acre remaining on the unplatted land is never allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the total amount of debt for the District's improvement program divided by the number of developable acres in the District. In this case it is \$33,290,000 divided by 707.6 acres, equaling \$47,046 per acre. Thus, if the initial debt level is \$47,046 per acre, every time a plat is presented, the debt on the land remaining after the plat must remain at or below \$47,046 per acre. If not, then to approve the plat the District will require a density reduction payment so that the \$47,046 per acre debt level is not exceeded.

Thus, the debt allocation methodology provided above is really a process by which the District can allocate debt to particular parcels of land at the time of platting. The procedures also assure that the debt will not build up on the unplatted properties creating potential assessment problems.

## **2.7 Bond Sizing**

As mentioned previously in Section 2.1, it is expected that the District's special assessment bonds will total approximately \$33,290,000 and will be issued in two series. The proceeds from these bonds will:

- (a) fund the District's proposed infrastructure,
- (b) provide for capitalized interest,
- (c) fund the debt service reserve fund,
- (d) and cover the costs of issuance of the bonds, including the Draw Down Administration Fee.

The bond structure for the first bond issue in connection with the funding of the District's infrastructure for Phase 1 (the Series 2001 Bonds) is a 30 year A Series Bond with annual amortization of principal and interest. The Series 2004 Bonds are being issued in the year 2004 to fund the construction planned for the years 2004 through 2006, to pay for Phase 2 infrastructure. The Series 2004 Bonds have been structured as "draw down bonds" pursuant to a forward funding agreement. The District will

make periodic draws on the total available bond proceeds, as needed, in \$3 million minimum increments. The District will pay interest only on the par amount of bonds that have been drawn down. In no event will the District draw down more than the total approved par amount of \$15,590,000. In addition, the par amount of bonds related to the proposed 2005 annexation acreage totaling \$1,816,451.82 will not be drawn down until such time as the annexation acreage has been successfully added to the District's legal boundaries.

The maximum annual assessments to be allocated will not exceed the following rates:

**Adopted Maximum Annual Assessments<sup>1</sup>**

Single Family	4.5 DU/Acre	\$2,300 per unit per year
Multi-Family	9.0 DU/Acre	\$1,100 per unit per year
Multi-Family		\$ 625 per unit per year
Golf Course		\$64,808 per year
Office		\$ 0.97 per sf per year
Commercial		\$ 0.64 per sf per year

**Adopted Maximum Annual Assessment.**

The Adopted Maximum Annual Assessment is \$2,300 per unit per year based on the 4.5 Density Unit (DU) per Acre product. Initially, this is assessed on a per acre basis until the property is platted and the density and intensity of developer can be determined. Should the property be developed at a lesser density and intensity than 4.5 DU's per Acre, then the assessments would be adjusted accordingly, based on the adopted model. For example, the \$2,300 per unit per year is based on the 4.5 units per acre development. Should an area be developed at 2 units per acre, the annual assessment would be calculated by dividing the standard of 4.5 by 2.0 and multiplying by \$2,300 ( $4.5/2 \times \$2,300$ ), which would equate to an annual assessment of \$5,175 per unit. Similarly, should the property ultimately be developed at 6 DU's per acre, simply divide the 4.5 by 6 and multiply by \$2,300 ( $4.5/6 \times \$2,300$ ) for an annual debt assessment of \$1,725 per unit.

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<sup>1</sup> The Adopted Maximum Annual Assessments include a gross-up of 6% per year for discounts and collections. The actual amount to be assessed attributable to amortization of the debt is 94% of the number shown.

## **2.8 Equivalent Residential Units**

The assessment methodology directly allocates debt to specific property categories (or land use types) based upon an estimated benefit that each category receives from the development of the District's infrastructure.

It is reasonable to measure benefit bestowed upon platted land by District improvements by taking into consideration certain characteristics accruing to each category of land use, such as average lot size, average cost of the vertical construction to be located on the parcel, and the average amount of District roadway usage emanating from the improved parcel of land. Each of these characteristics impacts on the amount of benefit received from the construction of the District infrastructure.

For example, a larger sized lot would obviously derive more benefit from improvement surface water drainage than would a smaller sized property.

In a similar manner, one must also consider the type of residential unit to be constructed on each parcel. The current District plan envisions two main types of residential constructions: single family and multi-family. In addition to lot size and cost, one must also consider the benefit received by each type of land usage with regard to the use of the District's road system. Generally speaking, single-family residences generate more road trips on an average daily basis than do multi-family units.

In summary, it is fair to assume that the 4.5 DU/Acre lot receives the highest proportion of benefit, followed by the 9 DU/Acre lots.

It would be impractical to estimate benefit received based on each individual land parcel because lot sizes, costs of the product and the amount of daily road trips will vary within each land use type. However, we can structure a relationship between land use types that will reflect the differences in benefit received. This can be accomplished by assigning a common unit of benefit measurement known as Equivalent Residential Units to each land use type in the proportion to the estimated benefit received. These relationships (expressed as TRIPS and Equivalent Residential Units, ERUs) are outlined in Table 6 in the Appendix.

Tables 9 and 10 provide an illustration of how the allocation methodology is designed to work. This illustration is based upon the latest land use plan described above and calculates both the total costs of the improvements per land use type as well as the cost per unit of the costs allocated to each type of unit. Tables 9 and 10 provide an illustration of the allocation of the debt, based on the allocations in Table 7 of the costs, and the total amount of debt allocated per unit.

## **2.9 Processing Plat at the District Level**

Although the District does not process plats for the developer or the County, it does have an important role to play during the course of platting. Whenever a plat is processed, the District must allocate a portion of its debt to the newly platted property according to the methodology outlined above. In addition, the District must also prevent any buildup of debt on unplatted land. Otherwise, the land could be fully platted without all of the debt being allocated. To preclude this, at each plat the District will determine the amount of debt per acre that remains on the unplatted land, taking into account the proposed plat. If the debt per acre on the unplatted property does not increase above its initial level (\$47,046 per acre), then the plat may be approved.

Table 12 in the Appendix is the Special Assessment Roll for the District's Series 2001 Bonds (\$17,700,000) and the Series 2004 Bonds (\$15,590,000) and indicates the assessments derived from the bonds authorized for issuance accruing to each land parcel presently on the County's tax roll along with the projected initial maximum annual assessment per parcel.

**Harmony Community Development District  
Supplemental Assessment Report  
Table 1  
Land Use Summary**

<b>Land Use</b>	<b>Acres (3)</b>	<b>Density</b>	<b>% of Total</b>	<b>Assessable Acres</b>
<b>Residential</b>	<b>336.0</b>	<b>2146 DU</b>	<b>33%</b>	<b>336.0</b>
<b>Village Commercial</b>	<b>6.0</b>	<b>40,000 GSF</b>	<b>1%</b>	<b>6.0</b>
<b>Commercial</b>	<b>21.2</b>	<b>399,000 GSF</b>	<b>2%</b>	<b>21.2</b>
<b>Office</b>	<b>26.6</b>	<b>385,000 GSF</b>	<b>3%</b>	<b>26.6</b>
<b>Institutional</b>	<b>13.5</b>	<b>13.5 AC</b>	<b>1%</b>	
<b>Open Spaces/Parks</b>	<b>60.5</b>		<b>6%</b>	
<b>Golf Course/Clubhouse</b>	<b>288.7</b>	<b>18 Holes</b>	<b>28%</b>	<b>288.7</b>
<b>Town Center</b>	<b>29.2</b>	<b>See Note 2</b>	<b>3%</b>	<b>29.2</b>
<b>Retention/Detention Ponds (1)</b>	<b>60.3</b>		<b>6%</b>	
<b>Road ROW</b>	<b>47.9</b>		<b>5%</b>	
<b>Conservation/Preservation Areas</b>	<b>130.3</b>		<b>13%</b>	
<b>Total</b>	<b>1020.2</b>		<b>100%</b>	<b>707.7</b>

Notes:

(1) Only ponds located outside golf course. Ponds within golf course included in golf course acreage.

(2) Town Center consists of residential, commercial, office, institutional, open space, and parks. Density for the development uses are included in the density D.U./GSF figures designated in this table. For example, the residential D.U.'s to be located within the Town Center will be part of the 2060 D.U.'s allocated to the Harmony CDD.

(3) Acres shown are following proposed 2004 annexation of parcel at Cat Lake.

Original CDD Acres	992.6
2004 Annexation-Cat Lake	<u>27.6</u>
Revised CDD Acres	1020.2

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**Harmony Community Development District  
 Supplemental Assessment Report  
 Table 2  
 Phased Development Plan**

<b>Land Use</b>	<b>Existing Units</b>	<b>Current Planned</b>	<b>Estimated Future</b>	<b>Total Projected Units</b>
<b>Residential</b>				
<b>Single Family</b>	<b>310</b>	<b>180</b>	<b>626.0</b>	<b>1116</b>
<b>Townhomes</b>	<b>186</b>		<b>298.0</b>	<b>484</b>
<b>Apartments</b>			<b>396.0</b>	<b>396</b>
<b>Condos</b>			<b>150.0</b>	<b>150</b>
<b>Commercial</b>			<b>250000</b>	<b>250000</b>
<b>Office</b>			<b>400000</b>	<b>400000</b>
<b>Golf Course</b>			<b>244 acres</b>	<b>244 acres</b>
<b>Total Residential</b>	<b>496</b>	<b>180</b>	<b>1470.0</b>	<b>2146.0</b>
<b>Total Commercial/Office</b>			<b>650000</b>	<b>650000</b>

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**Harmony Community Development District  
Supplemental Assessment Report  
Table 3  
Estimated Construction Costs (1)**

<b>Infrastructure</b>	<b>Phase 1 (2001) Completed</b>	<b>Phase 2 (2004)</b>	<b>Phase 3 (2006)</b>	<b>Total</b>
<b>Master Infrastructure (2)</b>	<b>\$ 3,000,000</b>	<b>\$ 3,342,100</b>	<b>\$ 3,650,900</b>	<b>\$ 9,993,000</b>
<b>Mass Grading/Stormwater Facilities</b>	<b>\$ 1,800,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 2,100,000</b>
<b>Landscaping/Hardscape</b>	<b>\$ 2,450,000</b>	<b>\$ 1,200,000</b>	<b>\$ 1,000,000</b>	<b>\$ 4,650,000</b>
<b>Recreation/Parks</b>	<b>\$ 1,750,000</b>	<b>\$ 2,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 4,750,000</b>
<b>Land Acquisition (3)</b>	<b>\$ 4,700,000</b>		<b>\$ -</b>	<b>\$ 4,700,000</b>
<b>Total</b>	<b>\$ 13,700,000</b>	<b>\$ 6,692,100</b>	<b>\$ 5,800,900</b>	<b>\$ 26,193,000</b>

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(1) Based on Engineer's Report dated June 8, 2001, updated July, 2004.

(2) Includes roadways and drainage, water, sewer, reuse and underground electrical conduit.

(3) Community Lake along Buck Lake.



**Harmony Community Development District  
Supplemental Assessment Report  
Table 4  
Proposed Financing Structure**

<b>General Information</b>	<b>Series 2001</b>	<b>Series 2004</b>	<b>Total Bonds</b>
Construction Funds (1)	\$9,000,000	\$12,492,000	\$21,492,000
Total Par Amount	\$17,700,000	\$ 15,590,000	\$33,290,000
Estimated Interest Rates	7.25%	6.75%	
Term (years)	30	30	
Final Maturity	5/1/2032	5/1/2036	
Capitalized Interest thru	11/1/2002	11/1/2006	
Debt Service Reserves	\$1,465,200	\$ 864,220	\$2,329,420

(1) Doesn't include \$4.7 million acquisition of park land paid by issuance of bond anticipation notes.

**Actual (2001) and Projected Future Bond Sizings:**

<b>General Information</b>	<b>Series 2001</b>	<b>Series 2004</b>	<b>Total</b>
Notes Takeout	\$ 5,221,018		\$ 5,221,018
Const. and Acquisition Funds (2)	\$ 8,932,993	\$ 12,492,000	\$ 21,424,993
Reserve Fund	\$ 1,465,200	\$ 864,220	\$ 2,329,420
Capitalized Interest Account (3)	\$ 1,330,220	\$ 1,565,061	\$ 2,895,281
Issuance Costs	\$ 356,056	\$ 174,500	\$ 530,556
Placement Agent Fee	\$ 354,000	\$ 233,850	\$ 587,850
Original Issue Discount	\$ 354,000		\$ 354,000
Draw Down Admin. Fee		\$ 250,000	\$ 250,000
Accrued Interest	\$ (28,517)		\$ (28,517)
Other Funds (4)	\$ (284,970)	\$ 10,369	\$ (274,601)
<b>Total Par Amount of Bonds</b>	<b>\$ 17,700,000</b>	<b>\$ 15,590,000</b>	<b>\$ 33,290,000</b>

(2) Net funds const/acq of \$ 9,000,000 \$ 12,492,000  
(3) Net funded to 11/1/02 11/1/2006

(4) Amount held in funds and accounts for the Notes.

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**Harmony Community Development District  
 Supplemental Assessment Report  
 Table 5  
 Land Use by Type**

<b>Land Use Type</b>	<b>Units/Sq.Ft.</b>	<b>ERUs/Unit</b>	<b>Total ERUs</b>
<b>Single Family:</b>			
<b>4.5 DU/Acre</b>	<b>1116</b>	<b>1</b>	<b>1116</b>
<b>9 DU/Acre</b>	<b>484</b>	<b>0.7</b>	<b>338.8</b>
<b>Multi-family</b>	<b>546</b>	<b>0.5</b>	<b>273</b>
<b>Golf Course/Clubhouse</b>	<b>1</b>	<b>5</b>	<b>5</b>
<b>Office (x1000)</b>	<b>400</b>	<b>3</b>	<b>1200</b>
<b>Commercial (x1000)</b>	<b>250</b>	<b>3</b>	<b>75</b>
<b>Totals</b>			<b>3007.8</b>

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**Harmony Community Development District  
 Supplemental Assessment Report  
 Table 6  
 Equivalent Residential Units and Trips**

<b>Land Use Type</b>	<b>Units/Sq.Ft.</b>	<b>ERUS</b>	<b>TRIP RATES</b>	<b>Usage Factor</b>	<b>TRIPS</b>
<b>Single Family:</b>					
<b>4.5 DU/Acre</b>	<b>1116</b>	<b>1116</b>	<b>9.55</b>	<b>1</b>	<b>10658</b>
<b>9 DU/Acre</b>	<b>484</b>	<b>338.8</b>	<b>6.59</b>	<b>1</b>	<b>3190</b>
<b>Multi-family</b>	<b>546</b>	<b>273</b>	<b>5.86</b>	<b>0.5</b>	<b>1600</b>
<b>Golf Course/Clubhouse</b>	<b>286</b>	<b>5</b>	<b>8.33</b>	<b>0.5</b>	<b>1191</b>
<b>Office</b>	<b>400</b>	<b>1200</b>	<b>16.58</b>	<b>0.25</b>	<b>1658</b>
<b>Commercial (x1000)</b>	<b>250</b>	<b>75</b>	<b>42.02</b>	<b>0.25</b>	<b>2626</b>
<b>Totals</b>		<b>3007.8</b>			<b>20923</b>

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**Harmony Community Development District  
Supplemental Assessment Report  
Table 7  
Allocation of Costs by Land Use**

<b>Land Use Type</b>	<b>Units/Sq.Ft.</b>	<b>ERUS</b>	<b>All Other Costs</b>	<b>Park Related Costs</b>	<b>TRIPS</b>	<b>Road Related Costs</b>	<b>Total Costs</b>
<b>Single Family:</b>							
<b>4.5 DU/Acre</b>	1116	1116	\$ 2,504,488	6,103,831	10658	5,090,357	\$ 13,698,676
<b>9 DU/Acre</b>	484	338.8	\$ 760,323	1,853,027	3190	1,523,391	\$ 4,136,741
<b>Multi-family</b>	546	273	\$ 612,657	1,493,142	1600	764,084	\$ 2,869,882
<b>Golf Course/Clubhouse</b>	286	5	\$ 11,221		1191	568,934	\$ 580,155
<b>Office (x1000)</b>	400	1200	\$ 2,692,998		1658	791,891	\$ 3,484,889
<b>Commercial (x1000)</b>	250	75	\$ 168,312		2626	1,254,344	\$ 1,422,657
<b>Totals</b>		3007.8	\$ 6,750,000	\$ 9,450,000	20923	\$ 9,993,000	\$ 26,193,000
<b>Total Residential</b>	2146	1727.8					

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**Harmony Community Development District  
 Supplemental Assessment Report  
 Table 8  
 Allocation of Total Costs and Total Projected Debt**

<b>Land Use Type</b>	<b>Units/Sq.Ft.</b>	<b>Total Costs Allocation</b>	<b>Total Projected Debt Allocation</b>
<b>Single Family:</b>			
4.5 DU/Acre	1116	\$ 13,698,676	\$17,410,336
9 DU/Acre	484	\$ 4,136,741	\$5,257,592
<b>Multi-family</b>	546	\$ 2,869,882	\$3,647,478
<b>Golf Course/Clubhouse</b>	286	\$ 580,155	\$737,348
<b>Office (x1000)</b>	400	\$ 3,484,889	\$4,429,120
<b>Commercial (x1000)</b>	250	\$ 1,422,657	\$1,808,126
<b>Totals</b>		<b>\$ 26,193,000</b>	<b>\$33,290,000</b>
<b>Total Residential</b>	<b>2146</b>		

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**Harmony Community Development District  
Supplemental Assessment Report  
Table 9  
Allocation of Phase 1 Debt**

Land Use Type	Phase 1 - Units or Square Feet	Par Amount Per Unit	Total Par Amount Allocated to Phase 1	Adopted Maximum Annual Assessment Per Unit (1)	Net Annual Assessment Per Unit (2)	Total Annual Debt Assmt Revenues - Phase 1
<b>Single Family:</b>						
<b>4.5 DU/Acre</b>						
35' Lots	52	\$ 10,173.93	\$ 529,044	\$ 894.22	\$ 840.57	\$ 43,709
42' Lots	83	\$ 12,209.43	\$ 1,013,383	\$ 1,073.13	\$ 1,008.74	\$ 83,726
52' Lots	83	\$ 15,116.82	\$ 1,254,696	\$ 1,328.67	\$ 1,248.95	\$ 103,663
65' Lots	69	\$ 18,896.02	\$ 1,303,825	\$ 1,660.83	\$ 1,561.18	\$ 107,721
80' Lots	23	\$ 23,252.75	\$ 534,813	\$ 2,043.76	\$ 1,921.13	\$ 44,186
<b>9 DU/Acre</b>						
Townhomes	186	\$ 10,147.63	\$ 1,887,459	\$ 838.39	\$ 788.09	\$ 146,584
Golf Course/Clubhouse	1	\$ 737,348	\$ 737,348	\$64,808	\$60,919	\$ 60,919
<b>Total Single Family</b>	<b>310</b>		<b>\$ 4,635,762</b>			<b>\$ 383,005</b>
<b>Total Townhomes</b>	<b>186</b>		<b>\$ 1,887,459</b>			<b>\$ 146,584</b>
<b>Total Other</b>	<b>1</b>		<b>\$ 737,348</b>	<b>\$ 64,808</b>	<b>\$ 60,919</b>	<b>\$ 60,919</b>
<b>Total Phase 1</b>	<b>496</b>		<b>\$ 7,260,569</b>			<b>\$ 590,509</b>

(1) Includes 6% Gross-up for Discounts and Collections.

(2) Net is less 6% for Discounts and Collections related to collecting the assessments on the County Tax Notice.

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**Harmony Community Development District  
Supplemental Assessment Report  
Table 10  
Allocation of Future Projected Debt**

<b>Land Use Type</b>	<b>Total Projected Debt</b>	<b>Debt Allocated to Phase 1 Units</b>	<b>Unallocated Debt Remaining</b>	<b>Remaining Units/Sq. Ft.</b>	<b>Average Par Debt Per Remaining Unit/1000 sq. ft.</b>	<b>Average Annual Assmt. Phases 2 and 3</b>
<b>Single Family:</b>						
<b>4.5 DU/Acre</b>	\$ 17,410,336	\$ 4,635,762	\$ 12,774,575	806	\$ 15,849	\$ 1,309
<b>9 DU/Acre</b>	\$ 5,257,592	\$ 1,887,459	\$ 3,370,133	298	\$ 11,309	\$ 934
<b>Multi-family</b>	\$ 3,647,478		\$ 3,647,478	546	\$ 6,680	\$ 552
<b>Golf Course/Clubhouse</b>	\$ 737,348	\$ 737,348	\$ -	0		
<b>Office (x1000)</b>	\$ 4,429,120		\$ 4,429,120	400	\$ 11,073	\$ 915
<b>Commercial (x1000)</b>	\$ 1,808,126		\$ 1,808,126	250	\$ 7,233	\$ 598
<b>Totals</b>	<b>\$ 33,290,000</b>	<b>\$ 7,260,569</b>	<b>\$ 26,029,431</b>			

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**Harmony Community Development District  
Supplemental Assessment Report  
Table 11  
Allocation of Future Projected Debt**

<b>Land Use Type</b>	<b>Projected Remaining Units</b>	<b>Projected Future Debt</b>	<b>Total Projected Debt Per Unit</b>	<b>Annual Assessment Per Unit for Debt</b>	<b>Total Annual Assmt Per Unit</b>	<b>Compare to Phase 1</b>
<b>Single Family:</b>						
35' Lots	230	\$ 2,572,063	\$ 11,182.88	\$923.93	\$982.90	\$ 894.22
42' Lots	130	\$ 1,744,632	\$ 13,420.25	\$1,108.78	\$1,179.55	\$ 1,073.13
52' Lots	270	\$ 4,486,309	\$ 16,615.96	\$1,372.80	\$1,460.43	\$ 1,328.67
65' Lots	110	\$ 2,284,694	\$ 20,769.95	\$1,716.01	\$1,825.54	\$ 1,660.83
80' Lots	66	\$ 1,686,876	\$ 25,558.73	\$2,111.65	\$2,246.44	\$ 2,043.76
<b>Total Single Family</b>	<b>806</b>	<b>\$ 12,774,575</b>				
<b>Townhomes</b>	<b>298</b>	<b>\$ 3,370,133</b>	<b>\$ 11,309.17</b>	<b>\$934.36</b>	<b>\$994.00</b>	<b>\$ 891.91</b>
<b>Multi-family</b>						
Apartments	396	\$ 2,645,423	\$ 6,680.36	\$551.93	\$587.16	\$ 578.06
Condos	150	\$ 1,002,054	\$ 6,680.36	\$551.93	\$587.16	\$ 578.06
<b>Total Multi-family</b>	<b>546</b>	<b>\$ 3,647,478</b>				
<b>Golf Course/Clubhouse (1)</b>						<b>\$64,808</b>
Office (x1000)	400	\$ 4,429,120	\$ 11.07	\$0.91	\$0.97	\$ 0.25
Commercial (x1000)	250	\$ 1,808,126	\$ 7.23	\$0.60	\$0.64	\$ 0.46
<b>Totals</b>		<b>\$ 26,029,431</b>				

(1) Golf Course/Clubhouse costs allocated 100% to Phase 1 Bonds.

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**Harmony Community Development District  
Table 12  
Preliminary Assessment Roll  
Third Supplemental Special Assessment  
Methodology Report**

Parcel Number	Owner1	Units	ASMT Code	Total Par Amount Per Unit	Maximum Annual Assmt Amount (1)	Net Annual Available for Debt	Total Annual Avail for Debt Service
<b>PHASE 1:</b>							
<b>Neighborhood "B"</b>							
30-26-32-2612-0001-B001	HARMONY FOUNDATION INC	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B002	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B003	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B004	WETHERINGTON BUILDERS INC	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B005	WETHERINGTON BUILDERS INC	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B006	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B007	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B008	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B009	HUFFMAN TRUST	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B010	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B011	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B012	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B013	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B014	CHAPPEL CHRISTOPHER	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B015	STEARNS JAMES C	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B016	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B017	HERNANDEZ RUBEN	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B018	CHITWOOD ANTHONY G	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B019	DAWES TERRY L	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B020	DRAGONE GARY S	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B021	GRUZYNSKI GILBERT R	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B022	POZZI JOHN JR	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B023	HARRINGTON JAMES F	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B024	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95

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30-26-32-2612-0001-B025	COCKLIN CYNTHIA C	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B026	AMER RANNIEA A	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B027	HILL MICHAEL F	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B028	EQUITY TRUST COMPANY	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B029	ROYAL DEVELOPMENT LLC	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B030	ROYAL DEVELOPMENT LLC	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B031	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B032	HUFFMAN TRUST THE	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B033	ROYAL DEVELOPMENT LLC	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-B034	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B035	EQUITY TRUST COMPANY	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B036	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B037	WETHERINGTON BUILDERS INC	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B038	MWA BUILDERS LLC	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B039	ROBERTSON HOMES INC	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B040	DISTINCTIVE HOMES	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B041	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B042	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B043	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B044	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B045	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B046	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B047	ZARETSKY STEVEN P	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B048	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B049	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B050	GARWOOD DONALD	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B051	CUPAIUOLO EDWARD	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B052	WILLIAMS PETER T	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B053	FLOWERS TIMOTHY A	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B054	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B055	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B056	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B057	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B058	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B059	RAY DAVID S	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B060	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B061	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57

30-26-32-2612-0001-B062	GUZMAN CARMEN E	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B063	COLOMBO AMBER M	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B064	CARRASQUILLO JOSE O	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B065	POIRIER CARLA T	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B066	TAVARES STEVEN J	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B067	CLESTER DAVID E	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B068	HAMILTON BA	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B069	FALANGA MICHAEL	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B070	RUSSELL RICHARD A	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B071	AGEE MICHAEL B	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B072	LENTZ JAMES L	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B073	SALATA FRANK J	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B074	ROSATO FRANK J	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B075	HICKEY NANCY J	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B076	STRELAUSKI JOE C	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B077	CAOUS ODALYS C	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B078	BISHOP ROBERT E	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B079	BALL KATHRYN A	1	HCD6	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B080	BYARS ROBERT C	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B081	MARTINDALE KEVIN	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B082	WOOLDRIDGE FREDERICK JAY	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-B083	NELSON FREDRIC L	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B084	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-B085	ROUNDS THOMAS F	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B086	WETHERINGTON BUILDERS INC	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B087	ROBERTSON HOMES INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B088	WACHTER RICHARD M	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B089	JAWORSKI ANDRE	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B090	BOHMAN DANIEL ARNOLD	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B091	DEISHER VICTOR W	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B092	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B093	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-B094	LOTS O HARMONY LLC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B095	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B096	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B097	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B098	MARK P STRAUCH TRUST	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95

30-26-32-2612-0001-B099	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B100	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B101	MARDIOSIAN HUDDIE	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B102	WETHERINGTON BUILDERS INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B103	MCNEELY LESTER J	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B104	WETHERINGTON BUILDERS INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B105	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-B106	LOTS O HARMONY LLC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
<b>Neighborhood "C-1"</b>		<b>106</b>					
30-26-32-2612-0001-C001	HACKER CHARLES L	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C002	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C003	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C004	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C005	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C006	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C007	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C008	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C009	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C010	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C011	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C012	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C013	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C014	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C015	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C016	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C017	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C018	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C019	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C020	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C021	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C022	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C023	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C024	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C025	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C026	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C027	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C028	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95

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30-26-32-2612-0001-C029	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C030	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C031	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C032	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C033	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C034	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C035	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C036	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C037	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C038	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C039	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C040	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C041	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C042	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C043	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C044	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C045	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C046	BARDELL DOREEN E	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C047	RENER MAXIMILIAN	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C048	JARQUIN EDMUNDO	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C049	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C050	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C051	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C052	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C053	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C054	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C055	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C056	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C057	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C058	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C059	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C060	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C061	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C062	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C063	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C064	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C065	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57

30-26-32-2612-0001-C066	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C067	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C068	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C069	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C070	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C071	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C072	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C073	BAILEY STEPHEN M	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C074	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C075	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C076	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C077	D R HORTON INC	1	HCD4	\$ 10,173.93	\$ 894.22	\$ 840.57	\$ 840.57
30-26-32-2612-0001-C078	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C079	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C080	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C081	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C082	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C083	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C084	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C085	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C086	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C087	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C088	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C089	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C090	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C091	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C092	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C093	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C094	SWAIN THOMAS WILLIAM	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C095	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C096	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C097	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C098	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74
30-26-32-2612-0001-C099	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C100	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C101	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C102	D R HORTON INC	1	HCD3	\$ 12,209.43	\$ 1,073.13	\$ 1,008.74	\$ 1,008.74

30-26-32-2612-0001-C103	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C104	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C105	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C106	GARDINER VIVECA	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C107	KASSEL KERUL	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C108	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C109	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C110	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C111	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C112	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C113	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD2	\$ 18,896.02	\$ 1,660.83	\$ 1,561.18	\$ 1,561.18
30-26-32-2612-0001-C114	NEVEU JOHN P	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C115	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD1	\$ 23,252.75	\$ 2,043.76	\$ 1,921.13	\$ 1,921.13
30-26-32-2612-0001-C116	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
30-26-32-2612-0001-C117	D R HORTON INC	1	HCD5	\$ 15,116.82	\$ 1,328.67	\$ 1,248.95	\$ 1,248.95
		117					
<b>Neighborhood C-2</b>							
H 35'	BIRCHWOOD ACRES LTD PRTNRSH	25	HCD4	\$ 254,348	\$ 894.22	\$ 840.57	\$ 21,014.17
G 42'	BIRCHWOOD ACRES LTD PRTNRSH	31	HCD3	\$ 378,492	\$ 1,073.13	\$ 1,008.74	\$ 31,271.01
E 52'	BIRCHWOOD ACRES LTD PRTNRSH	13	HCD5	\$ 196,519	\$ 1,328.67	\$ 1,248.95	\$ 16,236.35
C 65'	BIRCHWOOD ACRES LTD PRTNRSH	14	HCD2	\$ 264,544	\$ 1,660.83	\$ 1,561.18	\$ 21,856.52
B 80'	BIRCHWOOD ACRES LTD PRTNRSH	4	HCD1	\$ 93,011	\$ 2,043.76	\$ 1,921.13	\$ 7,684.54
<b>Neighborhood A-1 THs</b>	BIRCHWOOD ACRES LTD PRTNRSH	186	HCD6	\$ 1,887,459	\$ 838.39	\$ 788.09	\$ 146,584.11
<b>Golf Course/Clubhouse</b>	BIRCHWOOD ACRES LTD PRTNRSH	1	HCD7	\$ 737,348	\$ 64,808.00	\$ 60,919.52	\$ 60,919.52
<b>TOTALS PHASE 1:</b>		<b>497</b>		<b>\$ 7,260,569</b>			<b>\$ 590,509.06</b>
<b>PHASES 2 AND 3:</b>							
<b>Neighborhood D-1</b>							
E 52'	BIRCHWOOD ACRES LTD PRTNRSH	6	HCD25	\$ 99,696	\$ 1,460.43	\$ 1,372.80	\$ 8,236.83
C 65'	BIRCHWOOD ACRES LTD PRTNRSH	20	HCD22	\$ 415,399	\$1,825.54	\$ 1,716.01	\$ 34,320.11
B 80'	BIRCHWOOD ACRES LTD PRTNRSH	9	HCD21	\$ 230,029	\$2,246.44	\$ 2,111.65	\$ 19,004.87
<b>Neighborhood G</b>							
H 35'	BIRCHWOOD ACRES LTD PRTNRSH	27	HCD24	\$ 301,938	\$982.90	\$ 923.93	\$ 24,945.99
G 42'	BIRCHWOOD ACRES LTD PRTNRSH	76	HCD23	\$ 1,019,939	\$1,179.55	\$ 1,108.78	\$ 84,266.94
E 52'	BIRCHWOOD ACRES LTD PRTNRSH	32	HCD25	\$ 531,711	\$ 1,460.43	\$ 1,372.80	\$ 43,929.74
C 65'	BIRCHWOOD ACRES LTD PRTNRSH	6	HCD22	\$ 124,620	\$1,825.54	\$ 1,716.01	\$ 10,296.03
B 80'	BIRCHWOOD ACRES LTD PRTNRSH	4	HCD21	\$ 102,235	\$2,246.44	\$ 2,111.65	\$ 8,446.61
		180		\$ 2,825,565			\$ 233,447

**Future Development Areas:**

H 35'	BIRCHWOOD ACRES LTD PRTNRSH	203	HCD24	\$ 2,270,125	\$982.90	\$ 923.93	\$ 187,556.87
G 42'	BIRCHWOOD ACRES LTD PRTNRSH	54	HCD23	\$ 724,693	\$1,179.55	\$ 1,108.78	\$ 59,873.88
E 52'	BIRCHWOOD ACRES LTD PRTNRSH	232	HCD25	\$ 3,854,903	\$ 1,460.43	\$ 1,372.80	\$ 318,490.59
C 65'	BIRCHWOOD ACRES LTD PRTNRSH	84	HCD22	\$ 1,744,676	\$1,825.54	\$ 1,716.01	\$ 144,144.45
B 80'	BIRCHWOOD ACRES LTD PRTNRSH	53	HCD21	\$ 1,354,613	\$2,246.44	\$ 2,111.65	\$ 111,917.59
Townhomes	BIRCHWOOD ACRES LTD PRTNRSH	298	HCD26	\$ 3,370,133	\$ 994.00	\$ 934.36	\$ 278,439.12
Apartments	BIRCHWOOD ACRES LTD PRTNRSH	396	HCD28	\$ 2,645,423	\$ 587.16	\$ 551.93	\$ 218,563.87
Condos	BIRCHWOOD ACRES LTD PRTNRSH	150	HCD29	\$ 1,002,054	\$ 587.16	\$ 551.93	\$ 82,789.34
Office	BIRCHWOOD ACRES LTD PRTNRSH	400	HCD30	\$ 4,429,120	\$ 0.97	\$ 0.91	\$ 364,720.00
Commercial	BIRCHWOOD ACRES LTD PRTNRSH	<u>250</u>	HCD31	\$ 1,808,126	\$ 0.64	\$ 0.60	\$ 150,400.00
<b>TOTAL PHASES 2 AND 3:</b>		<b>2300</b>		<b>\$ 26,029,431</b>			<b>\$ 2,150,343</b>

<b>Total Phases 1, 2 and 3:</b>		<b>2797</b>		<b>\$ 33,290,000</b>			<b>\$ 2,740,851.89</b>
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**Summary:**

<b>Total Residential</b>		<b>2146</b>		<b>\$ 26,315,406</b>			<b>\$ 2,164,812.37</b>
<b>Total Golf Course</b>		<b>1</b>		<b>\$ 737,348</b>			<b>\$ 60,919.52</b>
<b>Total Office</b>		<b>400</b>		<b>\$ 4,429,120</b>			<b>\$ 364,720.00</b>
<b>Total Commercial</b>		<b>250</b>		<b>\$ 1,808,126</b>			<b>\$ 150,400.00</b>
<b>Total All Uses</b>		<b>2797</b>		<b>\$ 33,290,000</b>			<b>\$ 2,740,851.89</b>

**Note: The CDD is in the process of annexing approximately 27.6 adjacent acres into the existing CDD boundaries. Only property within the CDD will be assessed for the CDD debt. Therefore, until the 27.6 acres are within the legal boundaries of the CDD, no debt will be issued against these acres. It is estimated the total par debt associated with the 27.6 acre annexation, based on the development plan for the annexation acres, is \$1,816,451.82.**



<b>Summary Platted and Unplatted Property:</b>	<b>Tax Folio ID Number (to be provided)</b>	<b>Developable Acres</b>	<b>Platted Units</b>	<b>Total Par Amount Appropriated</b>	<b>Maximum Annual Assmt Amount (1)</b>	<b>Total Annual Avail for Debt Service</b>
<b>Platted Property:</b>						
Neighborhood "A-1"	Platted	20	186	\$ 1,887,459	\$ 155,940.54	\$ 146,584
Neighborhood "B"	Platted	24.64	106	\$ 1,631,980	\$ 143,440.20	\$ 134,834
Neighborhood "C-1"	Platted	30.3	117	\$ 1,816,867	\$ 159,690.49	\$ 150,109
Neighborhood "C-2"	Platted	14	87	\$ 1,186,915	\$ 104,321.90	\$ 98,063
Neighborhood "D-1"	Platted	12	35	\$ 745,123	\$ 65,491.28	\$ 61,562
Neighborhood "G"	Platted	40	145	\$ 2,080,442	\$ 182,856.71	\$ 171,885
Golf Course		288.7	1	\$ 737,348	\$ 64,808.00	\$ 60,920
<b>Totals Phase 1</b>		<b>429.64</b>	<b>677</b>	<b>\$ 10,086,134</b>	<b>\$ 876,549</b>	<b>\$ 823,956</b>
<b>Unplatted Property:</b>						
Neighborhood "A-2" THs		6		\$ 511,737	\$ 44,973.55	\$ 42,275
Neighborhood "D-2"		6		\$ 511,737	\$ 44,973.55	\$ 42,275
Neighborhood "E"		30.5		\$ 2,601,330	\$ 228,615.56	\$ 214,899
Neighborhood "F"		14		\$ 1,194,053	\$ 104,938.29	\$ 98,642
Neighborhood "H-1 and H-2"		18		\$ 1,535,211	\$ 134,920.66	\$ 126,825
Neighborhood "I"		47.6		\$ 4,059,781	\$ 356,790.18	\$ 335,383
Neighborhood "J"		25.87		\$ 2,206,440	\$ 193,910.96	\$ 182,276
Neighborhood "K"		26		\$ 2,217,527	\$ 194,885.39	\$ 183,192
Cat Lake		27		\$ 2,302,817	\$ 202,380.98	\$ 190,238
Office		23.56		\$ 2,009,421	\$ 176,596.15	\$ 166,000
Resid. Near Town Center		10.3		\$ 878,482	\$ 77,204.60	\$ 72,572
Town Center		37.23		\$ 3,175,329	\$ 279,060.89	\$ 262,317
<b>Totals Phases 2 and 3</b>		<b>272.06</b>		<b>\$ 23,203,866</b>	<b>\$ 2,039,250.75</b>	<b>\$ 1,916,896</b>
<b>Totals Phases 1, 2 and 3</b>		<b>701.7</b>		<b>\$ 33,290,000</b>	<b>\$ 2,915,799.88</b>	<b>\$ 2,740,852</b>

(1) Maximum Annual Assessment Amount includes a gross-up of 6% for discounts allowed for early payment (4%) and collections costs (2%).

**Phase 1**

Rate Code	Type	Assmt/Un	Ann/Un	Units	Annual Revenue	Net Revenues
HCD1	B 80'	23252.75	2043.76	23	\$ 47,006.48	
HCD2	C 65'	18896.02	1660.83	69	\$ 114,597.27	
HCD5	E 52'	15116.82	1328.67	83	\$ 110,279.61	
HCD3	G 42'	12209.43	1073.13	83	\$ 89,069.79	
HCD4	H 35'	10173.93	894.22	52	\$ 46,499.44	
HCD6	THs	10147.63	838.39	186	\$ 155,940.54	
HCD7	GC/Club	737348	64808	1	<u>\$ 64,808.00</u>	
					\$ 628,201.13	\$ 590,509.06

**Phases 2 and 3**

Rate Code	Type	Assmt/Un	Ann/Un	Units	Annual Revenue	Net Revenues	
HCD21	B 80'	\$25,558.73	\$2,246.44	66	\$148,264.97	\$139,369.08	
HCD22	C 65'	\$20,769.95	\$1,825.54	110	\$200,809.13	\$188,760.59	
HCD25	E 52'	\$16,615.96	\$1,460.43	270	\$394,316.12	\$370,657.15	
HCD23	G 42'	\$13,420.25	\$1,179.55	130	\$153,341.30	\$144,140.82	
HCD24	H 35'	\$11,182.88	\$982.90	230	\$226,066.86	\$212,502.85	
HCD26	THs	\$11,309.17	\$994.00	298	\$296,211.83	\$278,439.12	
HCD28	APTs	\$ 6,680.36	\$587.16	396	\$232,514.76	\$218,563.87	
HCD29	Condos	\$ 6,680.36	\$587.16	150	<u>\$88,073.77</u>	\$82,789.34	
					1650	\$1,739,598.75	\$1,635,222.82
HCD30	Office		0.97	400000	\$ 388,000.00	\$364,720.00	
HCD31	Commercial		0.64	250000	<u>\$ 160,000.00</u>	\$150,400.00	
					\$ 2,915,799.88		
					<u>less 6%</u>		
Net Available for Debt Service					\$2,740,851.89	\$ 2,740,851.89	
Max Annual Debt Service Requirement				2004 Bonds	\$ 1,203,035.88		
				1999 Bonds	<u>\$ 1,465,200.00</u>		
				Total	\$ 2,668,235.88		

**Supplemental Assessment Report  
Allocation of Future Projected Debt  
Proposed Annexation Acres**

<b>Land Use Type</b>	<b>Projected Lots in Annexation Acreage (1)</b>	<b>Total Projected Debt Per Unit</b>	<b>Total Proposed Debt Related to Annexation Acres</b>
<b>Single Family:</b>			
35' Lots	0	\$ 11,182.88	\$0.00
42' Lots	0	\$ 13,420.25	\$0.00
52' Lots	25	\$ 16,615.96	\$415,398.99
65' Lots	33	\$ 20,769.95	\$685,408.34
80' Lots	28	\$ 25,558.73	\$715,644.48
<b>Total Single Family</b>	<b>86</b>		<b>\$1,816,451.82</b>

(1) The CDD is in the process of annexing approximately 27.6 adjacent acres into the boundaries of the CDD. This acreage represents a total of 86 planned units as shown above.



**HARMONY PHASE THREE**  
**SECTIONS 20, 29 & 30, TOWNSHIP 28 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA**  
**BEING IN PART A REPLAT OF PORTION OF GOLF COURSE TRACT-2**  
**BIRCHWOOD GOLF COURSE AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151**  
**BEING IN PART A REPLAT OF GOLF MAINTENANCE TRACT 1**  
**AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 128 & 129**  
**ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.**

**PLAT NOTES AND EASEMENTS:**

1. Bearings are based upon the easterly line of the plot of Birchwood Highroads B & C as filed and recorded in Plat Book 14, Page 87 thru 79 of the Public Records of Osceola County, Florida being S15°16'23"E (AS SHOWN).
2. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

4. [Easement #4] Partnership and the HCOO (as grantor) hereby reserves for itself and each other and their successors and assigns a temporary access and construction easement over the publicly dedicated portions of the rights of way delineated by this plat for the purpose of construction of such rights of way. Such temporary access and construction easement shall automatically expire upon issuance by Osceola County of a certificate of completion for such rights of way.
5. [Easement #5] Partnership and the HCOO (as grantor) hereby dedicate the LIT Station Tract to the Lake Water Authority.

The Partnership and the HCOO further grant by means of this plat the following non-exclusive private or public easements shown herein for the uses set forth below:

- A. Unless expressly and specifically provided otherwise, all easements described on this plat are private non-exclusive easements. With respect to an easement described in or reserved by this plat, (unless expressly and specifically provided otherwise), the right is hereby reserved to the Partnership and the HCOO (as grantor) specifically authorized by the plat instrument of grant or assignment) to: (i) assign the same to others, (ii) grant a part or all of said easements to others and (iii) grant and empower the assignee or grantees thereof to grant such additional easements over any part or all of such easements as the Partnership or the HCOO may deem necessary or appropriate, provided, none of the grants or additional easements shall impair or detract from the use of the easements depicted on this plat for the uses herein expressed and provided that said grant or additional easements shall not be deemed a public dedication of said easements.
- B. The Partnership hereby reserves to itself (and to its grantees and assigns) the exclusive right and privilege to determine the location of any improvements, equipment, driveway, curb cuts, paved areas or facilities to be placed within, on or beneath the surface of any easements granted by, described in or reserved by this plat and the Partnership retains (or, if itself and its grantees or assigns) the right of access and use over and across all said easements for improvement, construction and maintenance purposes and to grant or assign such rights to others.
- C. All private easements appearing on this plat are subject to rights reserved or granted in the Harmony Residential Properties Declaration of Covenants, Conditions and Restrictions recorded in DBL Book 2125, Page 2095 of the Public Records of Osceola County Florida as amended or supplemented from time to time, and are subject to any additional covenants, conditions, easements and restrictions applicable from time to time to the units described herein, none of which shall impair or detract from the uses herein expressed, but which make provisions for the management and regulation of the use of said easements.
- D. Unless specifically provided otherwise on this plat, successors in interest to the Partnership shall not access to rights reserved by Partnership on this plat unless a recorded instrument makes reference to the right or rights reserved by Partnership and assigns such right or rights to said successors in interest.
- E. References to the following terms on this plat shall be deemed to specifically reference the tracts set forth below:  
 L/U Tracts: Tract L/U-1 through L/U-3  
 All other Tract references shall be deemed to refer only to the specifically named Tract, including but not limited to: Park Tract "A", Park Tract "B", Park Tract "C", Park Tract "D", Park Tract "E", LIT Station Tract, Conservation Tract-1, Conservation Tract-2, Conservation Tract-3, Conservation Tract-4, Tract-04, Tract C-2, Tract-1/3, Tract-1/4, Tract-1/5, Tract-1/6, Tract-1/7, and the Pond Tract.

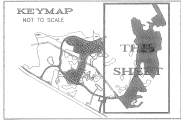
6. [Easement #6] The Partnership and the HCOO hereby reserve and grant to each other perpetual non-exclusive easements on, over and under the Conservation Tract-1, Conservation Tract-2, Conservation Tract-3 and Conservation Tract-4 and the Pond Tract for self-help conservation maintenance or similar purposes which the HCOO may erect at any time in its sole discretion, its assign to a governmental or quasi-governmental entity for the purposes of complying with applicable laws, regulations or permits and for the purpose of drainage, including, but not limited to the right to install, construct and maintain drainage facilities within such easement property and the right to free and clear access at all times to such property and facilities.
7. [Easement #7] Partnership and the HCOO (as grantor) dedicate by this plat to Osceola County (as grantee) a perpetual non-exclusive easement on, over and under and through all L/U Tracts for maintenance and repair alarm drains and underground stormwater drainage system to carry stormwater drainage from nearby right-of-way to drainage points in the HCOO master drainage system with the exact location of such pipes, drainage structures and discharge points to be established in accordance with an Easement Agreement between the HCOO and Partnership recorded subsequent hereto.
8. [Easement #8] Partnership and the HCOO (as grantor) dedicate by this plat to Osceola County (as grantee) a perpetual non-exclusive easement on, over, under, across and through all L/U Tracts for the purpose of roadway maintenance, repair and replacement, and the installation and maintenance of traffic control devices and signage in accordance with and subject to the rights of the Partnership as set forth in Plat Note B.
9. [Easement #9] Partnership and the HCOO (as grantor) hereby grants and conveys by this plat to the owners from time to time (as grantee) or all lots to be platted herein in the future, a private perpetual non-exclusive access easement on, over, and through the driveway or curb cuts or paved areas now or in the future constructed on all L/U Tracts and 100 Tracts for vehicular and pedestrian access to and from the publicly dedicated portions of the rights-of-way delineated by the plat, provided, however, that the location and construction of all such driveways, curb cuts and paved areas are subject to Plat Note B and must be approved in advance by the Partnership or its successors or assigns. This Easement #9 shall not be deemed or construed to grant to any lot owner the right to construct any such driveway curb cut or paved area without the prior approval of the Partnership or its successors or assigns, and this Easement #9 shall not be deemed or construed to be a grant or dedication to the public, nor to any utility or cable television company or provider.
10. [Easement #10] Partnership and the HCOO (as grantor) hereby grants and conveys by this plat to the Harmony Residential Owners Association, Inc., its successors or assigns (as grantee) a private perpetual non-exclusive easement on, over, under, across and through all L/U Tracts, the Pond Tract, Park Tracts A, B, C, D and E, for the purpose of installation and maintenance of landscaping and signage, lighting, utilities, telephones, cables, mailboxes, decorative improvements including but not limited to decorative improvements, fencing and entry features, in accordance with and subject to the rights of the Partnership as set forth in Plat Note B.
11. [Easement #11] The Partnership as grantor hereby reserves for itself and grants and conveys to the HCOO and Osceola County a perpetual non-exclusive easement over the Pond Tract and the drainage easements through Park Tract A for purposes of drainage and installation, maintenance, and repair of drainage facilities.
12. [Easement #12] The Partnership hereby dedicates on this plat to Osceola County, Florida (as grantee) a perpetual non-exclusive emergency access easement over Tract-04 away for emergency (police, fire, medical, natural disaster) access purposes.
13. [Easement #13] The Partnership hereby grants to the HCOO and HCOO hereby grants to the Partnership a private perpetual non-exclusive easement on, over and under that respective portions of the Tract-04 for utility, ingress and egress, irrigation, parking, fire but not the obligation to perform landscaping maintenance, the right but not the obligation to install and maintain signage, lighting, decorative improvements, and for the purposes of encroachments of structures, structural overhangs, foundations, footers, and maintenance of those structures.
14. [Easement #14] Partnership and the HCOO (as grantor) dedicate the Telephone Easement for the purpose of the installation, maintenance and repair of telephone facilities.
15. [Easement #15] The Partnership hereby grants to the HCOO and HCOO hereby grants to the Partnership a private perpetual non-exclusive access easement on, over and through L/U Tracts E and S, Park Tracts A, B, C, D and E and the publicly dedicated portions of the rights-of-way delineated by this plat for vehicular and pedestrian access to and from Tract-04 and Golf Course Tract-2, Birchwood Golf Course, Plat Book 15, Pages 139 thru 151.
16. [Easement #16] The Partnership as grantor hereby reserves for itself and grants and conveys to the HCOO as grantee a perpetual non-exclusive utility easement that is 10 feet wide running inside Tract-1/3 for purposes of installation, maintenance, and repair of utility facilities.
17. [Easement #17] The Partnership as grantor hereby reserves for itself and grants and conveys to the HCOO and Osceola County a perpetual non-exclusive easement on, over and through a portion of Tract L/U-2 for the purposes of installation, maintenance, and repair of utility facilities.

COPY

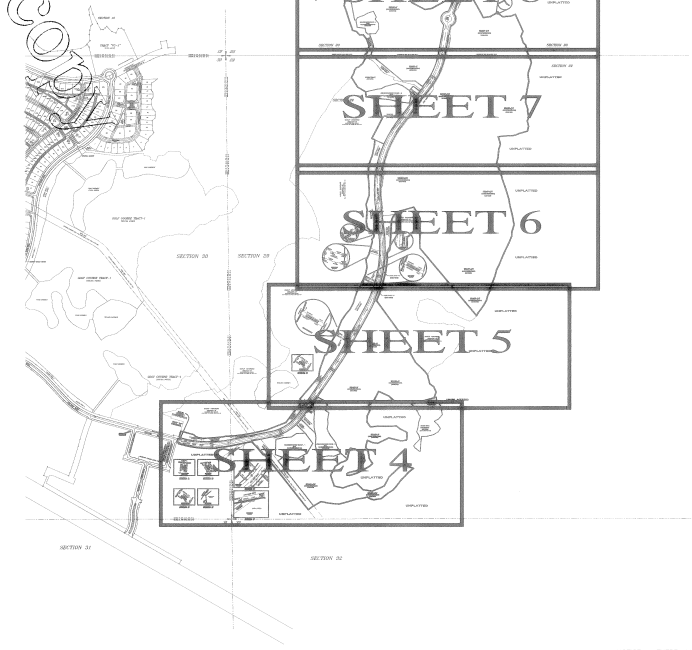


REVISIONS		DATE	
1	REVISED TO CORRECT EASEMENT, EASEMENTS AND NOTES		
2	REVISED TO CORRECT EASEMENT, EASEMENTS AND NOTES		
3	REVISED TO CORRECT EASEMENT, EASEMENTS AND NOTES		
4	REVISED TO CORRECT EASEMENT, EASEMENTS AND NOTES		
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80	REVISED TO CORRECT EASEMENT, EASEMENTS AND NOTES		

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



GRAPHIC SCALE  
1" = 500'

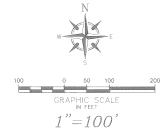
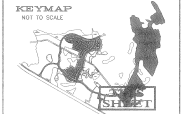


**HARMONY PHASE THREE**  
SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA  
BEING IN PART A REPLAT OF PORTION OF GOLF COURSE TRACT-2  
BIRCHWOOD GOLF COURSE AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151  
BEING IN PART A REPLAT OF GOLF MAINTENANCE TRACT 1  
AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 128 & 129  
ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



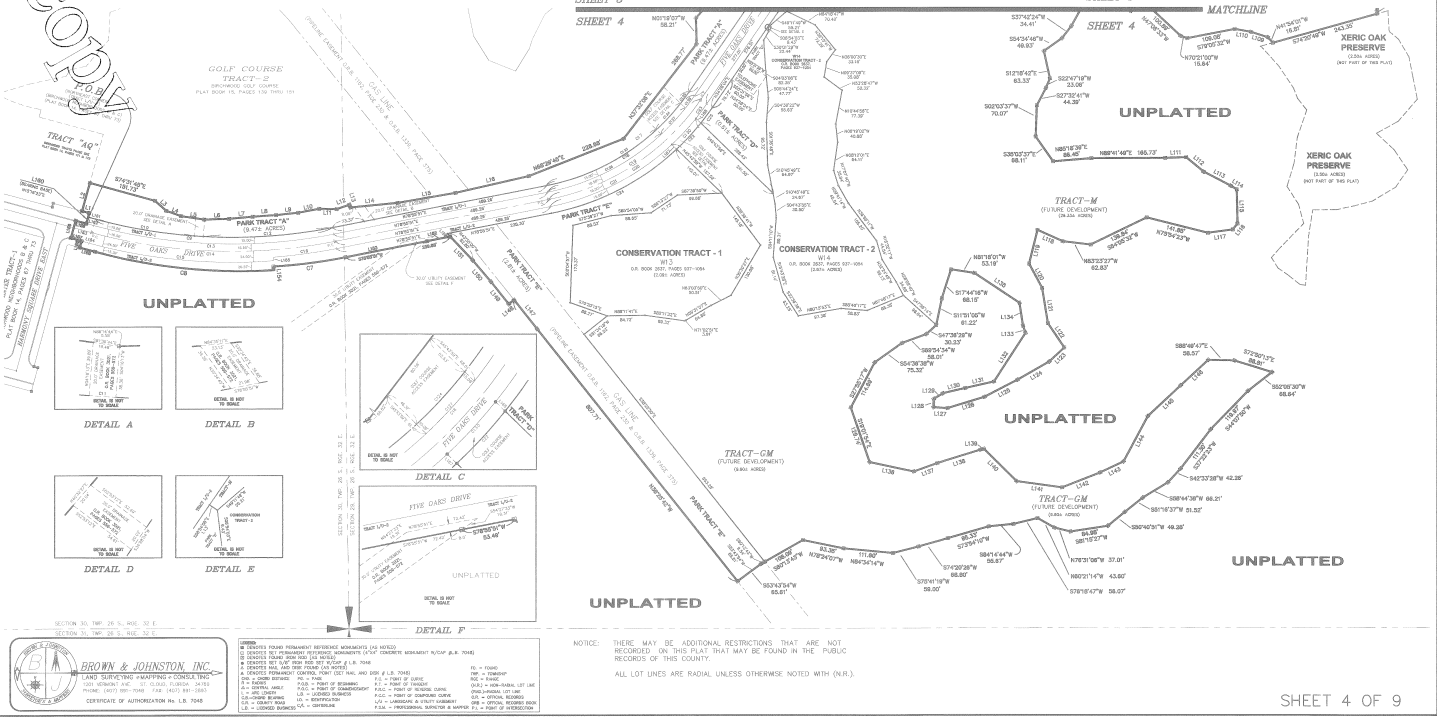
**BROWN & JOHNSTON, INC.**  
LAND SURVEYING PROFESSIONAL CONSULTING  
1201 WINDY HILL, SUITE 200, SEASIDE, FLORIDA 32080  
PHONE: (904) 882-1000 FAX: (904) 882-1002  
CERTIFICATE OF AUTHORIZATION NO. LB 1908

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED WITH (N.R.).



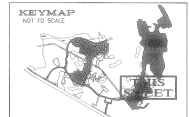
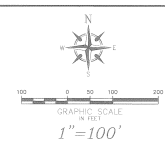
**HARMONY PHASE THREE**  
 SECTIONS 29 & 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA  
 BEING IN PART A REPEAT OF PORTION OF GOLF COURSE TRACT-2  
 BIRCHWOOD GOLF COURSE AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151  
 BEING IN PART A REPEAT OF GOLF MAINTENANCE TRACT 1  
 AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 128 & 129  
 ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
101	S 89° 52' 00" W	10.00	101	S 89° 52' 00" W	10.00	101	S 89° 52' 00" W	10.00	101	S 89° 52' 00" W	10.00
102	S 89° 52' 00" W	10.00	102	S 89° 52' 00" W	10.00	102	S 89° 52' 00" W	10.00	102	S 89° 52' 00" W	10.00
103	S 89° 52' 00" W	10.00	103	S 89° 52' 00" W	10.00	103	S 89° 52' 00" W	10.00	103	S 89° 52' 00" W	10.00
104	S 89° 52' 00" W	10.00	104	S 89° 52' 00" W	10.00	104	S 89° 52' 00" W	10.00	104	S 89° 52' 00" W	10.00
105	S 89° 52' 00" W	10.00	105	S 89° 52' 00" W	10.00	105	S 89° 52' 00" W	10.00	105	S 89° 52' 00" W	10.00
106	S 89° 52' 00" W	10.00	106	S 89° 52' 00" W	10.00	106	S 89° 52' 00" W	10.00	106	S 89° 52' 00" W	10.00
107	S 89° 52' 00" W	10.00	107	S 89° 52' 00" W	10.00	107	S 89° 52' 00" W	10.00	107	S 89° 52' 00" W	10.00
108	S 89° 52' 00" W	10.00	108	S 89° 52' 00" W	10.00	108	S 89° 52' 00" W	10.00	108	S 89° 52' 00" W	10.00
109	S 89° 52' 00" W	10.00	109	S 89° 52' 00" W	10.00	109	S 89° 52' 00" W	10.00	109	S 89° 52' 00" W	10.00
110	S 89° 52' 00" W	10.00	110	S 89° 52' 00" W	10.00	110	S 89° 52' 00" W	10.00	110	S 89° 52' 00" W	10.00
111	S 89° 52' 00" W	10.00	111	S 89° 52' 00" W	10.00	111	S 89° 52' 00" W	10.00	111	S 89° 52' 00" W	10.00
112	S 89° 52' 00" W	10.00	112	S 89° 52' 00" W	10.00	112	S 89° 52' 00" W	10.00	112	S 89° 52' 00" W	10.00
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114	S 89° 52' 00" W	10.00	114	S 89° 52' 00" W	10.00	114	S 89° 52' 00" W	10.00	114	S 89° 52' 00" W	10.00
115	S 89° 52' 00" W	10.00	115	S 89° 52' 00" W	10.00	115	S 89° 52' 00" W	10.00	115	S 89° 52' 00" W	10.00
116	S 89° 52' 00" W	10.00	116	S 89° 52' 00" W	10.00	116	S 89° 52' 00" W	10.00	116	S 89° 52' 00" W	10.00
117	S 89° 52' 00" W	10.00	117	S 89° 52' 00" W	10.00	117	S 89° 52' 00" W	10.00	117	S 89° 52' 00" W	10.00
118	S 89° 52' 00" W	10.00	118	S 89° 52' 00" W	10.00	118	S 89° 52' 00" W	10.00	118	S 89° 52' 00" W	10.00
119	S 89° 52' 00" W	10.00	119	S 89° 52' 00" W	10.00	119	S 89° 52' 00" W	10.00	119	S 89° 52' 00" W	10.00
120	S 89° 52' 00" W	10.00	120	S 89° 52' 00" W	10.00	120	S 89° 52' 00" W	10.00	120	S 89° 52' 00" W	10.00



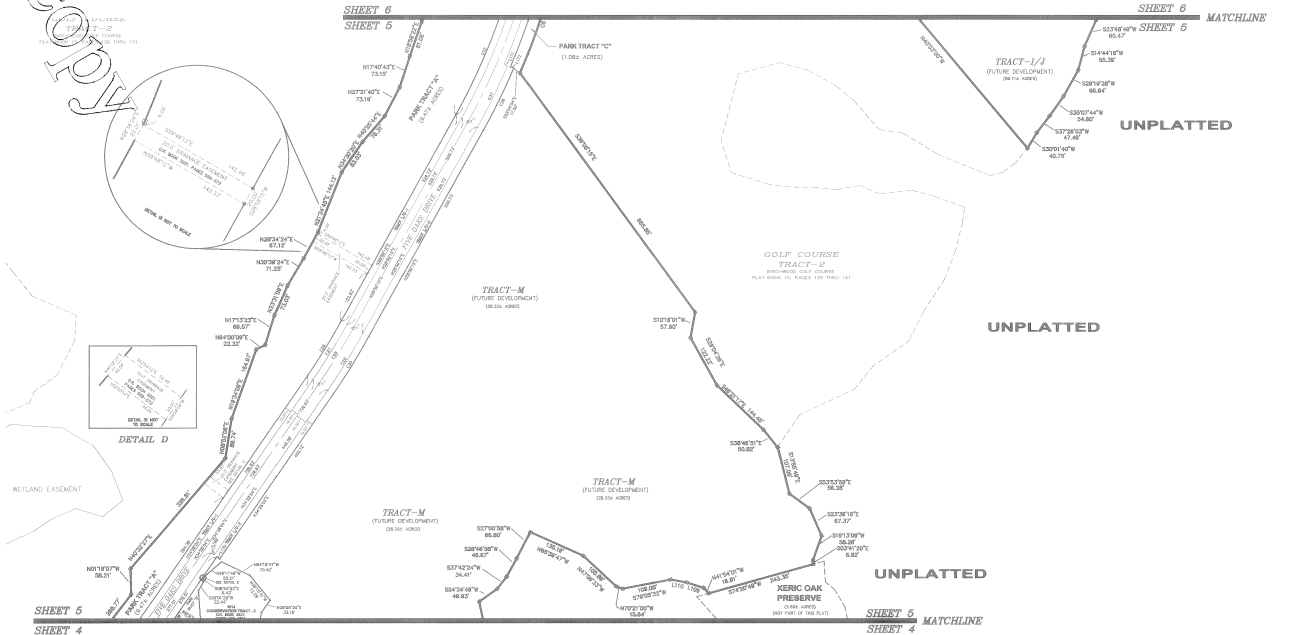
**BROWN & JOHNSTON, INC.**  
 CERTIFICATE OF AUTHORIZATION No. LS 7048  
 1000 N. UNIVERSITY AVENUE, SUITE 200, GAITHERSBURG, MD 20878  
 (301) 948-1100  
 FAX: (301) 948-1101  
 WWW.BANDJ.COM

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED WITH (N.R.).



TRACT 1				TRACT 2				TRACT 3				TRACT 4				TRACT 5			
LINE	BEARING	LENGTH	AREA	LINE	BEARING	LENGTH	AREA	LINE	BEARING	LENGTH	AREA	LINE	BEARING	LENGTH	AREA	LINE	BEARING	LENGTH	AREA
1	N 89° 58' 15" W	85.00	7250.00	1	N 89° 58' 15" W	85.00	7250.00	1	N 89° 58' 15" W	85.00	7250.00	1	N 89° 58' 15" W	85.00	7250.00	1	N 89° 58' 15" W	85.00	7250.00

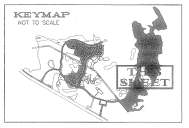
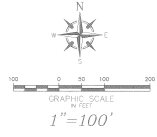
**HARMONY PHASE THREE**  
 SECTIONS 20, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA  
 BEING IN PART A REPLAT OF PORTION OF GOLF COURSE TRACT-2  
 BEING IN PART A REPLAT OF GOLF MAINTENANCE TRACT 1  
 AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 128 & 129  
 ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA



**BROWN & JOHNSTON, INC.**  
 1000 W. UNIVERSITY AVE., SUITE 200, GAITHERSBURG, MD 20878  
 PHONE: (301) 251-1000 FAX: (301) 251-1001  
 WWW.BANDJ.COM

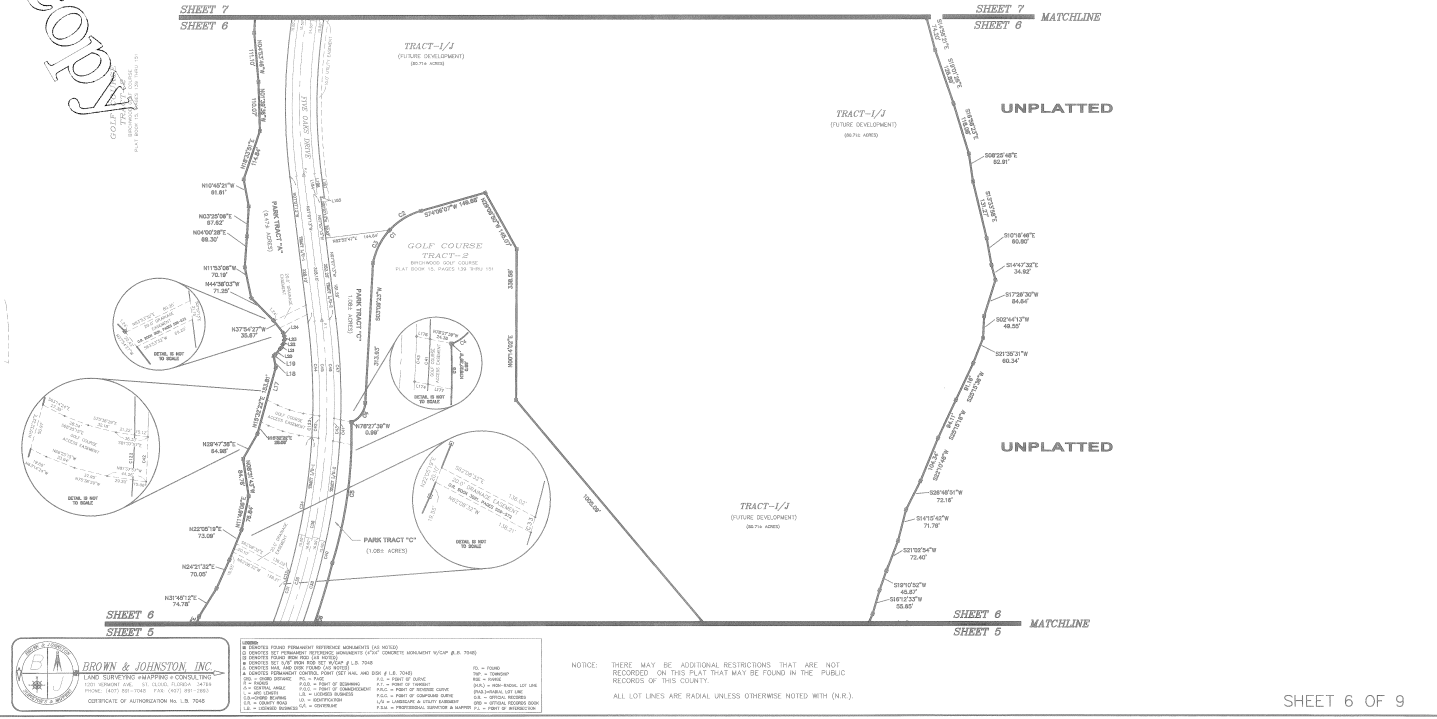
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.





HARMONY PHASE THREE  
SECTIONS 20, 29 & 30, TOWNSHIP 28 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA  
BEING IN PART A REPLAT OF PORTION OF GOLF COURSE TRACT-2  
BIRCHWOOD GOLF COURSE AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151  
BEING IN PART A REPLAT OF GOLF MAINTENANCE TRACT 1  
AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 128 & 129  
ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA

Table with 12 columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. It lists survey data for various points and lines.



**BROWN & JOHNSON, INC.**  
SURVEYORS  
1000 UNIVERSITY BLVD., SUITE 1000, GAITHERSBURG, MD 20878  
TEL: 301-281-1000 FAX: 301-281-1001  
WWW.BANDJ.COM  
CERTIFICATE OF AUTHORIZATION NO. L.S. 7048

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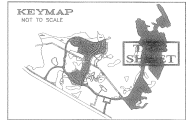
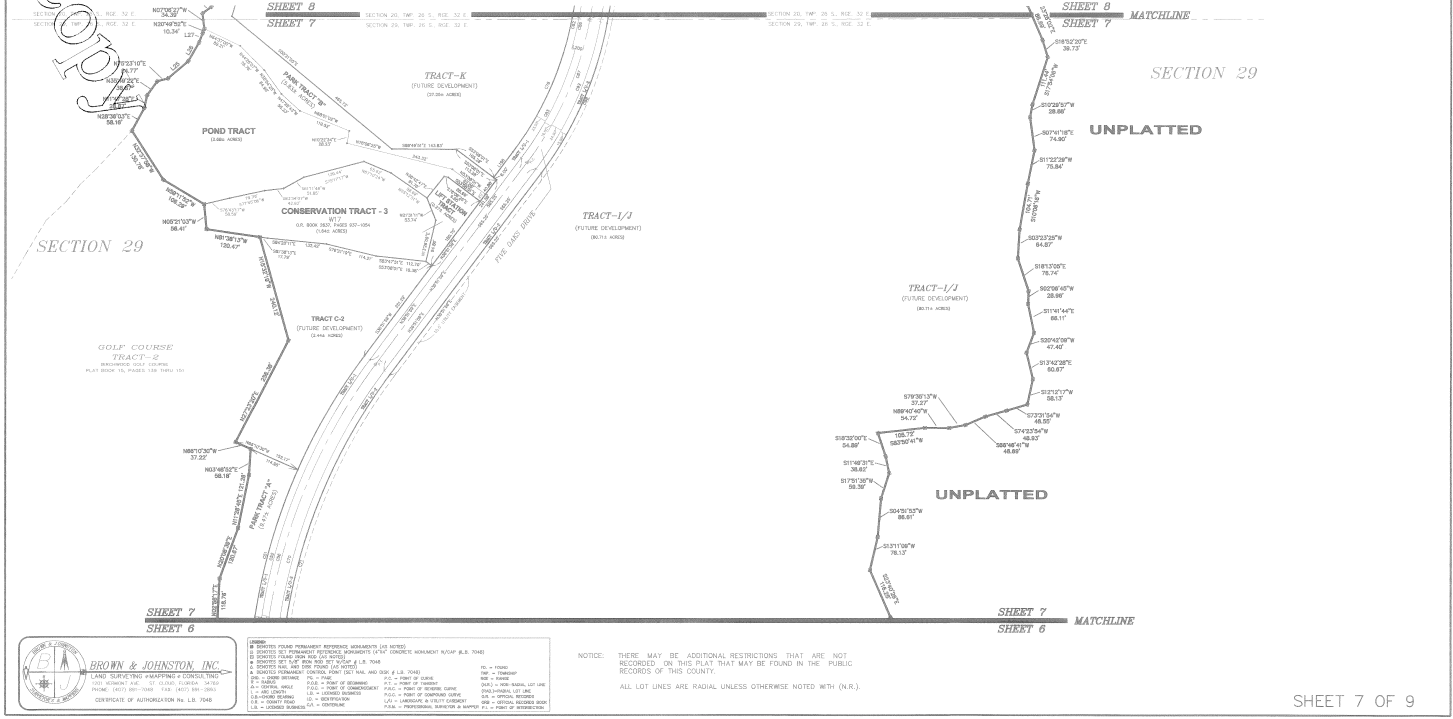


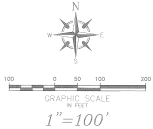
Table with 6 columns labeled 'CURVE DATA'. Each column contains a list of curve data points with columns for 'CURVE DATA', 'CHORD BEARING', 'CHORD DISTANCE', 'TANGENT BEARING', 'TANGENT DISTANCE', 'ARC BEARING', and 'ARC DISTANCE'.

HARMONY PHASE THREE  
SECTIONS 29 & 30, TOWNSHIP 28 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA  
BEING IN PART A REPLAT OF PORTION OF GOLF COURSE TRACT-2  
BIRCHWOOD GOLF COURSE AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151  
BEING IN PART A REPLAT OF GOLF MAINTENANCE TRACT 1  
AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 120 & 123  
ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



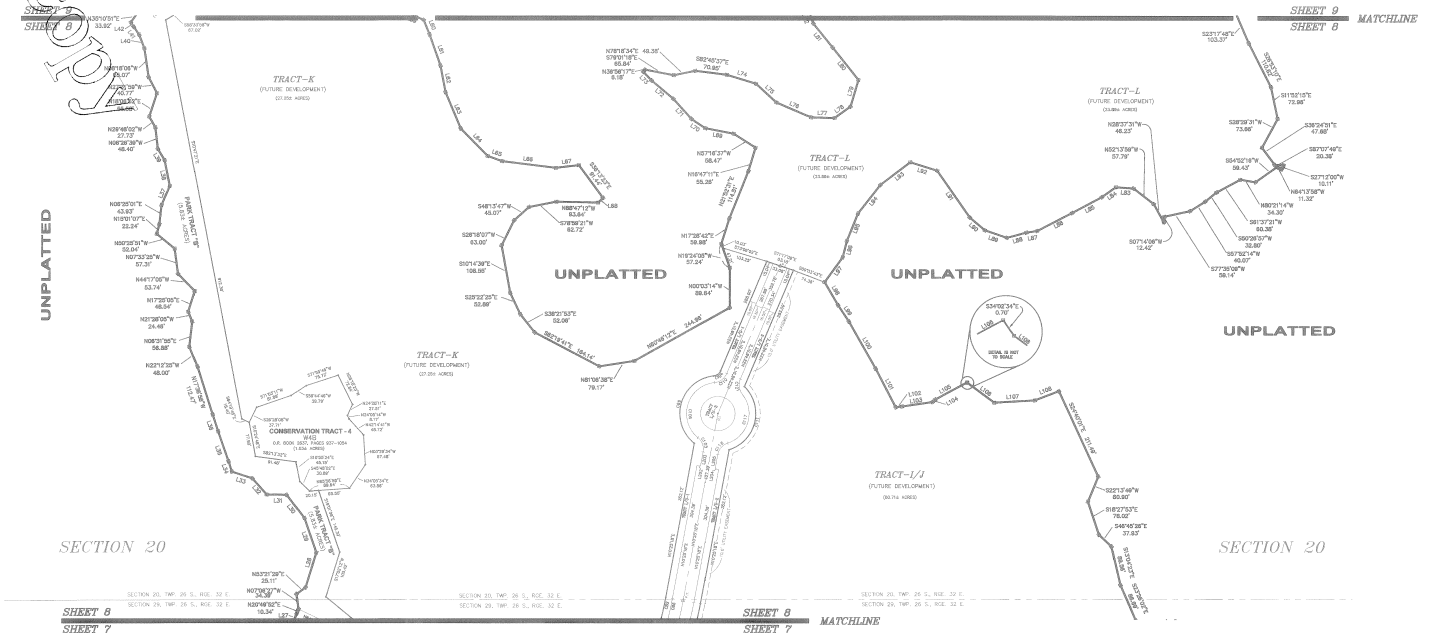
**BROWN & JOHNSTON, INC.**  
CORPORATE OF AUTOGRAPHER REG. U.S. 7048  
PLAT NO. 20-126  
SECTION 29, TWP. 28 S., R. 32 E., S. 12 E.  
SECTION 30, TWP. 28 S., R. 32 E., S. 12 E.  
SECTION 29, TWP. 28 S., R. 32 E., S. 12 E.  
SECTION 30, TWP. 28 S., R. 32 E., S. 12 E.

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**HARMONY PHASE THREE**  
 SECTIONS 20, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 38 EAST, OSCEOLA COUNTY, FLORIDA  
 BEING IN PART A REPEAT OF PORTION OF GOLF COURSE TRACT-2  
 BEING IN PART A REPEAT OF GOLF MAINTENANCE TRACT 1  
 AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 126 & 129  
 ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N00°00'00"W	100.00	1	N00°00'00"W	100.00	1	N00°00'00"W	100.00	1	N00°00'00"W	100.00	1	N00°00'00"W	100.00



**BROWN & JOHNSTON, INC.**  
 CERTIFICATE OF AUTHORIZATION No. L.S. 7548

LEGEND:  
 (S) = SURVEYED POINT  
 (L) = LINE  
 (A) = AREA  
 (R) = ROAD  
 (C) = CURB  
 (D) = DRAINAGE  
 (E) = EASEMENT  
 (F) = FENCE  
 (G) = GOLF COURSE  
 (H) = HIGHWAY  
 (I) = IRREGULAR  
 (J) = JUNCTION  
 (K) = KNOT  
 (L) = LINE  
 (M) = MOUND  
 (N) = NAIL  
 (O) = OAK  
 (P) = PALM  
 (Q) = QUARRY  
 (R) = ROAD  
 (S) = SURVEYED POINT  
 (T) = TOWER  
 (U) = UTILITY  
 (V) = VALVE  
 (W) = WALL  
 (X) = X-MARK  
 (Y) = YARD  
 (Z) = ZONE

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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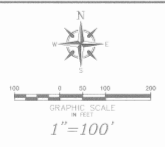
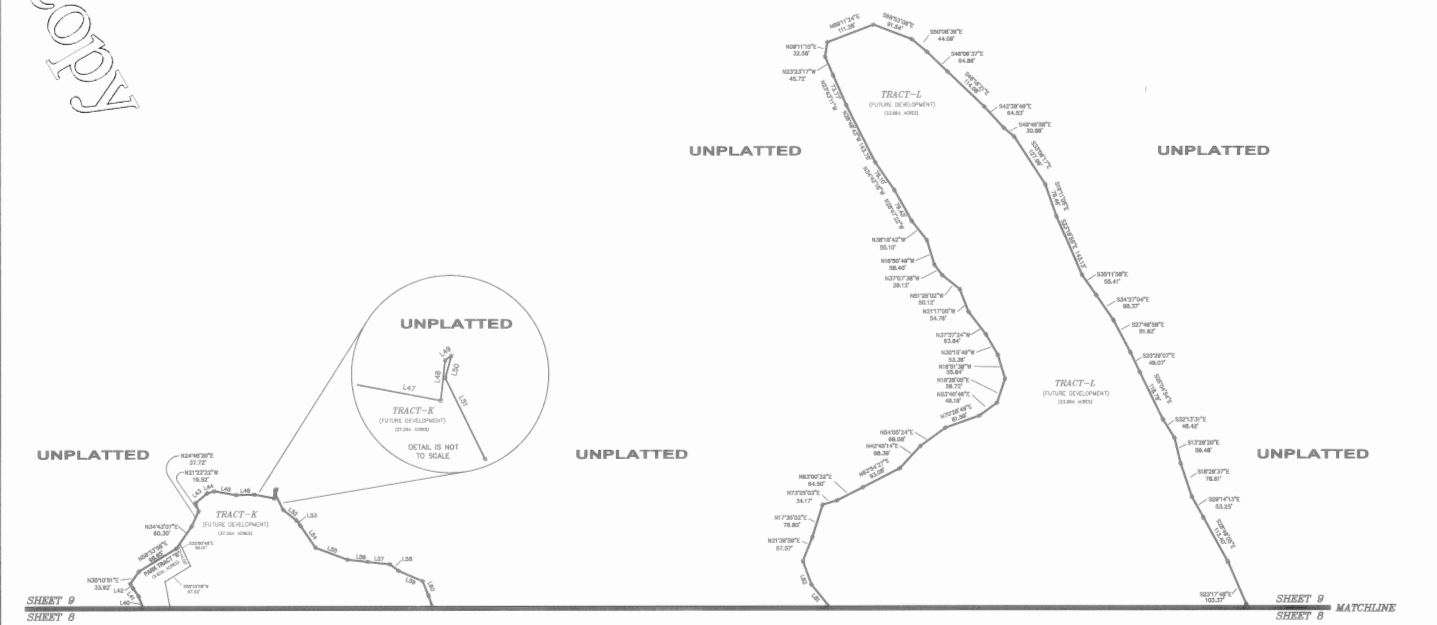


Table with 10 columns: CURVE TABLE, LINE TABLE, and LINE TABLE. Each column contains numerical data for curve and line measurements.

HARMONY PHASE THREE
SECTIONS 20, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA
BEING IN PART A REPLAY OF PORTION OF GOLF COURSE TRACT-2
BIRCHWOOD GOLF COURSE AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151
BEING IN PART A REPLAY OF GOLF MAINTENANCE TRACT 1
AS FILED AND RECORDED IN PLAT BOOK 19, PAGES 128 & 129
ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



Legend and notes section including symbols for bearings, distances, and other survey markers. Includes the logo for Brown & Johnston, Inc.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. ALL LOT LINES ARE: RADIAL UNLESS OTHERWISE NOTED WITH (N.R.).

# HARMONY NEIGHBORHOOD I

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT 1/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN O.R. BOOK 4895, PAGE(S) 122, 127, 2 AND (ARE) (ARE NOT) ACCOMPANIED BY DEED COVENANTS.

## LEGAL DESCRIPTION:

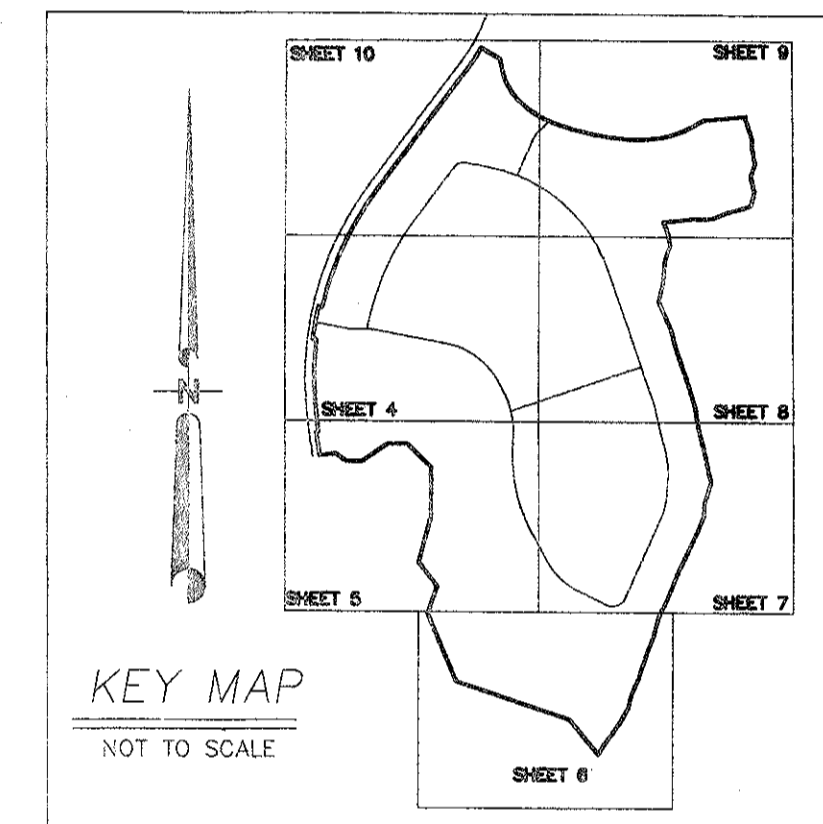
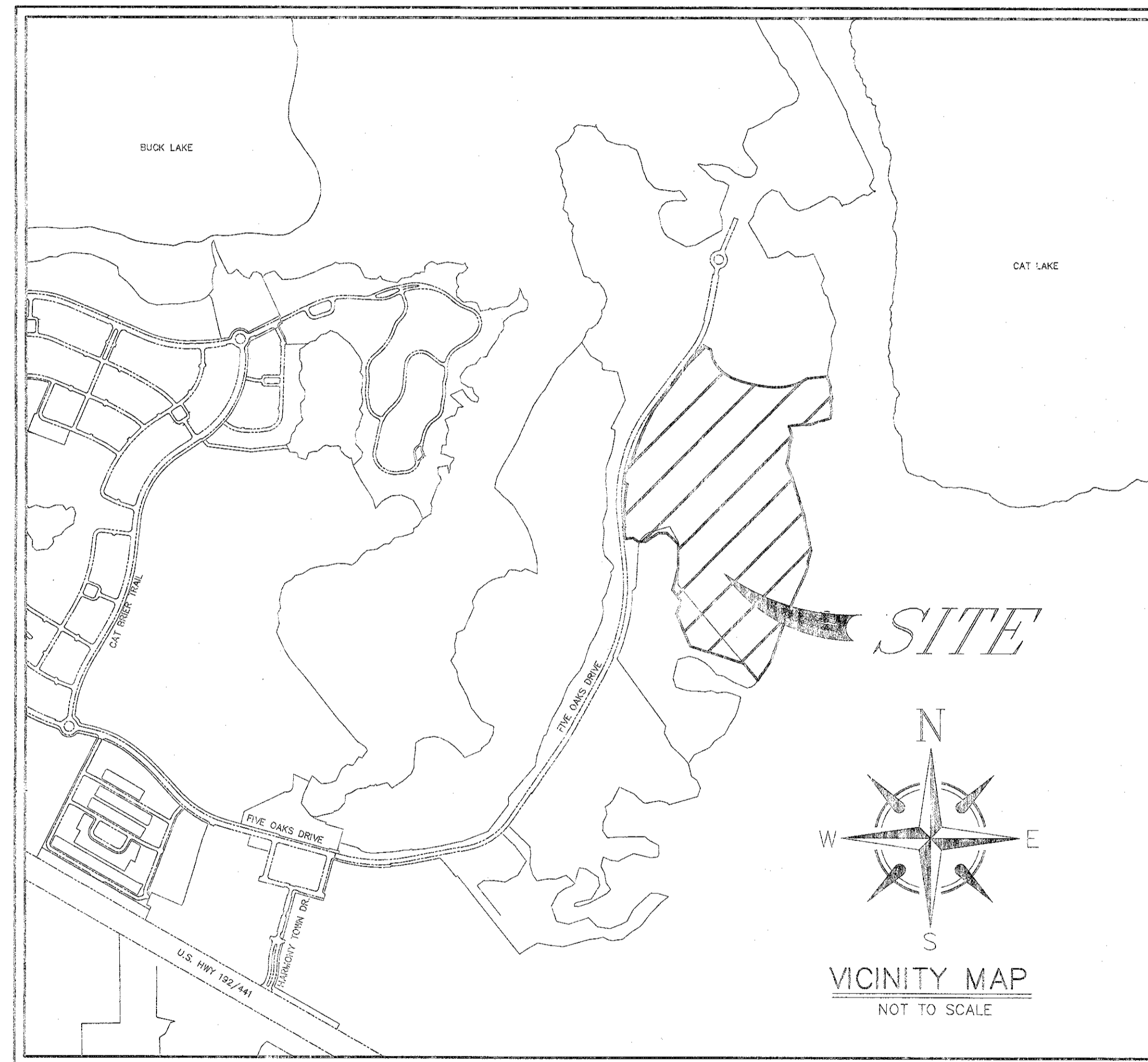
A PARCEL OF LAND LYING IN A PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA.

BEING IN PART A REPLAT OF PORTIONS OF TRACT-1/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 1/J, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE N07°07'13"W, A DISTANCE OF 92.53 FEET; THENCE N82°52'47"E, A DISTANCE OF 8.00 FEET; THENCE N07°07'13"W, A DISTANCE OF 54.31 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,229.00 FEET AND A CENTRAL ANGLE OF 13°58'46"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 299.86 FEET; THENCE N83°08'27"W, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S83°08'27"E, A RADIAL DISTANCE OF 1,244.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°55'09", A DISTANCE OF 128.52 FEET; THENCE S77°13'18"E, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S77°13'18"E, A RADIAL DISTANCE OF 1,229.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 24°05'17", A DISTANCE OF 516.69 FEET; THENCE N36°51'59"E, A DISTANCE OF 565.25 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 799.50 FEET AND A CENTRAL ANGLE OF 06°46'11"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 94.46 FEET; THENCE S59°54'12"E, A DISTANCE OF 83.47 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N85°16'51"E, A RADIAL DISTANCE OF 260.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 45°42'21", A DISTANCE OF 207.41 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 394.00 FEET AND A CENTRAL ANGLE OF 21°00'57"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 144.52 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,151.00 FEET AND A CENTRAL ANGLE OF 13°51'20"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 278.34 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 462.00 FEET AND A CENTRAL ANGLE OF 37°43'39"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 304.21 FEET; THENCE N84°18'21"E, A DISTANCE OF 163.59 FEET; THENCE S03°23'25"W, A DISTANCE OF 12.70 FEET; THENCE S18°13'05"E, A DISTANCE OF 76.74 FEET; THENCE S02°06'45"W, A DISTANCE OF 28.96 FEET; THENCE S11°41'44"E, A DISTANCE OF 66.11 FEET; THENCE S20°42'09"W, A DISTANCE OF 47.40 FEET; THENCE S13°42'28"E, A DISTANCE OF 60.67 FEET; THENCE S12°12'17"W, A DISTANCE OF 58.13 FEET; THENCE S73°31'54"W, A DISTANCE OF 48.55 FEET; THENCE S74°23'54"W, A DISTANCE OF 48.93 FEET; THENCE S66°46'41"W, A DISTANCE OF 48.69 FEET; THENCE S79°35'13"W, A DISTANCE OF 37.27 FEET; THENCE N89°40'40"W, A DISTANCE OF 54.72 FEET; THENCE S83°50'41"W, A DISTANCE OF 105.72 FEET; THENCE S18°32'00"E, A DISTANCE OF 54.89 FEET; THENCE S11°49'31"E, A DISTANCE OF 38.62 FEET; THENCE S17°51'35"W, A DISTANCE OF 59.39 FEET; THENCE S04°51'53"W, A DISTANCE OF 86.61 FEET; THENCE S13°11'09"W, A DISTANCE OF 76.13 FEET; THENCE S23°40'26"E, A DISTANCE OF 116.25 FEET; THENCE S14°56'21"E, A DISTANCE OF 74.20 FEET; THENCE S19°01'26"E, A DISTANCE OF 126.89 FEET; THENCE S16°58'23"E, A DISTANCE OF 118.08 FEET; THENCE S08°25'48"E, A DISTANCE OF 62.91 FEET; THENCE S13°33'58"E, A DISTANCE OF 131.27 FEET; THENCE S10°16'46"E, A DISTANCE OF 60.80 FEET; THENCE S14°47'32"E, A DISTANCE OF 34.92 FEET; THENCE S17°26'30"W, A DISTANCE OF 84.64 FEET; THENCE S02°44'13"W, A DISTANCE OF 49.55 FEET; THENCE S21°35'31"W, A DISTANCE OF 60.34 FEET; THENCE S25°15'36"W, A DISTANCE OF 91.16 FEET; THENCE S25°15'18"W, A DISTANCE OF 94.11 FEET; THENCE S22°10'48"W, A DISTANCE OF 104.34 FEET; THENCE S26°48'51"W, A DISTANCE OF 72.16 FEET; THENCE S14°15'42"W, A DISTANCE OF 71.76 FEET; THENCE S21°02'54"W, A DISTANCE OF 72.40 FEET; THENCE S19°10'52"W, A DISTANCE OF 45.87 FEET; THENCE S16°12'33"W, A DISTANCE OF 55.65 FEET; THENCE S23°48'49"W, A DISTANCE OF 65.47 FEET; THENCE S14°44'16"W, A DISTANCE OF 55.39 FEET; THENCE S29°19'28"W, A DISTANCE OF 66.84 FEET; THENCE S35°07'44"W, A DISTANCE OF 54.60 FEET; THENCE S37°26'03"W, A DISTANCE OF 47.46 FEET; THENCE S30°01'40"W, A DISTANCE OF 40.75 FEET; THENCE N40°03'00"W, A DISTANCE OF 172.23 FEET; THENCE N71°53'59"W, A DISTANCE OF 459.22 FEET; THENCE N23°03'47"W, A DISTANCE OF 282.17 FEET; THENCE N20°13'58"E, A DISTANCE OF 107.92 FEET; THENCE N37°50'34"W, A DISTANCE OF 117.19 FEET; THENCE N15°10'41"E, A DISTANCE OF 176.58 FEET; THENCE N00°14'02"E, A DISTANCE OF 191.84 FEET; THENCE N45°53'52"W, A DISTANCE OF 128.23 FEET; THENCE WEST, A DISTANCE OF 74.11 FEET; THENCE S55°20'14"W, A DISTANCE OF 120.56 FEET; THENCE WEST, A DISTANCE OF 58.85 FEET; THENCE N55°16'56"W, A DISTANCE OF 51.54 FEET; THENCE S82°52'47"W, A DISTANCE OF 62.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.34 ACRES, MORE OR LESS.



**JOHNSTON'S SURVEYING INC.**  
900 Shady Lane, Kissimmee, Florida 34744-8695  
Tel. (407) 847-2179 Fax (407) 847-6140

\*NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.\*

## DEDICATION HARMONY NEIGHBORHOOD I

KNOW ALL BY THESE PRESENTS, that Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability partnership, 1/k/a Birchwood Acres Limited Partnership, a Florida limited liability partnership (the "Partnership") and the Harmony Community Development District, a limited special and single purpose local government according to Chapter 190, Florida Statutes (the "HCDD"), each being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat and together owning all of such land hereby dedicate the said lands and plot for the uses and purposes herein expressed; dedicate the easements that are given herein to Osceola County, Florida ("County") (as grantee) to the perpetual use of the public (unless otherwise expressly provided in this plat that the easement is not for the use of the public); dedicate the easements that are given herein to the HCDD (as grantee) to the proper uses and purposes of the HCDD; dedicate the easements that are given herein to the Partnership (as grantee) to the proper uses and purposes of the Partnership; dedicate Tract 1-100 to the perpetual use of the Lakes of Harmony Community Association, Inc. ("Master Assn") for private right-of-way and gate uses and purposes of the Master Assn; dedicate Tract 1-200, Tract 1-300 and Tract 1-500 to the perpetual use of the Master Assn for open space, landscape and gate uses and purposes of the Master Assn; dedicate Tract 1-560 to the perpetual use of the Master Assn for open space, landscape, entry feature and gate uses and purposes of the Master Assn; dedicate Tract 1-400 to the perpetual use of South Lakes of Harmony Community Association, Inc. ("Sub Assn") for private right-of-way uses and purposes of the Sub Assn; dedicate Tract 1-500 to the perpetual use of the HCDD for open space and landscape uses and purposes of the HCDD; and dedicate Tract 1-600, Tract 1-700, Tract 1-800, Tract 1-900, Tract 1-1000, Tract 1-1100, Tract 1-1200 and Tract 1-1300 to the perpetual use of the HCDD for open space and stormwater uses and purposes of the HCDD. All other lands, tracts, road shoulders or easements shown on this plat are not dedicated to the public nor for any other public use or benefit.

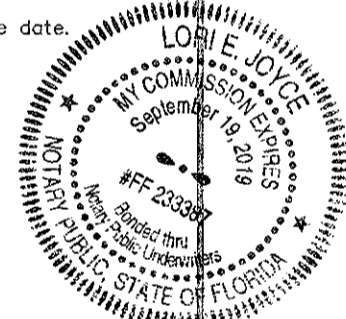
IN WITNESS WHEREOF, the Partnership has caused these presents to be signed and attested to or witnessed by the officers or individuals named below and the corporate seal of its general partner to be affixed hereto on the date set forth in the notary acknowledgment.

ADDRESS: 3500 Harmony Square Drive West, Harmony, Florida 34773  
By: *Michael Moser*  
Name: Michael Moser  
Title: Authorized Agent

Signed and sealed in the presence of: Attest: *Robert Glantz*  
Name: Robert Glantz  
Title: Authorized Agent

STATE OF FLORIDA COUNTY OF OSCEOLA  
I HEREBY CERTIFY that on this 9 day of December, 2015 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Michael Moser and Robert Glantz, who are personally known to me, each as an Authorized Agent of VII GP Harmony L.L.C., a Delaware limited liability company, the general partner of Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability partnership (1/k/a Birchwood Acres Limited Partnership, a Florida limited partnership), who executed the foregoing dedication and severally acknowledged the execution thereof to be of their free act and deed as such officers or authorized agents thereto duly authorized; that the official seal of VII GP Harmony L.L.C., a Delaware limited liability company, is duly affixed thereto and that said Dedication is the act and deed of the Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
NOTARY PUBLIC  
*Lois E. Joyner*  
Name: Lois E. Joyner  
FF 233387  
My Commission Expires 9/19/2019



**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**  
Examined and Approved: *Harold M. Jiles* 12-15-2015  
County Engineer Date

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, that on December 14, 2015 the foregoing plat was approved by the Board of County Commissioners of Osceola County, Florida.  
*Dinah Jones* Chairman of the Board  
*Richard D. Brown* Clerk of the Board  
in and for Osceola County, Florida BY *Johnny Red* D.C.

**CERTIFICATE OF SURVEYOR**  
KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on 09/20/2014 he completed the survey of the lands as shown in the fore-going plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations; the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with all requirements of Chapter 177, F.S.; that permanent control points will be placed as required by CH. 177 F.S.; and that said land is located in Section 29, Township 26 South, Range 32 East, Osceola County, Florida.  
*Richard D. Brown, P.S.M.*  
Dated 12/15/15 Registration No. 5700  
Professional Surveying Certificate of Authorization No. L.B. 966

**JOHNSTON'S SURVEYING INC.**  
900 Shady Lane, Kissimmee, Florida 34744-8695  
Tel. (407) 847-2179 Fax (407) 847-6140

Notary Public: *Anna Landman*  
Name: Anna Landman  
FF 173304  
My Commission Expires Nov 8, 2018

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**  
Upon a review, this Plat conforms to Chapter 177 F.S.  
(SIGNATURE) *Randy Hanson*  
(PRINTED NAME) RANDY HANSON  
Dated 12-10-15 Registration No. 4629  
Florida Professional Surveyor and Mapper representing Osceola County, Florida.

**CERTIFICATE OF COUNTY CLERK**  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on 01/09/2016 at 11:14:19 PM.  
File No. 2016001828  
*Armando Ramirez*  
Clerk of the Circuit Court  
in and for Osceola County, Florida  
BY: *Armando Ramirez* D.C.



# HARMONY NEIGHBORHOOD I

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT 1/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

**PLAT NOTES:**

1. BEARINGS ARE BASED ON THE WEST LINE OF TRACT 1/J, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING N07°07'13W (AS SHOWN).
2. THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED WITH (N.R. OR NON-RADIAL).
5. THIS PROPERTY IS SUBJECT TO THE FOLLOWING ITEMS (BUT THIS REFERENCE SHALL NOT ACT TO REIMPOSE THE SAME):
  - A. DRAINAGE EASEMENT BETWEEN BIRCHWOOD ACRES LIMITED PARTNERSHIP AND HARMONY COMMUNITY DEVELOPMENT DISTRICT RECORDED OCTOBER 10, 2002, IN OFFICIAL RECORDS BOOK 2125, PAGE 2078; FIRST AMENDMENT RECORDED OCTOBER 12, 2002, IN OFFICIAL RECORDS BOOK 2125, PAGE 2080; SECOND AMENDMENT RECORDED NOVEMBER 25, 2003, IN OFFICIAL RECORDS BOOK 2390, PAGE 1459; THIRD AMENDMENT RECORDED NOVEMBER 1, 2004, IN OFFICIAL RECORDS BOOK 2629, PAGE 288; FOURTH AMENDMENT RECORDED NOVEMBER 1, 2004, IN OFFICIAL RECORDS BOOK 2629, PAGE 291; FIFTH AMENDMENT OF DRAINAGE EASEMENT RECORDED JUNE 24, 2005, IN OFFICIAL RECORDS BOOK 2822, PAGE 1694; SIXTH AMENDMENT OF DRAINAGE EASEMENT RECORDED OCTOBER 27, 2006, IN OFFICIAL RECORDS BOOK 3316, PAGE 2502 AND SEVENTH AMENDMENT OF DRAINAGE EASEMENT RECORDED FEBRUARY 23, 2008, IN BOOK 3901, PAGE 2420, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - B. AMENDED AND RESTATED EASEMENT AND DEVELOPMENT AGREEMENT RECORDED JANUARY 17, 2006, IN OFFICIAL RECORDS BOOK 3033, PAGE 967, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - C. PLAT OF HARMONY PHASE THREE, AS RECORDED IN PLAT BOOK 20, PAGES 120-128, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - D. PLAT OF BIRCHWOOD GOLF COURSE, AS RECORDED IN PLAT BOOK 15, PAGES 139-151, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - E. OIL, GAS AND MINERAL RESERVATIONS, IN FAVOR OF CONSOLIDATED NAVAL STORES COMPANY SET FORTH IN THAT CERTAIN DEED RECORDED JUNE 6, 1950, IN DEED BOOK 131, PAGE 203; CONVEYANCE OF INTEREST IN FAVOR OF CONSOLIDATED-TOWOKA LAND CO. SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 6, 1969, IN OFFICIAL RECORDS BOOK 194, PAGE 132; NOTICE PURSUANT TO SECTION 704.05 AND 712, FLORIDA STATUTES RECORDED AUGUST 19, 1975, IN OFFICIAL RECORDS BOOK 314, PAGE 644; RELEASE OF SURFACE ENTRY RIGHTS WITH RESPECT TO OIL, GAS AND MINERAL INTEREST RECORDED NOVEMBER 3, 1983, IN OFFICIAL RECORDS BOOK 690, PAGE 452; CONVEYANCE OF INTEREST IN FAVOR OF INDIGO GROUP INC., A FLORIDA CORPORATION BY WARRANTY DEED RECORDED DECEMBER 13, 2004, IN OFFICIAL RECORDS BOOK 2654, PAGE 1908 AND CORRECTIVE WARRANTY DEED RECORDED MAY 17, 2006, IN OFFICIAL RECORDS BOOK 3160, PAGE 732, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - F. NOTICE OF ESTABLISHMENT OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT RECORDED MARCH 24, 2000, IN OFFICIAL RECORDS BOOK 1717, PAGE 1764; AMENDED NOTICE RECORDED MAY 8, 2000, IN OFFICIAL RECORDS BOOK 1734, PAGE 1712 AND SECOND AMENDED NOTICE RECORDED OCTOBER 12, 2001, IN OFFICIAL RECORDS BOOK 1943, PAGE 1779, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - G. FINAL JUDGMENT RECORDED AUGUST 8, 2000, IN OFFICIAL RECORDS BOOK 1766, PAGE 148 AND RE-RECORDED AUGUST 17, 2000, IN OFFICIAL RECORDS BOOK 1771, PAGE 893, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - H. FINAL JUDGMENT RECORDED AUGUST 10, 2000, IN OFFICIAL RECORDS BOOK 1767, PAGE 457 AND RE-RECORDED AUGUST 29, 2000, IN OFFICIAL RECORDS BOOK 1775, PAGE 952, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - I. PROJECT IMPROVEMENT ACQUISITION AGREEMENT BETWEEN BIRCHWOOD ACRES LIMITED PARTNERSHIP AND HARMONY COMMUNITY DEVELOPMENT DISTRICT RECORDED APRIL 6, 2001, IN OFFICIAL RECORDS BOOK 1856, PAGE 656 AND 1ST MODIFICATION RECORDED OCTOBER 12, 2001, IN OFFICIAL RECORDS BOOK 1943, PAGE 1775, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - J. INTERLOCAL AGREEMENT BETWEEN HARMONY COMMUNITY DEVELOPMENT DISTRICT AND OSCEOLA COUNTY PERTAINING TO DISTRICT INFRASTRUCTURE CONSTRUCTION AND MAINTENANCE RECORDED AUGUST 2, 2001, IN OFFICIAL RECORDS BOOK 1911, PAGE 2203 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1922, PAGE 649, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - K. DECLARATION OF CONSENT TO JURISDICTION OF COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED OCTOBER 8, 2001, IN OFFICIAL RECORDS BOOK 1941, PAGE 2463 AND AMENDED AND RESTATED DECLARATION RECORDED OCTOBER 23, 2002, IN OFFICIAL RECORDS BOOK 2133, PAGE 915, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - L. HARMONY TRANSITION INTERLOCAL AGREEMENT RECORDED APRIL 18, 2003, IN OFFICIAL RECORDS BOOK 2233, PAGE 1582, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - M. DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENTS RECORDED FEBRUARY 14, 2005, IN OFFICIAL RECORDS BOOK 2703, PAGE 552 AND RECORDED FEBRUARY 22, 2005, IN OFFICIAL RECORDS BOOK 2708, PAGE 1412; FIRST AMENDMENT RECORDED FEBRUARY 5, 2007, IN OFFICIAL RECORDS BOOK 3400, PAGE 765, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - N. DECLARATION OF CONSENT TO JURISDICTION OF COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED APRIL 1, 2005, IN OFFICIAL RECORDS BOOK 2744, PAGE 1669, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - O. BOARD OF SUPERVISORS HARMONY COMMUNITY DEVELOPMENT DISTRICT RESOLUTION 2006-1 RECORDED JANUARY 5, 2006, IN OFFICIAL RECORDS BOOK 3021, PAGE 573, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - P. RESTATED VETERINARY RESTRICTION AGREEMENT RECORDED JANUARY 17, 2006, IN OFFICIAL RECORDS BOOK 3033, PAGE 926, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - Q. SERVICE AGREEMENT FOR LIGHTING SERVICE (PHASE 3 ROADWAY) RECORDED JUNE 19, 2006, IN OFFICIAL RECORDS BOOK 3190, PAGE 1474, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - R. SOUTH FLORIDA WATER MANAGEMENT DISTRICT NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED OCTOBER 24, 2012, IN BOOK 4340, PAGE 1420, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - S. AGREEMENT TO USE ALTERNATIVE CALCULATION APPROACH FOR DETERMINING CAPITAL SHORTFALL AMOUNTS BETWEEN BIRCHWOOD ACRES LIMITED PARTNERSHIP, LLLP AND TOHOPEKALIGA WATER AUTHORITY RECORDED SEPTEMBER 6, 2013, IN BOOK 4498, PAGE 1168, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - T. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED APRIL 22, 2015, IN OFFICIAL RECORDS BOOK 4767, PAGE 2222, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - U. DECLARATION OF CONSENT TO JURISDICTION OF COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED APRIL 30, 2015, IN OFFICIAL RECORDS BOOK 4772, PAGE 1648, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - V. ASSESSMENT ACKNOWLEDGEMENT AND TRUE UP AGREEMENT RECORDED APRIL 30, 2015, IN OFFICIAL RECORDS BOOK 4772, PAGE 1654, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - W. SIXTH AMENDED AND RESTATED DEVELOPMENT ORDER (JUNE 15, 2015) RECORDED JUNE 18, 2015 IN OFFICIAL RECORDS BOOK 4783, PAGE 197C, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - X. TOHOPEKALIGA WATER AUTHORITY WATER, REUSE, AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT BY AND BETWEEN THE HARMONY DEVELOPMENT COMPANY, LLC AND TOHOPEKALIGA WATER AUTHORITY RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS BOOK 4800, PAGE 967, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - Y. SERVICE AGREEMENT LIGHTING SERVICE (PHASE 2 ROADWAY) RECORDED MAY 23, 2005, IN OFFICIAL RECORDS BOOK 2785, PAGE 503, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
6. TRACT 1-400 WILL BE OWNED AND MAINTAINED BY SOUTH LAKES OF HARMONY COMMUNITY ASSOCIATION, INC.
7. TRACTS 1-500, 1-600, 1-700, 1-800, 1-900, 1-1000, 1-1100, 1-1200 AND 1-1300 WILL BE OWNED AND MAINTAINED BY THE HARMONY COMMUNITY DEVELOPMENT DISTRICT.
8. TRACTS 1-100, 1-200, 1-300, 1-550 AND 1-560 WILL BE OWNED AND MAINTAINED BY LAKES OF HARMONY COMMUNITY ASSOCIATION, INC.
9. STREETLIGHTS WILL BE OWNED AND MAINTAINED BY THE HARMONY COMMUNITY DEVELOPMENT DISTRICT.

**EASEMENTS:**

THE PARTNERSHIP AND THE HCDD FURTHER GRANT BY MEANS OF THIS PLAT THE FOLLOWING NON-EXCLUSIVE PRIVATE OR PUBLIC EASEMENTS SHOWN HEREON FOR THE USES SET FORTH BELOW:

- A. UNLESS EXPRESSLY AND SPECIFICALLY PROVIDED OTHERWISE, ALL EASEMENTS DESCRIBED ON THIS PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS. WITH RESPECT TO ALL EASEMENTS DESCRIBED IN OR RESERVED BY THIS PLAT, (UNLESS EXPRESSLY AND SPECIFICALLY PROVIDED OTHERWISE), THE RIGHT IS HEREBY RESERVED TO THE PARTNERSHIP AND THE HCDD (WITH RESPECT TO THE HCDD, IF SPECIFICALLY AUTHORIZED BY THE PLAT, INSTRUMENT OF GRANT OR ASSIGNMENT) TO: (I) ASSIGN THE SAME TO OTHERS, (II) GRANT A PART OR ALL OF SAID EASEMENTS TO OTHERS, AND (III) GRANT AND EMPOWER THE ASSIGNEES OR GRANTEEES THEREOF TO GRANT SUCH ADDITIONAL EASEMENTS OVER ANY PART OR ALL OF SUCH EASEMENTS AS THE PARTNERSHIP OR THE HCDD MAY DEEM NECESSARY OR APPROPRIATE; PROVIDED, NONE OF THE GRANTS OR ADDITIONAL EASEMENTS SHALL IMPAIR OR DETRACT FROM THE USE OF THE EASEMENTS DEPICTED ON THIS PLAT FOR THE USES HEREIN EXPRESSED AND PROVIDED THAT SAID GRANT OR ADDITIONAL EASEMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID EASEMENTS.
- B. THE PARTNERSHIP HEREBY RESERVES TO ITSELF (AND TO ITS GRANTEEES AND ASSIGNEES, IF SPECIFICALLY AUTHORIZED BY THE PLAT, INSTRUMENT OF GRANT OR ASSIGNMENT) THE EXCLUSIVE RIGHT AND PRIVILEGE TO DETERMINE THE LOCATION OF ANY IMPROVEMENTS, EQUIPMENT, DRIVEWAYS, CURB CUTS, PAVED AREAS OR FACILITIES TO BE PLACED WITHIN, ON OR BENEATH THE SURFACE OF ALL EASEMENTS GRANTED BY, DESCRIBED IN OR RESERVED BY THIS PLAT AND THE PARTNERSHIP RETAINS (FOR ITSELF AND ITS GRANTEEES OR ASSIGNEES) THE RIGHT OF ACCESS AND USE OVER AND ACROSS ALL SAID EASEMENTS FOR IMPROVEMENT, CONSTRUCTION AND MAINTENANCE PURPOSES AND TO GRANT OR ASSIGN SUCH RIGHTS TO OTHERS.
- C. UNLESS SPECIFICALLY PROVIDED OTHERWISE ON THIS PLAT, SUCCESSORS IN INTEREST TO THE PARTNERSHIP SHALL NOT SUCCEED TO RIGHTS RESERVED BY THE PARTNERSHIP ON THIS PLAT UNLESS A RECORDED INSTRUMENT MAKES REFERENCE TO THE RIGHT OR RIGHTS RESERVED BY THE PARTNERSHIP AND ASSIGNS SUCH RIGHT OR RIGHTS TO SAID SUCCESSORS IN INTEREST.
- D. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

1. [EASEMENT #1]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY GRANT AND CONVEY AND RESERVE, BY THIS PLAT TO THE PARTNERSHIP AND THE HCDD (AS GRANTEE) A PERPETUAL NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER ALL PRIVATELY DEDICATED PORTIONS OF THE STREETS IN THIS PLAT FOR THE PURPOSE OF: DRAINAGE; UTILITIES; WATER; SANITARY SEWER; IRRIGATION; PARKING; THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ROAD MAINTENANCE AND MAINTENANCE OF CROSSWALKS; THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN BRICK PAVERS FROM TIME TO TIME; ACCESS ON, OVER, TO AND FROM ANY AND ALL DRIVEWAYS AND CURB CUTS IN OR ABUTTING SAID STREETS; AND THE RIGHT, BUT NOT THE OBLIGATION TO, PERFORM LANDSCAPE MAINTENANCE IN UNPAVED AREAS.
2. [EASEMENT #2]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY GRANT AND CONVEY TO THE PARTNERSHIP (AS GRANTEE) AND THE PARTNERSHIP RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT 1-100, TRACT 1-200, TRACT 1-300, TRACT 1-400, TRACT 1-500, TRACT 1-550, TRACT 1-560, TRACT 1-600, TRACT 1-700, TRACT 1-800, TRACT 1-900, TRACT 1-1000, TRACT 1-1100, TRACT 1-1200 AND TRACT 1-1300 FOR: ROAD DRAINAGE; UTILITIES; CABLE TELEVISION; IRRIGATION; PARKING; THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ROAD MAINTENANCE AND MAINTENANCE OF CROSSWALKS; THE RIGHT, BUT NOT THE OBLIGATION, TO PAVE AND CONSTRUCT DRIVEWAYS AND CURB CUTS SUBJECT TO AND IN ACCORDANCE WITH THE RIGHTS OF THE PARTNERSHIP AS SET FORTH IN PLAT NOTE B; ACCESS TO THE CONTIGUOUS PUBLICLY AND PRIVATELY DEDICATED PORTION OF THE RIGHTS-OF-WAY DEDICATED BY THIS PLAT (AND THE PLAT OF HARMONY PHASE THREE, RECORDED IN PLAT BOOK 20, PAGES 128-128, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA) VIA THE DRIVEWAYS AND CURB CUTS NOW OR IN THE FUTURE CONSTRUCTED THEREON IN ACCORDANCE WITH AND SUBJECT TO THE RIGHTS OF THE PARTNERSHIP AS SET FORTH IN PLAT NOTE B; ENCRoACHMENTS OF STRUCTURES, STRUCTURAL OVERHANGS, FOUNDATIONS, FOOTERS, AND MAINTENANCE OF THOSE STRUCTURES; THE RIGHT, BUT NOT THE OBLIGATION TO, PERFORM LANDSCAPING MAINTENANCE; AND THE RIGHT, BUT NOT THE OBLIGATION TO, INSTALL AND MAINTAIN SIGNAGE, LIGHTING, UTILITIES, MAILBOXES, DECORATIVE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCING AND ENTRY FEATURES.
3. [EASEMENT #3]. PARTNERSHIP AND THE HCDD (AS GRANTOR) EACH HEREBY RESERVES FOR ITSELF AND GRANT TO EACH OTHER AND THEIR SUCCESSORS AND ASSIGNS A TEMPORARY NON-EXCLUSIVE ACCESS AND CONSTRUCTION EASEMENT OVER THE PORTIONS OF THE RIGHTS-OF-WAY DEDICATED BY THIS PLAT TO THE MASTER ASSN AND SUB ASSN FOR THE PURPOSE OF CONSTRUCTION OF SUCH RIGHTS-OF-WAY. SUCH TEMPORARY NON-EXCLUSIVE ACCESS AND CONSTRUCTION EASEMENT SHALL AUTOMATICALLY EXPIRE UPON ISSUANCE BY OSCEOLA COUNTY, FLORIDA OF A CERTIFICATE OF COMPLETION FOR SUCH RIGHTS-OF-WAY.
4. [EASEMENT #4]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY GRANT AND CONVEY TO OSCEOLA COUNTY, FLORIDA, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE "UTILITY EASEMENTS" AND "U.E." FOR PURPOSES OF: THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY FACILITIES.
5. [EASEMENT #5]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY GRANT AND CONVEY AND RESERVE, BY THIS PLAT TO THE HCDD (AS GRANTEE) A PERPETUAL NON-EXCLUSIVE EASEMENT OVER TRACTS 1-100 AND 1-560 FOR THE PURPOSES OF: THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF IRRIGATION UTILITY FACILITIES, SUBJECT TO ANY VERTICAL IMPROVEMENTS CONSTRUCTED, NOW OR IN THE FUTURE, IN TRACTS 1-100 OR 1-560 BY THE MASTER ASSN.
6. [EASEMENT #6]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY DEDICATE ON THIS PLAT TO OSCEOLA COUNTY (AS GRANTEE) (BUT NOT TO OR FOR THE USE OF THE PUBLIC) A PERPETUAL NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER TRACTS 1-100 AND 1-400 SOLELY FOR EMERGENCY (POLICE, FIRE, MEDICAL, NATURAL DISASTER) AND TRASH COLLECTION ACCESS PURPOSES.
7. [EASEMENT #7]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY GRANT AND CONVEY TO THE HCDD (BUT NOT THE PUBLIC) (I) A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT OVER TRACTS 1-100 AND 1-400 SOLELY FOR PURPOSES OF ACCESSING TRACTS 1-600, 1-700, 1-800, 1-900, 1-1000, 1-1100, 1-1200 AND 1-1300 FOR THE OPERATION AND MAINTENANCE OF SUCH TRACTS AND THE OPEN SPACE AND STORMWATER IMPROVEMENTS THEREIN, AND (II) A PERPETUAL NON-EXCLUSIVE EASEMENT OVER TRACTS 1-100 AND 1-400 SOLELY FOR PURPOSES OF OPERATING AND MAINTAINING THE STREET LIGHTS AND RELATED IMPROVEMENTS THEREIN.
8. [EASEMENT #8]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY GRANT AND CONVEY AND RESERVE, BY THIS PLAT TO THE HCDD (AS GRANTEE) A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT OVER TRACTS 1-100 AND 1-400 FOR PEDESTRIAN ACCESS PURPOSES.
9. [EASEMENT #9]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY GRANT AND CONVEY TO THE PARTNERSHIP (AS GRANTEE) AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE PARTNERSHIP RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS 1-100, 1-400, 1-500, 1-600, 1-700 AND 1-1200 FOR PURPOSES OF ACCESSING THE LANDS SUBJECT TO THE CONSERVATION EASEMENT RECORDED IN BOOK 2637, PAGE 937-987 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, FOR THE PURPOSES OF OPERATION, MAINTENANCE AND OTHER PURPOSES PERMITTED OR REQUIRED UNDER SUCH CONSERVATION EASEMENT OF SUCH LANDS.
10. [EASEMENT #10]. PARTNERSHIP AND THE HCDD (AS GRANTOR) HEREBY DEDICATE ON THIS PLAT TO ALL OCCUPANTS OF LOTS SUBJECT TO THE JURISDICTION OF THE MASTER ASSN A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT OVER TRACTS 1-100 AND 1-400 FOR VEHICULAR, PEDESTRIAN AND OTHER ACCESS PURPOSES.

LEGEND:

■ DENOTES SET PERMANENT REFERENCE MONUMENTS (PRM) (5/8" IRON ROD W/CAP #L.B. 966)	▲ DENOTES NAIL AND DISK FOUND (AS NOTED)	▲ DENOTES PERMANENT CONTROL POINT (PCP) (SET NAIL AND DISK #L.B. 966)	TWP. = TOWNSHIP
● DENOTES SET 5/8" IRON ROD W/CAP #L.B. 966	▲ DENOTES PERMANENT CONTROL POINT (PCP) (SET NAIL AND DISK #L.B. 966)	P.C. = POINT OF CURVE	RGE = RANGE
▲ DENOTES NAIL AND DISK FOUND (AS NOTED)	▲ DENOTES PERMANENT CONTROL POINT (PCP) (SET NAIL AND DISK #L.B. 966)	P.O.B. = POINT OF BEGINNING	D.E. = DRAINAGE EASEMENT
▲ DENOTES PERMANENT CONTROL POINT (PCP) (SET NAIL AND DISK #L.B. 966)	▲ DENOTES PERMANENT CONTROL POINT (PCP) (SET NAIL AND DISK #L.B. 966)	P.O.C. = POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT
CHD. = CHORD DISTANCE	PG. = PAGE	P.C.C. = POINT OF COMPOUND CURVE	D.U.E. = DRAINAGE/UTILITY EASEMENT
R = RADIUS	P.O.B. = POINT OF BEGINNING	P.T. = POINT OF TANGENT	P.B. = PLAT BOOK
Δ = CENTRAL ANGLE	P.O.C. = POINT OF COMMENCEMENT	P.R.C. = POINT OF REVERSE CURVE	LU. = LANDSCAPE & UTILITY
L = ARC LENGTH	P.C.C. = POINT OF COMPOUND CURVE	P.N.T. = POINT OF NON TANGENT	FD. = FOUND
C.B. = CHORD BEARING	L.B. = LICENSED BUSINESS	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER	
C.R. = COUNTY ROAD	I.D. = IDENTIFICATION		
(RAD.) = RADIAL LOT LINE	C/L = CENTERLINE		

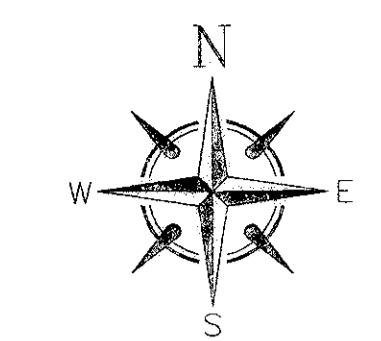




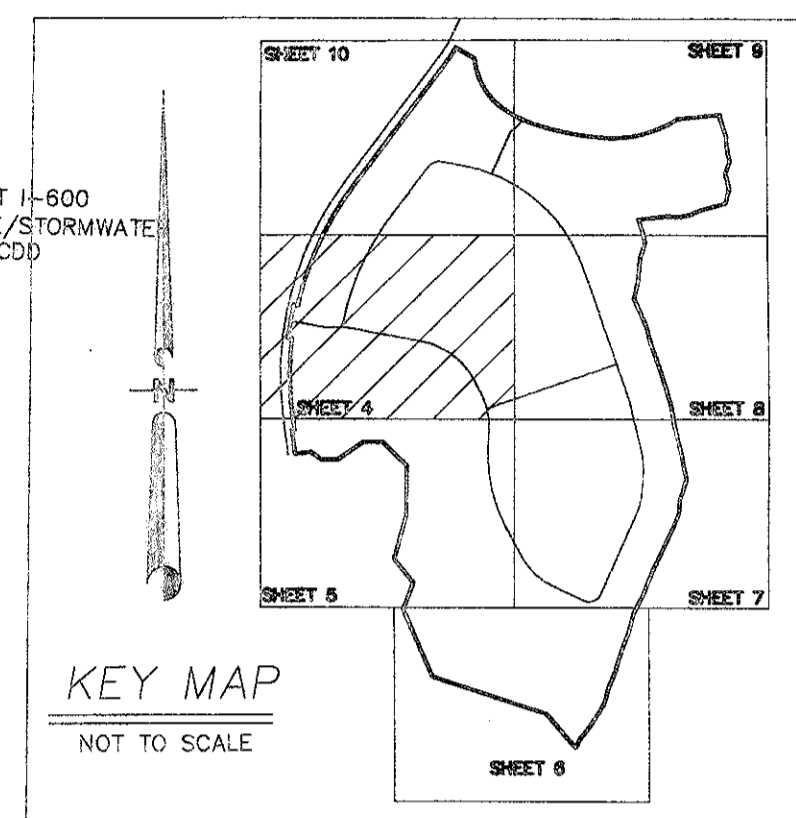


# HARMONY NEIGHBORHOOD I

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT I/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



GRAPHIC SCALE  
0 20 40 80  
(IN FEET)  
1" = 40'

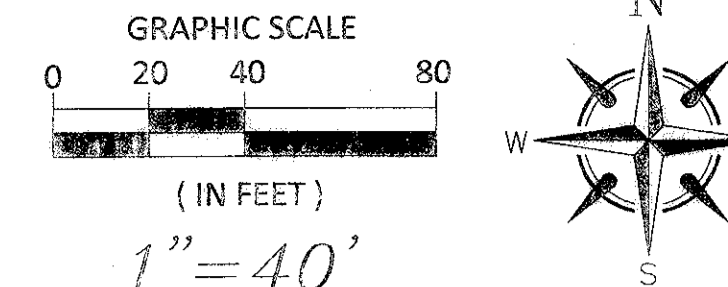


CURVE TABLE						CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHD. BEARING	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHD. BEARING
C1	41.57	74.00	0.32116°	21.35	41.03	S84°28'18"W	C111	3.42	899.00	0.001304°	1.71	3.42	S20°07'31"W
C2	62.68	275.00	0.19183°	46.78	62.24	N69°46'47"W	C112	46.21	1019.00	0.002354°	23.11	46.21	S21°32'00"W
C3	103.12	275.00	0.32129°	52.18	102.52	N49°22'58"W	C113	40.77	899.00	0.002354°	20.39	40.77	S21°32'00"W
C4	56.11	275.00	0.19142°	28.15	56.01	N32°47'38"W	C114	46.21	1019.00	0.002354°	23.11	46.21	S24°07'54"W
C5	72.21	275.00	0.25270°	35.32	72.01	S19°25'34"E	C115	40.77	899.00	0.002354°	20.39	40.77	S24°07'54"W
C6	30.98	276.00	0.08270°	15.50	30.84	N08°40'41"W	C116	46.21	1019.00	0.002354°	23.11	46.21	S28°45'48"W
C7	38.81	275.00	0.08505°	19.44	38.78	N01°24'34"E	C117	40.77	899.00	0.002354°	20.39	40.77	S28°45'48"W
C8	32.17	625.00	0.04548°	16.10	32.15	S02°14'38"W	C118	46.21	1019.00	0.002354°	23.11	46.21	S29°14'43"W
C9	62.18	745.00	0.04438°	31.11	62.16	S02°14'38"W	C119	40.77	899.00	0.002354°	20.39	40.77	S29°14'43"W
C10	60.00	625.00	0.05230°	30.02	59.98	S04°53'47"E	C120	46.21	1019.00	0.002354°	23.11	46.21	S31°55'37"W
C11	48.48	745.00	0.03743°	24.25	48.47	S04°47'03"E	C121	40.77	899.00	0.002354°	20.39	40.77	S31°55'37"W
C12	23.04	745.00	0.01467°	11.52	23.04	S03°02'03"E	C122	46.21	1019.00	0.002354°	23.11	46.21	S34°31'31"W
C13	60.00	625.00	0.05901°	30.02	59.98	S10°23'55"E	C123	40.77	899.00	0.002354°	20.39	40.77	S34°31'31"W
C14	71.52	745.00	0.05201°	35.79	71.49	S10°23'55"E	C124	18.53	1019.00	0.010231°	9.28	18.53	S36°20'43"W
C15	60.00	625.00	0.05901°	30.02	59.98	S15°53'57"E	C125	18.53	899.00	0.010231°	9.28	18.53	S36°20'43"W
C16	71.52	745.00	0.05201°	35.79	71.49	S15°53'57"E	C126	27.66	25.00	0.57230°	15.44	28.27	S48°33'54"W
C17	60.00	625.00	0.05901°	30.02	59.98	S21°23'58"E	C127	31.12	575.00	0.03080°	15.56	31.12	N70°11'10"W
C18	71.52	745.00	0.05201°	35.79	71.49	S21°23'58"E	C128	21.64	575.00	0.02092°	10.82	21.64	N70°11'10"W
C19	47.12	625.00	0.04191°	23.57	47.11	S26°18'34"E	C129	47.48	575.00	0.04453°	23.76	47.47	N70°11'10"W
C20	56.17	745.00	0.04191°	28.10	56.15	S26°18'34"E	C130	50.00	575.00	0.04586°	25.02	49.98	N67°10'24"W
C21	3.51	275.00	0.00433°	1.76	3.51	S29°50'05"E	C131	50.00	575.00	0.04586°	25.02	49.98	N67°10'24"W
C22	5.01	325.00	0.00433°	2.52	5.04	S29°50'05"E	C132	50.00	575.00	0.04586°	25.02	49.98	N67°10'24"W
C23	60.00	275.00	0.12320°	30.12	59.88	S33°27'05"E	C133	50.00	575.00	0.04586°	25.02	49.98	N62°16'58"W
C24	86.18	385.00	0.12320°	43.26	86.01	S33°27'05"E	C134	50.00	575.00	0.04586°	25.02	49.98	N47°19'00"W
C25	60.00	275.00	0.12320°	30.12	59.88	S47°57'08"E	C135	50.00	575.00	0.04586°	25.02	49.98	N42°20'44"W
C26	86.18	385.00	0.12320°	43.26	86.01	S47°57'08"E	C136	50.00	575.00	0.04586°	25.02	49.98	N37°21'48"W
C27	50.80	275.00	0.10332°	25.37	50.53	S59°28'26"E	C137	50.55	575.00	0.05013°	25.29	50.53	N32°11'13"W
C28	72.68	395.00	0.10332°	36.44	72.58	S59°28'26"E	C138	50.55	575.00	0.05013°	25.29	50.53	N27°19'00"W
C29	19.80	75.00	0.15072°	9.96	19.74	S72°18'24"E	C139	50.55	575.00	0.05013°	25.29	50.53	N22°16'47"W
C30	46.00	75.00	0.35078°	23.75	45.28	N82°33'40"E	C140	7.40	575.00	0.00444°	3.70	7.40	N19°22'33"W
C31	45.97	75.00	0.35078°	23.73	45.25	N47°25'56"E	C141	17.28	11.00	0.00000°	11.00	15.56	N28°58'34"E
C32	7.59	75.00	0.05475°	3.80	7.59	N28°58'34"E	C142	17.28	11.00	0.00000°	11.00	15.56	N68°01'28"W
C33	11.57	325.00	0.01507°	5.84	11.07	N29°50'50"E	C143	27.53	275.00	0.05140°	13.77	27.51	N10°19'23"W
C34	50.00	325.00	0.08493°	25.02	49.86	N14°23'12"E	C144	12.03	158.30	0.04586°	6.02	12.03	N15°30'47"W
C35	50.00	325.00	0.08493°	25.02	49.85	N08°54'03"E	C145	31.83	325.00	0.06375°	15.94	31.83	N08°54'03"E
C36	9.96	325.00	0.01452°	4.98	9.96	N03°36'52"E	C146	45.08	275.00	0.09233°	22.59	45.03	N07°37'28"W
C37	27.67	325.00	0.04524°	13.85	27.67	N00°17'51"E	C147	21.69	275.00	0.04312°	10.85	21.69	N04°36'48"E
C38	50.00	325.00	0.08493°	25.02	49.85	N06°52'07"W	C148	76.79	275.00	0.16245°	39.67	76.52	N19°27'6"E
C39	13.23	325.00	0.02196°	6.62	13.23	N12°07'22"W	C149	39.79	25.00	0.01100°	25.52	35.72	N69°39'53"E
C40	12.66	325.00	0.02139°	6.33	12.66	N14°24'19"W	C150	71.54	225.00	0.18730°	36.07	71.24	S59°38'12"E
C41	19.87	325.00	0.03308°	9.94	19.86	N17°18'22"W	C151	70.92	225.00	0.18033°	35.78	70.62	S37°29'56"E
C42	26.61	625.00	0.02282°	13.31	26.61	N20°14'38"W	C152	38.32	575.00	0.03490°	19.17	38.31	S28°33'37"E
C43	31.72	745.00	0.02282°	15.86	31.72	N20°14'38"W	C153	63.19	575.00	0.06746°	31.83	63.16	S21°30'11"E
C44	40.00	625.00	0.03400°	20.01	39.99	N23°17'50"W	C154	63.19	575.00	0.06746°	31.83	63.16	S19°12'25"E
C45	47.88	745.00	0.03400°	23.85	47.87	N23°17'50"W	C155	63.19	575.00	0.06746°	31.83	63.16	S08°43'28"E
C46	40.00	625.00	0.03400°	20.01	39.99	N26°36'59"W	C156	63.19	575.00	0.06746°	31.83	63.16	S02°36'52"E
C47	47.88	745.00	0.03400°	23.85	47.87	N26°36'59"W	C157	21.08	575.00	0.03493°	10.64	21.08	S01°39'52"W
C48	40.00	625.00	0.03400°	20.01	39.99	N30°07'52"W	C158	16.74	325.00	0.03187°	8.37	16.73	N48°58'07"E
C49	47.88	745.00	0.03400°	23.85	47.87	N32°37'32"W	C159	43.03	325.00	0.07301°	21.53	43.00	N32°27'42"W
C50	40.00	625.00	0.03400°	20.01	39.99	N34°17'51"W	C160	15.21	11.00	0.07925°	8.11	14.03	S31°21'37"W
C51	47.88	745.00	0.03400°	23.85	47.87	N34°17'51"W	C161	16.88	11.00	0.08238°	10.70	15.34	S44°43'37"E
C52	40.76	625.00	0.03441°	20.39	40.75	N37°59'59"W	C162	36.03	325.00	0.06910°	18.03	36.01	N23°46'22"W
C53	48.59	745.00	0.03441°	24.30	48.58	N37°59'59"W	C163	56.04	445.00	0.07390°	28.56	56.99	N27°27'24"W
C54	40.82	625.00	0.03443°	20.42	40.82	N41°44'22"W	C164	24.44	325.00	0.04183°	12.22	24.43	N28°00'11"W
C55	48.66	745.00	0.03443°	24.34	48.65	N41°44'22"W	C165	88.46	445.00	0.08483°	44.30	88.39	N35°39'53"W
C56	40.75	625.00	0.03443°	20.38	40.74	N45°28'42"W	C166	50.00	325.00	0.08483°	25.02	49.95	N35°39'53"W
C57	48.57	745.00	0.03443°	24.30	48.57	N45°28'42"W	C167	68.46	445.00	0.08483°	34.30	68.39	N44°28'48"W
C58	40.75	625.00	0.03443°	20.38	40.74	N49°12'51"W	C168	50.00	325.00	0.08483°	25.02	49.95	N44°28'48"W
C59	48.57	745.00	0.03443°	24.30	48.57	N49°12'51"W	C169	68.46	445.00	0.08483°	34.30	68.39	N52°17'38"W
C60	40.75	625.00	0.03443°	20.38	40.74	N52°36'59"W	C170	50.00	325.00	0.08483°	25.02	49.95	N52°17'38"W
C61	48.57	745.00	0.03443°	24.30	48.57	N52°36'59"W	C171	68.46	445.00	0.08483°	34.30	68.39	N59°45'20"W
C62	40.75	625.00	0.03443°	20.38	40.74	N56°41'08"W	C172	50.00	325.00	0.08483°	25.02	49.95	N59°45'20"W
C63	48.57	745.00	0.03443°	24.30	48.57	N56°41'08"W	C173	68.46	445.00	0.08483°	34.30	68.39	N70°25'28"W
C64	40.75	625.00	0.03443°	20.38	40.74	N60°25'16"W	C174	50.00	325.00	0.08483°	25.02	49.95	N70°25'28"W
C65	48.57	745.00	0.03443°	24.30	48.57	N60°25'16"W	C175	31.87	445.00	0.04062°	15.94	31.86	N72°22'58"W
C66	34.85	625.00	0.03143°	17.43	34.85	N63°31'24"W	C176	23.28	325.00	0.04102°	11.64	23.27	N72°22'58"W
C67	17.17	11.00	0.08273°	10.90	15.48	S20°45'16"E	C177	3.25	155.00	0.01700°	1.83	3.25	N02°02'00"E
C68	53.57	745.00	0.04071°	26.80	53.56	N64°20'57"W	C178	1.93	275.00	0.00240°	0.96	1.93	N23°52'25"E
C69	16.14	11.00	0.08402°	9.91	14.73	N65°59'49"E	C179	7.94	1066.00	0.00253°	3.97	7.94	S12°49'05"W
C70	35.10	625.00	0.03130°	17.55	35.09	N73°36'24"W	C180	16.74	11.00	0.07124°	10.48	15.17	N56°12'43"E
C71	64.23	745.00	0.04582°	32.14	64.21	N72°43'43"W	C181	6.47	10.00	0.03425°	3.36	6.38	S61°38'40"E
C72	40.00	625.00	0.03400°	20.01	39.99	N70°11'55"W	C182	8.68	14.00	0.03939°	4.48	8.54	N60°51'57"W
C73	47.88	745.00	0.03400°	23.85	47.87	N70°11'55"W	C183	8.79	14.00	0.03939°	4.44	8.64	N60°51'57"W
C74	9.50	625.00	0.00252°	4.75	9.50	N70°18'04"W	C184	6.47	10.00	0.03761°	3.36	6.38	N51°10'13"W
C75	11.33	745.00	0.00252°	5.66	11.33	N79°18'04"W	C185	64.35	125.00	0.22920°	32.81	63.64	S38°43'26"W
C76	18.26	75.00</											



HARMONY NEIGHBORHOOD I

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT I/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



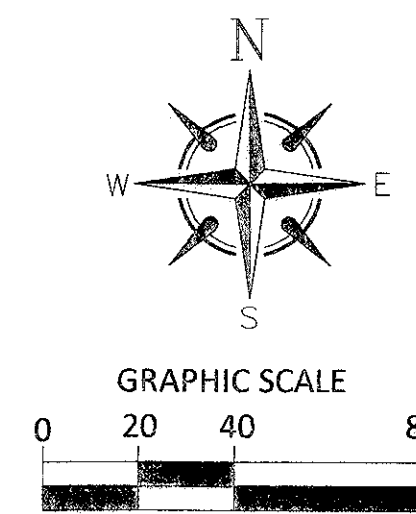
SEE SHEET 4 OF 10

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHD. BEARING
C1	41.57	745.00	032°11'34"	21.35	41.03	S84°29'18"W
C2	92.88	275.00	091°8'33"	46.78	92.24	N89°46'47"W
C3	103.12	275.00	012°02'00"	52.18	102.52	N49°22'58"W
C4	56.11	275.00	011°41'25"	28.15	56.01	N32°47'39"W
C5	72.21	275.00	010°02'40"	36.32	72.01	S19°25'45"W
C6	30.98	275.00	006°07'01"	15.50	30.94	N00°40'41"W
C7	38.81	275.00	008°05'13"	19.44	38.78	N01°24'34"W
C8	52.17	625.00	004°48'56"	26.10	52.15	S00°43'28"W
C9	62.18	745.00	004°48'56"	31.11	62.16	S00°43'28"W
C10	60.00	625.00	006°02'01"	30.02	59.98	S04°53'54"E
C11	48.48	745.00	003°43'42"	24.25	48.47	S00°47'03"E
C12	23.04	745.00	001°46'30"	11.52	23.04	S03°02'03"E
C13	90.00	625.00	012°00'00"	45.00	89.98	S19°25'45"E
C14	71.52	745.00	002°00'01"	35.79	71.49	S10°23'58"E
C15	80.00	625.00	002°00'01"	40.00	79.98	S15°35'57"E
C16	71.52	745.00	002°00'01"	35.79	71.48	S19°25'45"E
C17	60.00	625.00	002°00'01"	30.02	59.98	S21°23'58"E
C18	71.52	745.00	002°00'01"	35.79	71.49	S21°23'58"E
C19	47.12	625.00	001°41'11"	23.57	47.11	S28°18'34"E
C20	66.17	745.00	001°41'11"	33.10	66.15	S28°18'34"E
C21	3.51	275.00	000°43'53"	1.76	3.51	S28°00'00"E
C22	5.04	395.00	000°43'53"	2.52	5.04	S28°00'00"E
C23	60.00	275.00	012°00'00"	30.12	59.98	S30°27'00"E
C24	66.18	395.00	012°00'00"	33.10	66.01	S30°27'00"E
C25	60.00	275.00	012°00'00"	30.12	59.98	S19°25'45"E
C26	66.18	395.00	012°00'00"	33.10	66.01	S19°25'45"E
C27	50.80	275.00	010°02'32"	25.37	50.53	S59°25'28"E
C28	72.88	395.00	010°02'32"	36.44	72.58	S59°25'28"E
C29	19.80	75.00	015°07'24"	9.96	19.74	S72°18'34"E
C30	46.00	75.00	033°08'29"	23.75	45.28	N82°33'40"E
C31	45.97	75.00	033°07'02"	23.73	45.25	N25°58'28"E
C32	7.59	75.00	000°47'57"	3.80	7.59	N25°58'28"E
C33	11.07	325.00	001°57'09"	5.54	11.07	N23°05'55"E
C34	50.00	325.00	008°48'53"	25.00	49.95	N17°42'58"E
C35	50.00	325.00	008°48'53"	25.00	49.95	N08°40'03"E
C36	9.96	325.00	001°49'24"	4.98	9.96	N03°36'50"E
C37	27.87	325.00	012°00'00"	13.94	27.87	N07°00'00"E
C38	50.00	325.00	008°48'53"	25.00	49.95	N23°05'55"E
C39	13.23	325.00	002°19'56"	6.62	13.23	N13°07'22"E
C40	12.66	325.00	002°15'58"	6.33	12.66	N14°24'18"E
C41	19.87	325.00	003°00'08"	9.94	19.86	N17°18'22"E
C42	26.61	625.00	002°29'23"	13.31	26.61	N20°14'38"E
C43	31.72	745.00	002°29'23"	15.86	31.72	N20°14'38"E
C44	40.00	625.00	003°40'01"	20.00	39.99	N23°17'50"W
C45	47.88	745.00	003°40'01"	23.86	47.87	N23°17'50"W
C46	40.00	625.00	003°40'01"	20.00	39.99	N25°07'51"W
C47	47.88	745.00	003°40'01"	23.86	47.87	N25°07'51"W
C48	40.00	625.00	003°40'01"	20.00	39.99	N30°37'52"E
C49	47.88	745.00	003°40'01"	23.86	47.87	N30°37'52"E
C50	40.00	625.00	003°40'01"	20.00	39.99	N34°19'37"W
C51	47.88	745.00	003°40'01"	23.86	47.87	N34°19'37"W
C52	40.76	625.00	003°41'12"	20.39	40.75	N37°36'59"E
C53	48.59	745.00	003°41'12"	24.30	48.58	N37°36'59"E
C54	40.82	625.00	003°44'33"	20.42	40.82	N41°44'22"E
C55	48.66	745.00	003°44'33"	24.34	48.65	N41°44'22"E
C56	40.75	625.00	003°44'08"	20.38	40.74	N45°09'42"E
C57	48.57	745.00	003°44'08"	24.30	48.57	N45°09'42"E
C58	40.75	625.00	003°44'08"	20.38	40.74	N49°21'51"E
C59	48.57	745.00	003°44'08"	24.30	48.57	N49°21'51"E
C60	40.75	625.00	003°44'08"	20.38	40.74	N52°59'59"E
C61	48.57	745.00	003°44'08"	24.30	48.57	N52°59'59"E
C62	40.75	625.00	003°44'08"	20.38	40.74	N56°41'28"W
C63	48.57	745.00	003°44'08"	24.30	48.57	N56°41'28"W
C64	40.75	625.00	003°44'08"	20.38	40.74	N60°08'17"W
C65	48.57	745.00	003°44'08"	24.30	48.57	N60°08'17"W
C66	40.75	625.00	003°44'08"	20.38	40.74	N63°37'44"E
C67	48.57	745.00	003°44'08"	24.30	48.57	N63°37'44"E
C68	40.75	625.00	003°44'08"	20.38	40.74	N67°02'47"E
C69	48.57	745.00	003°44'08"	24.30	48.57	N67°02'47"E
C70	35.10	625.00	003°13'02"	17.55	35.09	N73°36'24"W
C71	64.23	745.00	004°09'24"	32.14	64.21	N73°36'24"W
C72	40.00	625.00	003°40'01"	20.00	39.99	N77°01'58"W
C73	47.88	745.00	003°40'01"	23.86	47.87	N77°01'58"W
C74	9.00	625.00	000°52'58"	4.50	9.00	N79°18'04"W
C75	11.33	745.00	000°52'58"	5.67	11.33	N79°18'04"W
C76	18.26	75.00	013°56'50"	9.17	18.23	N88°42'38"E
C77	47.46	195.00	013°56'40"	23.86	47.36	N88°42'38"E
C78	26.93	75.00	022°08'10"	14.45	26.75	S75°15'57"W
C79	73.80	195.00	021°37'31"	37.24	73.16	S75°15'57"W
C80	30.85	75.00	022°24'47"	15.54	30.43	S62°30'28"W
C81	5.15	75.00	003°06'06"	2.58	5.15	S38°00'02"W
C82	4.71	1088.00	000°15'09"	2.36	4.71	S36°44'24"W
C83	5.24	1188.00	000°15'09"	2.62	5.24	S36°44'24"W
C84	40.00	1068.00	002°00'38"	20.00	40.00	S30°32'30"W
C85	44.49	1188.00	002°00'38"	22.25	44.49	S30°32'30"W
C86	40.00	1068.00	002°00'38"	20.00	40.00	S33°25'52"W
C87	44.49	1188.00	002°00'38"	22.25	44.49	S33°25'52"W
C88	40.00	1068.00	002°00'38"	20.00	40.00	S37°03'00"W
C89	44.49	1188.00	002°00'38"	22.25	44.49	S37°03'00"W
C90	40.00	1068.00	002°00'38"	20.00	40.00	S40°28'30"W
C91	44.49	1188.00	002°00'38"	22.25	44.49	S40°28'30"W
C92	40.00	1068.00	002°00'38"	20.00	40.00	S43°59'48"W
C93	44.49	1188.00	002°00'38"	22.25	44.49	S43°59'48"W
C94	40.00	1068.00	002°00'38"	20.00	40.00	S47°38'00"W
C95	44.49	1188.00	002°00'38"	22.25	44.49	S47°38'00"W
C96	40.00	1068.00	002°00'38"	20.00	40.00	S51°15'18"W
C97	44.49	1188.00	002°00'38"	22.25	44.49	S51°15'18"W
C98	40.00	1068.00	002°00'38"	20.00	40.00	S54°49'20"W
C99	44.49	1188.00	002°00'38"	22.25	44.49	S54°49'20"W
C100	40.00	1068.00	002°00'38"	20.00	40.00	S58°24'42"W
C101	44.49	1188.00	002°00'38"	22.25	44.49	S58°24'42"W
C102	40.00	1068.00	002°00'38"	20.00	40.00	S61°54'04"W
C103	44.49	1188.00	002°00'38"	22.25	44.49	S61°54'04"W
C104	40.00	1068.00	002°00'38"	20.00	40.00	S65°28'20"W
C105	44.49	1188.00	002°00'38"	22.25	44.49	S65°28'20"W
C106	40.00	1068.00	002°00'38"	20.00	40.00	S69°02'40"W
C107	44.49	1188.00	002°00'38"	22.25	44.49	S69°02'40"W
C108	40.00	1068.00	002°00'38"	20.00	40.00	S72°32'04"W
C109	44.49	1188.00	002°00'38"	22.25	44.49	S72°32'04"W
C110	40.00	1068.00	002°00'38"	20.00	40.00	S76°06'24"W
C111	44.49	1188.00	002°00'38"	22.25	44.49	S76°06'24"W
C112	40.00	1068.00	002°00'38"	20.00	40.00	S79°30'48"W
C113	44.49	1188.00	002°00'38"	22.25	44.49	S79°30'48"W
C114	40.00	1068.00	002°00'38"	20.00	40.00	S82°55'12"W
C115	44.49	1188.00	002°00'38"	22.25	44.49	S82°55'12"W
C116	40.00	1068.00	002°00'38"	20.00	40.00	S86°19'36"W
C117	44.49	1188.00	002°00'38"	22.25	44.49	S86°19'36"W
C118	40.00	1068.00	002°00'38"	20.00	40.00	S89°44'00"W
C119	44.49	1188.00	002°00'38"	22.25	44.49	S89°44'00"W
C120	40.00	1068.00	002°00'38"	20.00	40.00	S93°08'24"W
C121	44.49	1188.00	002°00'38"	22.25	44.49	S93°08'24"W
C122	40.00	1068.00	002°00'38"	20.00	40.00	S96°32'48"W
C123	44.49	1188.00	002°00'38"	22.25	44.49	S96°32'48"W
C124	40.00	1068.00	002°00'38"	20.00	40.00	S99°57'12"W
C125	44.49	1188.00	002°00'38"	22.25	44.49	S99°57'12"W
C126	40.00	1068.00	002°00'38"	20.00	40.00	S103°21'36"W
C127	44.49	1188.00	002°00'38"	22.25	44.49	S103°21'36"W
C128	40.00	1068.00	002°00'38"	20.00	40.00	S106°46'00"W
C129	44.49	1188.00	002°00'38"	22.25	44.49	S106°46'00"W
C130	40.00	1068.00	002°00'38"	20.00	40.00	S110°10'24"W
C131	44.49	1188.00	002°00'38"	22.25	44.49	S110°10'24"W
C132	40.00	1068.00	002°00'38"	20.00	40.00	S113°34'48"W
C133	44.49	1188.00	002°00'38"	22.25	44.49	S113°34'48"W
C134	40.00	1068.00	002°00'38"	20.00	40.00	S117°09'12"W
C135	44.49	1188.00	002°00'38"	22.25	44.49	S117°09'12"W
C136	40.00	1068.00	002°00'38"	20.00	40.00	S120°33'36"W
C137	44.49	1188.00	002°00'38"	22.25	44.49	S120°33'36"W
C138	40.00	1068.00	002°00'38"	20.00	40.00	S124°08'00"W
C139	44.49	1188.00	002°00'38"	22.25	44.49	S124°08'00"W
C140	40.00	1068.00	002°00'38"	20.00	40.00	S127°32'24"W
C141	44.49	1188.00	002°00'38"	22.25	44.49	S127°32'24"W
C142	40.00	1068.00	002°00'38"	20.00	40.00	S131°06'48"W
C143	44.49	1188.00	002°00'38"	22.25	44.49	S131°06'48"W
C144	40.00	1068.00	002°00'38"	20.00	40.00	S134°31'12"W
C145	44.49	1188.00	002°00'38"	22.25	44.49	S134°31'12"W
C146	40.00					



# HARMONY NEIGHBORHOOD I

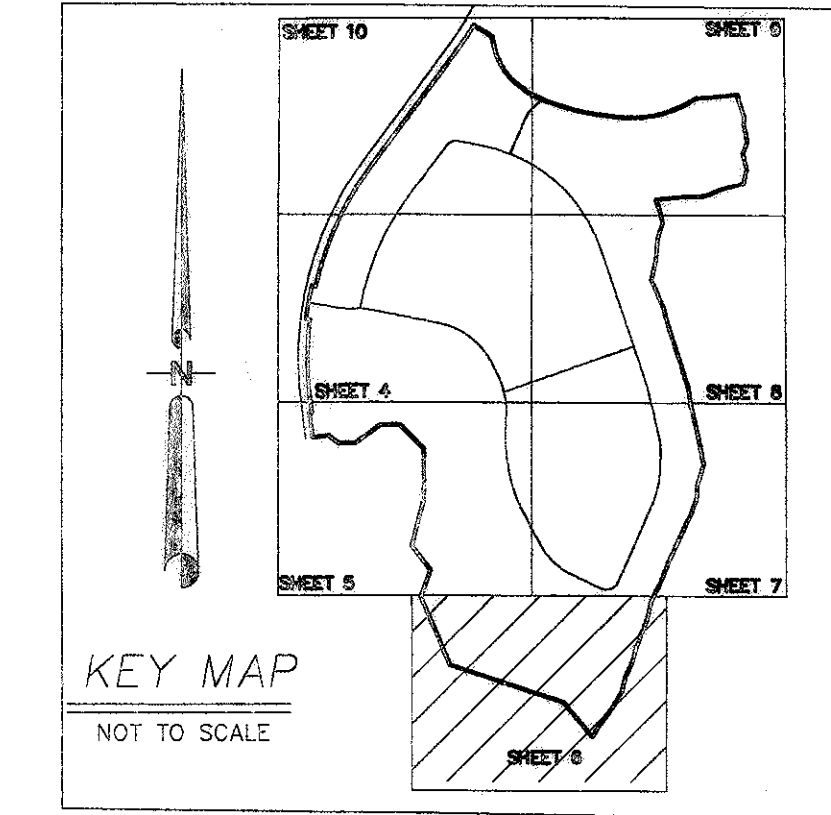
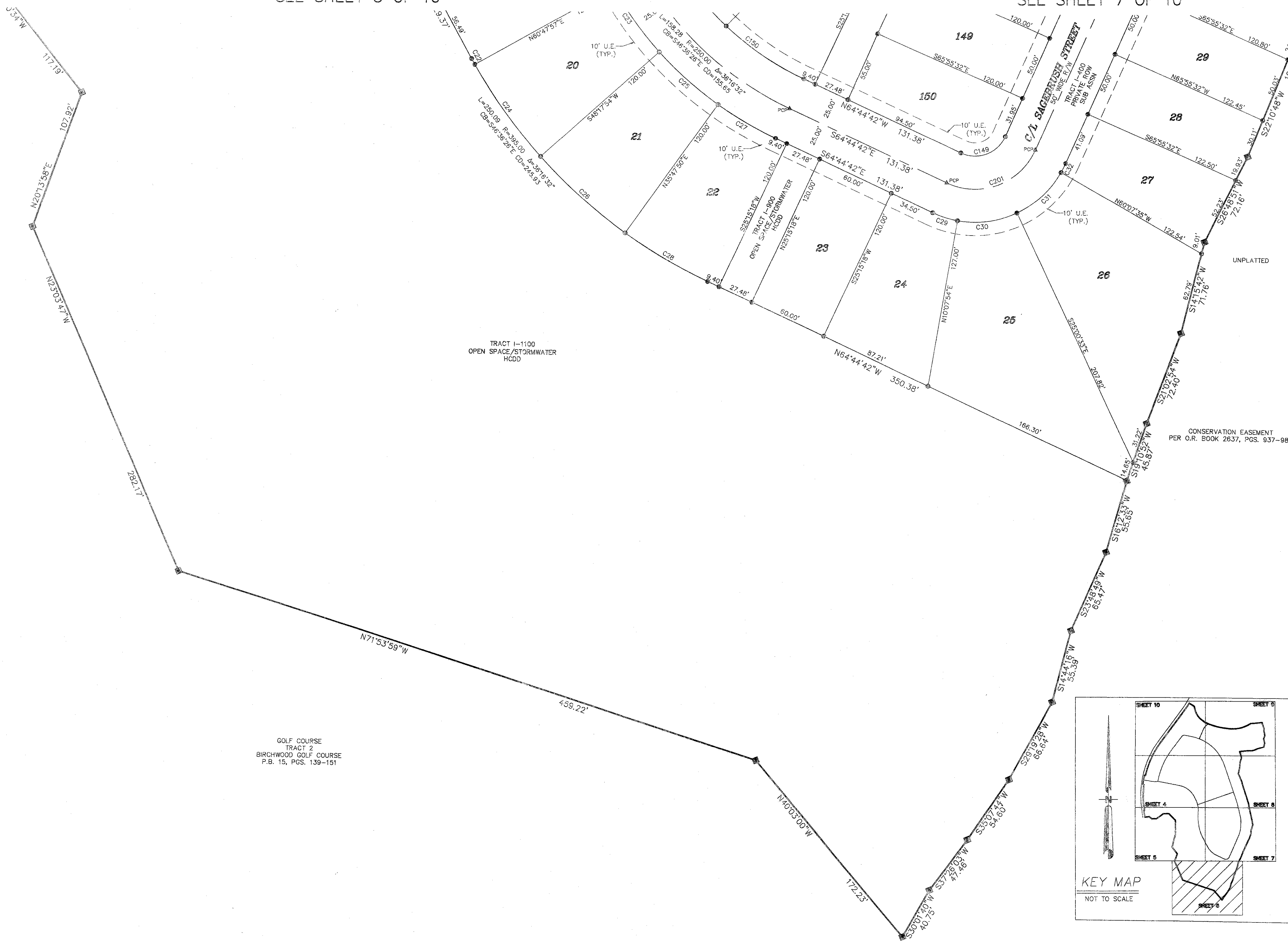
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT 1/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



1" = 40'

SEE SHEET 5 OF 10

SEE SHEET 7 OF 10

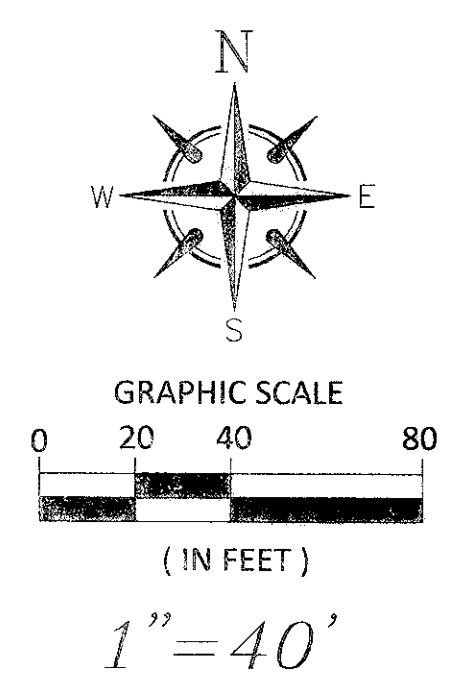


CURVE TABLE					CURVE TABLE								
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHD. BEARING	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHD. BEARING
C1	41.57	745.00	0191°13'	21.35	41.55	S35°09'18"W	C111	46.21	899.00	002°35'54"	23.11	46.21	S21°32'07"W
C2	42.88	275.00	078°18'33"	46.78	33.24	N65°44'47"W	C112	46.21	1019.00	002°35'54"	23.11	46.21	S21°32'07"W
C3	103.12	275.00	021°29'00"	52.18	102.52	N49°22'56"W	C113	40.77	899.00	002°35'54"	20.39	40.77	S21°32'07"W
C4	26.11	275.00	011°41'25"	26.15	26.01	N32°47'30"W	C114	46.21	1019.00	002°35'54"	23.11	46.21	S24°07'54"W
C5	72.21	275.00	015°02'45"	36.32	72.01	N19°25'34"E	C115	40.77	899.00	002°35'54"	20.39	40.77	S24°07'54"W
C6	30.96	275.00	009°27'01"	15.50	30.94	N06°40'41"W	C116	46.21	1019.00	002°35'54"	23.11	46.21	S28°43'48"W
C7	38.81	275.00	006°05'13"	19.44	38.78	N01°24'34"W	C117	40.77	899.00	002°35'54"	20.39	40.77	S28°43'48"W
C8	52.17	625.00	004°46'56"	26.10	52.15	S00°44'35"W	C118	46.21	1019.00	002°35'54"	23.11	46.21	S29°16'43"W
C9	62.18	745.00	004°46'56"	31.11	62.16	S00°44'35"W	C119	40.77	899.00	002°35'54"	20.39	40.77	S29°16'43"W
C10	60.00	625.00	005°20'01"	30.02	60.00	S04°53'51"E	C120	46.21	1019.00	002°35'54"	23.11	46.21	S31°55'37"W
C11	48.48	745.00	003°43'42"	24.25	48.47	S09°47'03"E	C121	40.77	899.00	002°35'54"	20.39	40.77	S31°55'37"W
C12	23.04	745.00	001°46'19"	11.52	23.04	S03°02'03"E	C122	46.21	1019.00	002°35'54"	23.11	46.21	S34°31'31"W
C13	80.00	625.00	005°20'01"	30.02	80.00	S10°23'55"E	C123	40.77	899.00	002°35'54"	20.39	40.77	S34°31'31"W
C14	71.52	745.00	003°30'31"	35.79	71.49	S10°23'55"E	C124	16.53	1019.00	001°02'31"	8.26	16.53	S35°20'43"W
C15	60.00	625.00	006°59'31"	30.02	60.00	S15°53'57"E	C125	16.53	899.00	001°02'31"	8.26	16.53	S35°20'43"W
C16	71.52	745.00	005°20'01"	35.79	71.49	S15°53'57"E	C126	27.68	25.00	063°23'07"	15.44	28.27	S65°33'51"W
C17	60.00	625.00	005°20'01"	30.02	60.00	S22°23'58"E	C127	31.12	675.00	003°06'04"	15.56	31.12	N70°11'10"W
C18	71.52	745.00	005°20'01"	35.79	71.49	S22°23'58"E	C128	21.64	675.00	002°09'22"	10.82	21.64	N70°11'10"W
C19	47.12	625.00	004°01'11"	23.57	47.11	S28°16'34"E	C129	47.48	675.00	004°43'31"	23.76	47.47	N72°06'49"W
C20	56.17	745.00	004°19'11"	28.10	56.15	S28°16'34"E	C130	50.00	675.00	004°58'50"	25.02	49.88	N67°19'24"W
C21	3.51	275.00	000°43'53"	1.78	3.51	S28°50'08"E	C131	50.00	575.00	004°58'50"	25.02	49.88	N67°19'24"W
C22	5.64	365.00	000°43'53"	2.82	5.64	S28°50'08"E	C132	50.00	575.00	004°58'50"	25.02	49.88	N57°17'32"W
C23	60.00	275.00	012°30'03"	30.12	59.88	S30°27'05"E	C133	50.00	575.00	004°58'50"	25.02	49.88	N57°17'32"W
C24	66.18	365.00	012°30'03"	43.26	66.01	S30°27'05"E	C134	50.00	575.00	004°58'50"	25.02	49.88	N47°19'40"W
C25	60.00	275.00	012°30'03"	30.12	59.88	S47°57'08"E	C135	50.00	575.00	004°58'50"	25.02	49.88	N42°20'44"W
C26	86.18	365.00	012°30'03"	43.26	86.01	S47°57'08"E	C136	50.00	575.00	004°58'50"	25.02	49.88	N37°21'48"W
C27	50.83	275.00	010°23'32"	25.41	50.53	S58°28'28"E	C137	50.00	575.00	004°58'50"	25.02	49.88	N32°19'41"W
C28	72.88	365.00	010°23'32"	36.41	72.58	S58°28'28"E	C138	50.55	575.00	005°02'31"	25.29	50.53	N27°10'20"W
C29	19.80	75.00	015°07'24"	9.90	19.74	S72°16'17"E	C139	50.55	575.00	005°02'31"	25.29	50.53	N27°10'20"W
C30	46.00	75.00	035°08'38"	23.75	45.26	N82°33'40"E	C140	7.40	275.00	002°44'14"	3.70	7.40	N19°23'31"W
C31	45.97	75.00	035°07'02"	23.73	45.25	N47°25'58"E	C141	17.28	11.00	080°00'00"	11.00	15.56	N25°08'34"E
C32	7.58	75.00	005°47'57"	3.80	7.59	N67°56'28"E	C142	17.28	11.00	080°00'00"	11.00	15.56	N48°01'28"W
C33	11.07	325.00	001°57'05"	5.54	11.07	N23°50'55"E	C143	27.53	275.00	005°44'08"	13.77	27.51	N16°09'21"W
C34	50.00	325.00	008°48'53"	25.00	49.95	N17°42'56"E	C144	12.03	105.00	004°28'50"	6.02	12.03	N15°00'47"W
C35	50.00	325.00	008°48'53"	25.00	49.95	N08°54'03"E	C145	31.83	275.00	006°37'58"	15.94	31.82	N05°28'21"W
C36	9.96	325.00	001°45'24"	4.98	9.98	S30°27'05"E	C146	45.08	275.00	009°23'35"	22.59	45.03	N01°37'30"W
C37	27.87	325.00	004°52'44"	13.93	27.87	N00°17'51"E	C147	21.69	275.00	004°31'12"	10.85	21.69	N04°59'49"E
C38	50.00	325.00	008°48'53"	25.00	49.95	N06°32'57"W	C148	78.79	275.00	001°24'57"	39.67	78.52	N15°22'53"E
C39	13.23	325.00	002°19'06"	6.62	13.23	N12°07'22"W	C149	39.79	25.00	091°05'07"	25.02	39.52	N69°39'31"E
C40	12.86	325.00	002°19'06"	6.41	12.86	N14°22'41"W	C150	71.54	225.00	016°13'00"	36.07	71.24	S85°08'12"E
C41	19.87	325.00	002°30'59"	9.94	19.86	N17°09'17"W	C151	70.82	225.00	010°03'32"	35.79	70.82	S73°29'58"E
C42	26.61	625.00	002°22'31"	13.31	26.61	N50°14'38"W	C152	38.32	575.00	003°49'02"	19.17	38.31	S68°33'57"E
C43	31.72	745.00	002°28'23"	15.86	31.72	N30°21'43"W	C153	63.19	575.00	006°17'48"	31.63	63.16	S31°20'17"E
C44	40.00	625.00	003°40'01"	20.01	39.99	N23°17'00"W	C154	63.19	575.00	006°17'48"	31.63	63.16	S15°22'22"E
C45	47.88	745.00	003°40'01"	23.85	47.87	N23°17'00"W	C155	63.19	575.00	006°17'48"	31.63	63.16	S08°54'38"E
C46	40.00	625.00	003°40'01"	20.01	39.99	N26°57'51"W	C156	63.19	575.00	006°17'48"	31.63	63.16	S02°06'52"E
C47	47.88	745.00	003°40'01"	23.85	47.87	N26°57'51"W	C157	21.08	575.00	002°06'02"	10.54	21.08	S01°50'27"W
C48	40.00	625.00	003°40'01"	20.01	39.99	N50°37'52"W	C158	18.74	505.00	003°18'12"	9.37	18.73	N00°08'50"E
C49	47.88	745.00	003°40'01"	23.85	47.87	N30°37'52"W	C159	43.03	325.00	007°39'11"	21.55	43.00	N04°27'40"W
C50	40.00	625.00	003°40'01"	20.01	39.99	N34°17'53"W	C160	15.21	11.00	079°13'54"	8.11	14.03	S31°21'37"W
C51	47.88	745.00	003°40'01"	23.85	47.87	N34°17'53"W	C161	16.98	11.00	088°22'36"	10.70	15.34	S64°48'37"E
C52	40.76	625.00	003°44'42"	20.38	40.76	N37°09'59"W	C162	38.03	325.00	006°21'06"	19.03	38.01	N23°46'22"W
C53	48.59	745.00	003°44'42"	24.30	48.59	N37°09'59"W	C163	38.03	325.00	007°38'07"	19.06	38.00	N27°22'28"W
C54	40.82	625.00	003°44'42"	20.42	40.82	N41°14'42"W	C164	24.44	325.00	004°16'50"	12.22	24.43	N69°08'17"W
C55	48.66	745.00	003°44'42"	24.34	48.65	N41°14'42"W	C165	68.46	445.00	008°40'52"	34.30	68.39	N55°10'53"W
C56	40.75	625.00	003°44'42"	20.38	40.74	N45°28'42"E	C166	50.00	325.00	008°48'53"	25.05	49.95	N55°10'53"W
C57	48.57	745.00	003°44'42"	24.30	48.57	N45°28'42"E	C167	68.46	445.00	008°48'53"	34.30	68.39	N44°28'46"W
C58	40.75	625.00	003°44'42"	20.38	40.74	N49°12'51"W	C168	50.00	325.00	008°48'53"	25.05	49.95	N44°28'46"W
C59	48.57	745.00	003°44'42"	24.30	48.57	N49°12'51"W	C169	68.46	445.00	008°48'53"	34.30	68.39	N53°17'39"W
C60	40.75	625.00	003°44'42"	20.38	40.74	N52°56'59"W	C170	50.00	325.00	008°48'53"	25.05	49.95	N53°17'39"W
C61	48.57	745.00	003°44'42"	24.30	48.57	N52°56'59"W	C171	68.46	445.00	008°48'53"	34.30	68.39	N62°06'32"W
C62	40.75	625.00	003°44'42"	20.38	40.74	N56°41'58"W	C172	50.00	325.00	008°48'53"	25.05	49.95	N62°06'32"W
C63	48.57	745.00	003°44'42"	24.30	48.57	N56°41'58"W	C173	68.46	445.00	008°48'53"	34.30	68.39	N70°50'20"W
C64	40.75	625.00	003°44'42"	20.38	40.74	N64°29'15"W	C174	50.00	325.00	008°48'53"	25.05	49.95	N70°50'20"W
C65	48.57	745.00	003°44'42"	24.30	48.57	N64°29'15"W	C175	31.87	445.00	004°06'12"	15.94	31.86	N77°22'58"W
C66	48.57	745.00	003°44'42"	24.30	48.57	N65°23'18"W	C176	33.28	355.00	004°06'12"	16.64	33.27	N77°22'58"W
C67	34.85	625.00	003°11'42"	17.43	34.85	N65°23'18"W	C177	3.25	155.00	001°17'00"	1.63	3.25	N69°08'17"E
C68	17.17	11.00	080°27'24"	10.90	15.48	S20°45'18"E	C178	1.93	275.00	002°24'00"	0.96	1.93	N22°00'21"E
C69	16.14	11.00	084°02'31"	9.81	14.73	N64°20'57"W	C179	7.94	1068.00	002°25'31"	3.97	7.94	S12°49'05"W
C70	35.10	625.00	003°15'02"	17.56	35.09	N73°23'47"W	C180	16.74	11.00	087°12'48"	10.48	15.17	S56°12'43"E
C71	64.23	745.00	004°56'24"	32.14	64.21	N73°23'47"W	C181	6.47	10.00	037°04'20"	3.35	6.36	S91°59'40"E
C72	40.00	625.00	003°40'01"	20.01	39.99	N77°01'53"W	C182	8.66	14.00	035°30'59"	4.48	8.54	N66°01'57"W
C73	47.88	745.00	003°40'01"	23.85	47.87	N77°01'53"W	C183	6.79	14.00	035°37'26"	4.54	6.64	N60°43'38"E
C74	9												

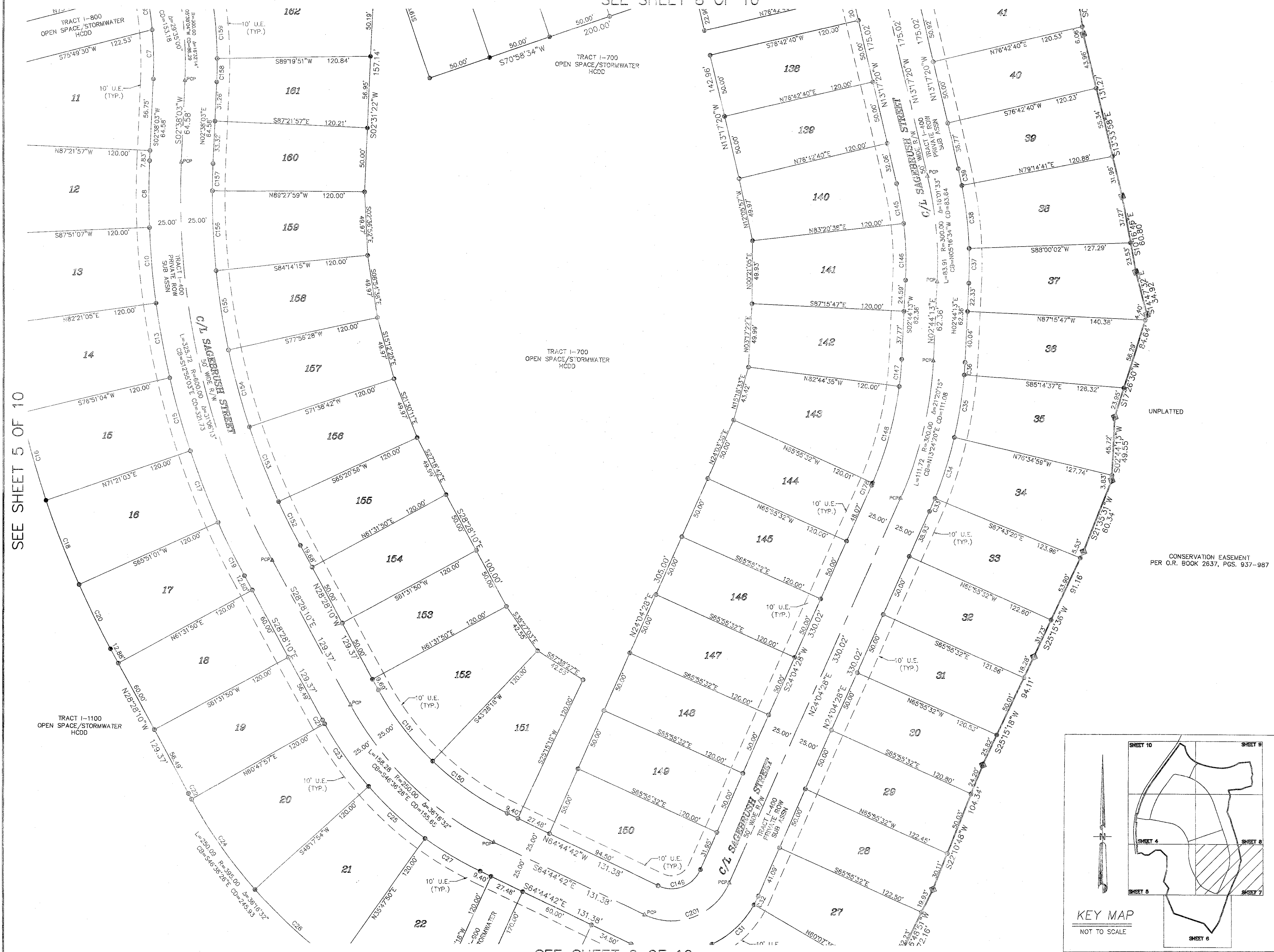


# HARMONY NEIGHBORHOOD I

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT 1/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



SEE SHEET 8 OF 10



SEE SHEET 5 OF 10

SEE SHEET 6 OF 10

CURVE TABLE						CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING		
C1	41.57	74.00	002°31'16"	21.35	41.03	S89°29'17"W	C111	5.42	899.00	002°35'54"	31.21	S20°07'31"W	
C2	82.88	276.00	001°51'34"	42.78	82.24	N69°49'17"W	C112	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C3	103.12	276.00	001°51'34"	52.18	102.52	N49°22'56"W	C113	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C4	58.11	276.00	01°41'22"	28.15	56.01	N32°47'30"W	C114	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C5	72.21	276.00	01°02'42"	36.32	72.01	S19°25'34"E	C115	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C6	30.96	276.00	008°27'01"	15.50	30.94	N08°40'41"W	C116	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C7	38.81	276.00	008°05'13"	19.44	38.78	N01°24'34"W	C117	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C8	52.17	276.00	004°46'58"	26.10	52.15	S00°14'35"W	C118	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C9	62.18	745.00	004°46'58"	31.11	62.16	S00°14'35"W	C119	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C10	60.00	625.00	005°50'01"	30.02	59.98	S04°53'54"E	C120	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C11	48.48	745.00	003°43'42"	24.25	48.47	S09°47'03"E	C121	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C12	23.04	745.00	001°46'19"	11.52	23.04	S03°02'03"E	C122	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C13	60.00	625.00	006°30'01"	30.02	59.98	S10°23'56"E	C123	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C14	71.52	745.00	003°30'01"	35.79	71.49	S10°23'56"E	C124	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C15	60.00	625.00	006°30'01"	30.02	59.98	S10°23'56"E	C125	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C16	71.52	745.00	003°30'01"	35.79	71.49	S10°23'56"E	C126	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C17	60.00	625.00	006°30'01"	30.02	59.98	S10°23'56"E	C127	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C18	71.52	745.00	003°30'01"	35.79	71.49	S10°23'56"E	C128	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C19	47.12	625.00	004°19'11"	23.67	47.11	S21°23'58"E	C129	40.77	899.00	002°35'54"	20.39	40.77	S20°07'31"W
C20	56.17	745.00	004°19'11"	28.10	56.15	S21°23'58"E	C130	46.21	1019.00	002°35'54"	23.11	46.21	S20°07'31"W
C21	3.81	276.00	000°43'53"	1.78	3.81	S28°05'06"E	C131	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C22	5.04	395.00	000°43'53"	2.52	5.04	S28°05'06"E	C132	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C23	60.00	276.00	01°30'03"	30.12	59.88	S32°27'00"E	C133	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C24	86.18	395.00	01°30'03"	43.26	86.01	S32°27'00"E	C134	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C25	60.00	276.00	01°30'03"	30.12	59.88	S47°57'08"E	C135	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C26	86.18	395.00	01°30'03"	43.26	86.01	S47°57'08"E	C136	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C27	50.00	276.00	01°30'03"	25.37	50.03	S47°57'08"E	C137	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C28	72.68	395.00	01°30'03"	36.44	72.58	S47°57'08"E	C138	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C29	19.80	75.00	01°07'24"	9.56	19.74	S72°12'24"E	C139	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C30	46.00	75.00	03°58'28"	23.75	45.28	N82°33'40"E	C140	7.40	575.00	000°44'14"	3.70	7.40	N19°23'33"W
C31	45.97	75.00	03°58'28"	23.73	45.25	N47°28'56"E	C141	17.28	11.00	09°00'00"	11.00	15.56	N25°28'32"E
C32	7.59	75.00	00°47'57"	3.80	7.59	N28°58'29"E	C142	17.28	11.00	09°00'00"	11.00	15.56	N25°28'32"E
C33	11.07	325.00	001°57'09"	5.54	11.07	N23°05'50"E	C143	27.53	275.00	005°44'06"	13.77	27.51	N18°09'23"W
C34	50.00	325.00	008°48'53"	25.05	49.95	N17°42'58"E	C144	12.03	155.00	004°28'50"	6.02	12.03	N15°30'47"W
C35	50.00	325.00	008°48'53"	25.05	49.95	N08°54'03"E	C145	31.83	275.00	006°37'58"	15.94	31.82	N08°58'21"W
C36	9.98	325.00	001°45'24"	4.88	9.98	N03°38'50"E	C146	45.08	275.00	009°23'35"	22.59	45.03	N01°57'30"W
C37	27.67	325.00	004°52'44"	13.85	27.67	N00°17'51"E	C147	21.69	275.00	004°31'12"	10.85	21.69	N04°59'49"E
C38	50.00	325.00	008°48'53"	25.05	49.95	N08°58'59"W	C148	76.79	275.00	018°24'37"	38.67	78.52	N10°27'03"E
C39	13.23	325.00	002°19'56"	6.62	13.23	N10°27'22"W	C149	39.79	25.00	09°10'50"	25.02	39.72	N68°39'53"E
C40	12.86	325.00	002°19'56"	6.53	12.86	N14°24'19"W	C150	71.54	225.00	018°12'01"	35.79	70.62	S27°29'56"E
C41	18.87	325.00	002°19'56"	9.51	18.86	N17°42'29"W	C151	50.00	575.00	004°58'56"	25.02	49.98	N67°52'4"W
C42	26.61	625.00	002°25'32"	13.31	26.61	N20°43'38"W	C152	39.32	575.00	003°02'32"	20.39	39.32	N20°19'47"W
C43	31.72	745.00	002°25'32"	15.86	31.72	N20°43'38"W	C153	63.19	575.00	006°17'46"	31.63	63.16	S21°30'10"E
C44	40.00	625.00	003°40'01"	20.01	39.99	N23°17'50"W	C154	63.19	575.00	006°17'46"	31.63	63.16	S10°12'28"E
C45	47.68	745.00	003°40'01"	23.85	47.67	N23°17'50"W	C155	63.19	575.00	006°17'46"	31.63	63.16	S08°54'38"E
C46	40.00	625.00	003°40'01"	20.01	39.99	N28°57'51"W	C156	63.19	575.00	006°17'46"	31.63	63.16	S02°38'82"E
C47	47.68	745.00	003°40'01"	23.85	47.67	N28°57'51"W	C157	21.08	575.00	002°09'02"	10.54	21.08	S01°50'02"E
C48	40.00	625.00	003°40'01"	20.01	39.99	N30°37'52"W	C158	18.74	325.00	003°18'12"	9.37	18.73	N00°59'57"E
C49	47.68	745.00	003°40'01"	23.85	47.67	N30°37'52"W	C159	43.03	325.00	007°30'11"	21.55	43.00	N04°27'49"W
C50	40.00	625.00	003°40'01"	20.01	39.99	N34°17'53"W	C160	15.21	11.00	07°01'34"	8.11	14.03	S31°31'37"W
C51	47.68	745.00	003°40'01"	23.85	47.67	N34°17'53"W	C161	16.68	11.00	08°29'38"	10.70	15.34	S64°48'37"E
C52	40.76	625.00	002°44'12"	20.39	40.75	N37°58'59"W	C162	36.03	325.00	006°21'08"	18.03	36.01	N23°46'22"W
C53	48.59	745.00	002°44'12"	24.30	48.58	N37°58'59"W	C163	59.04	445.00	007°36'05"	25.56	59.99	N27°22'44"W
C54	40.82	625.00	003°44'33"	20.43	40.82	N41°14'22"W	C164	24.44	325.00	004°10'12"	12.22	24.43	N20°08'11"W
C55	48.66	745.00	003°44'33"	24.34	48.65	N41°14'22"W	C165	68.46	445.00	008°48'53"	34.30	68.39	N38°59'53"E
C56	40.76	625.00	003°44'33"	20.38	40.74	N45°28'42"W	C166	50.00	325.00	008°48'53"	25.05	49.95	N30°39'53"E
C57	48.57	745.00	003°44'33"	24.30	48.57	N49°28'42"W	C167	68.46	445.00	008°48'53"	34.30	68.39	N44°28'46"W
C58	40.76	625.00	003°44'33"	20.38	40.74	N49°28'42"W	C168	50.00	325.00	008°48'53"	25.05	49.95	N44°28'46"W
C59	48.57	745.00	003°44'33"	24.30	48.57	N49°28'42"W	C169	68.46	445.00	008°48'53"	34.30	68.39	N53°17'39"W
C60	40.76	625.00	003°44'33"	20.38	40.74	N52°56'59"W	C170	50.00	325.00	008°48'53"	25.05	49.95	N53°17'39"W
C61	48.57	745.00	003°44'33"	24.30	48.57	N52°56'59"W	C171	68.46	445.00	008°48'53"	34.30	68.39	N62°06'32"W
C62	40.76	625.00	003°44'33"	20.38	40.74	N58°41'08"W	C172	50.00	325.00	008°48'53"	25.05	49.95	N62°06'32"W
C63	48.57	745.00	003°44'33"	24.30	48.57	N58°41'08"W	C173	68.46	445.00	008°48'53"	34.30	68.39	N70°52'25"W
C64	40.76	625.00	003°44'33"	20.38	40.74	N62°25'16"W	C174	50.00	325.00	008°48'53"	25.05	49.95	N70°52'25"W
C65	48.57	745.00	003°44'33"	24.30	48.57	N62°25'16"W	C175	31.87	445.00	004°06'12"	15.94	31.86	N77°22'58"W
C66	48.57	745.00	003°44'33"	24.30	48.57	N63°14'22"W	C176	23.38	325.00	004°06'12"	11.84	23.27	N77°22'58"W
C67	17.17	11.00	08°27'24"	10.90	17.48	S20°44'16"E	C177	3.25	155.00	001°10'28"	1.63	3.25	N40°00'00"E
C68	53.57	745.00	004°07'13"	26.80	53.56	N64°20'57"W	C178	1.83	275.00	000°24'00"	0.96	1.83	N23°25'27"E
C69	16.14	11.00	08°40'23"	9.91	14.73	N65°39'49"E	C179	7.84	1069.00	000°23'52"	3.97	7.84	S12°49'02"W
C70	35.10	625.00	003°13'02"	17.55	35.09	N73°38'24"W	C180	16.74	11.00	08°12'49"	10.48	15.17	N69°14'37"E
C71	64.23	745.00	004°56'24"	32.14	64.21	N72°43'43"W	C181	6.47	10.00	03°04'20"	3.35	6.36	N61°38'40"E
C72	40.00	625.00	003°40'01"	20.01	39.99	N77°01'55"W	C182	8.68	14.00	03°30'59"	4.48	8.54	N60°51'57"W
C73	47.68	745.00	003°40'01"	23.85	47.67	N77°01'55"W	C183	8.79	14.00	03°57'28"	4.54	8.64	N60°43'28"E
C74	9.56	625.00	000°52'16"	4.78	9.50	N78°19'04"W	C184	6.47	10.00	03°04'20"	3.35	6.36	N61°38'40"E
C75	11.33	745.00	002°52'16"	5.66</									



HARMONY NEIGHBORHOOD I

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT I/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

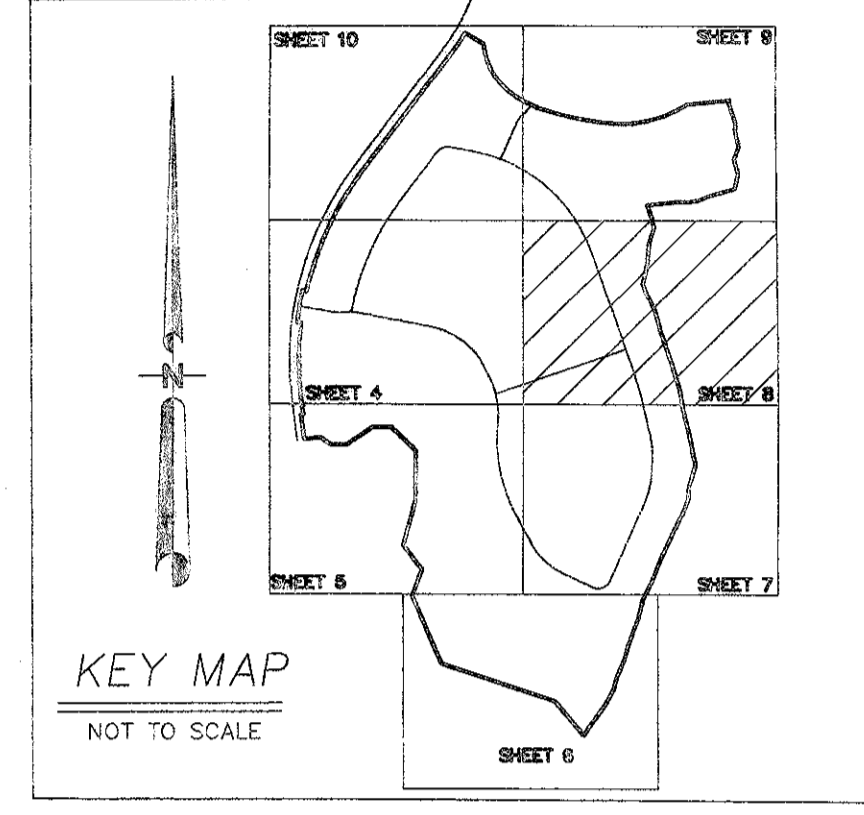
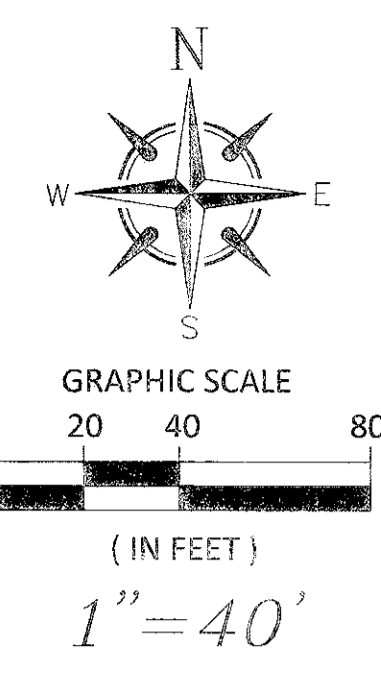


Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHD. BEARING. Contains curve data for the top-left section of the plat.

Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHD. BEARING. Contains curve data for the top-right section of the plat.

Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHD. BEARING. Contains curve data for the middle-left section of the plat.

Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHD. BEARING. Contains curve data for the middle-right section of the plat.

Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHD. BEARING. Contains curve data for the bottom-left section of the plat.

Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHD. BEARING. Contains curve data for the bottom-right section of the plat.



SEE SHEET 4 OF 10

SEE SHEET 9 OF 10

SEE SHEET 7 OF 10

Table with columns: LINE #, DIRECTION, LENGTH. Contains line data for the plat.

Table with columns: LINE #, DIRECTION, LENGTH. Contains line data for the plat.

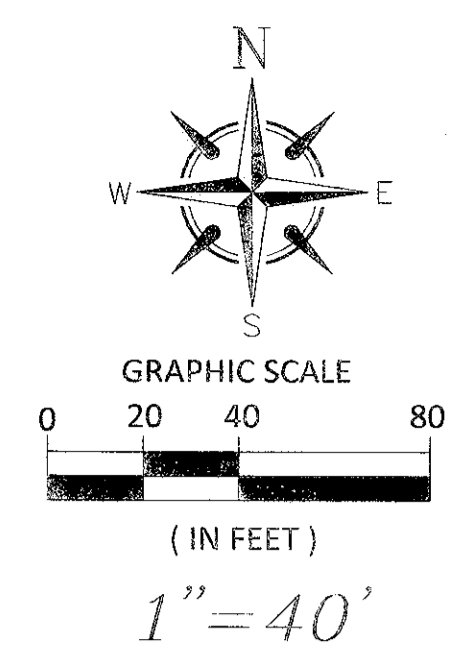
JOHNSTON'S SURVEYING INC. 900 Shady Lane, Kissimmee, Florida 34744-8695. Tel. (407) 847-2179 Fax (407) 847-6140

NOTE: SEE SHEETS 1-3 FOR LEGAL DESCRIPTION, NOTES, EASEMENTS & LEGEND



# HARMONY NEIGHBORHOOD I

SECTION 29, TOWNSHIP 28 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT I/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

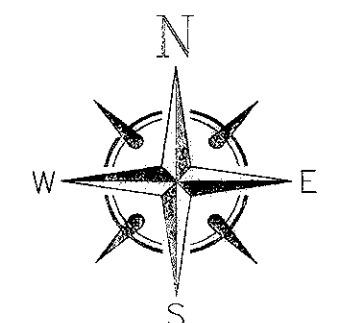


CURVE TABLE						CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	43.57	74.00	0321'14"	21.35	41.03	S84°28'16"W	C111	3.42	898.00	001°35'44"	1.71	3.42	S20°07'31"W
C2	92.68	275.00	019'48"33"	46.78	92.24	N89°46'47"W	C112	46.21	1016.00	002°35'54"	23.11	46.21	S21°32'00"W
C3	103.12	275.00	021'29'09"	52.18	102.52	N89°22'58"W	C113	40.77	898.00	002°35'54"	20.39	40.77	S21°32'00"W
C4	56.11	275.00	011'41'29"	28.15	56.01	N92°47'39"W	C114	46.21	1016.00	002°35'54"	23.11	46.21	S24°07'54"W
C5	72.21	275.00	015'02'45"	36.32	72.01	S19°25'34"E	C115	40.77	898.00	002°35'54"	20.39	40.77	S24°07'54"W
C6	30.86	275.00	006'27'01"	15.50	30.84	N04°41'41"W	C116	46.21	1016.00	002°35'54"	23.11	46.21	S28°43'48"W
C7	38.81	275.00	008'07'13"	19.44	38.78	N01°24'34"W	C117	40.77	898.00	002°35'54"	20.39	40.77	S28°43'48"W
C8	52.17	625.00	004'46'58"	26.10	52.15	S00°14'35"W	C118	46.21	1016.00	002°35'54"	23.11	46.21	S29°19'43"W
C9	62.18	745.00	004'46'58"	31.11	62.16	S00°14'35"W	C119	40.77	898.00	002°35'54"	20.39	40.77	S29°19'43"W
C10	60.00	625.00	002'30'01"	30.02	59.88	S04°53'54"E	C120	46.21	1016.00	002°35'54"	23.11	46.21	S31°55'37"W
C11	48.48	745.00	002'43'42"	24.25	48.47	S05°47'03"E	C121	40.77	898.00	002°35'54"	20.39	40.77	S31°55'37"W
C12	23.54	745.00	001'44'16"	11.52	23.54	S10°31'03"E	C122	46.21	1016.00	002°35'54"	23.11	46.21	S34°31'31"W
C13	60.00	625.00	002'30'01"	30.02	59.88	S10°23'55"E	C123	40.77	898.00	002°35'54"	20.39	40.77	S34°31'31"W
C14	71.52	745.00	002'30'01"	35.79	71.49	S10°23'55"E	C124	18.53	1016.00	001°02'31"	9.28	18.53	S36°00'43"W
C15	60.00	625.00	002'30'01"	30.02	59.88	S15°53'07"E	C125	16.35	898.00	001°02'31"	8.17	16.35	S36°00'43"W
C16	71.52	745.00	002'30'01"	35.79	71.49	S15°53'07"E	C126	27.66	25.00	083°29'07"	15.44	26.27	S88°35'54"W
C17	60.00	625.00	002'30'01"	30.02	59.88	S21°22'58"E	C127	31.12	575.00	003°06'04"	15.56	31.12	N78°11'10"W
C18	71.52	745.00	002'30'01"	35.79	71.49	S21°22'58"E	C128	21.84	575.00	002°09'22"	10.82	21.84	N78°32'27"W
C19	47.12	625.00	004'57'11"	23.57	47.11	S28°18'34"E	C129	47.48	575.00	004°43'53"	23.76	47.47	N72°06'46"W
C20	56.17	745.00	004'57'11"	28.10	56.15	S28°18'34"E	C130	50.00	575.00	004°08'58"	25.02	49.88	N67°52'24"W
C21	3.51	275.00	000'43'33"	1.76	3.51	S28°50'08"E	C131	50.00	575.00	004°08'58"	25.02	49.88	N62°18'28"W
C22	5.04	365.00	000'43'33"	2.52	5.04	S28°50'08"E	C132	50.00	575.00	004°08'58"	25.02	49.88	N67°17'32"W
C23	60.00	275.00	012'00'03"	30.12	59.88	S30°27'05"E	C133	50.00	575.00	004°08'58"	25.02	49.88	N62°18'28"W
C24	86.16	365.00	012'00'03"	43.26	86.01	S30°27'05"E	C134	50.00	575.00	004°08'58"	25.02	49.88	N47°19'40"W
C25	85.00	275.00	012'00'03"	42.50	84.88	S30°27'05"E	C135	50.00	575.00	004°08'58"	25.02	49.88	N47°19'40"W
C26	86.16	365.00	012'00'03"	43.26	86.01	S47°03'08"E	C136	50.00	575.00	004°08'58"	25.02	49.88	N37°19'45"W
C27	50.60	275.00	010'23'32"	25.37	50.53	S58°28'58"E	C137	50.00	575.00	004°08'58"	25.02	49.88	N32°19'13"W
C28	72.88	365.00	010'23'32"	36.44	72.58	S58°28'58"E	C138	50.00	575.00	004°08'58"	25.02	49.88	N27°19'07"W
C29	19.80	75.00	010'27'24"	9.96	19.74	S72°18'24"E	C139	50.00	575.00	004°08'58"	25.02	49.88	N22°14'47"W
C30	46.00	75.00	035°08'28"	23.75	45.28	N82°33'40"E	C140	7.40	575.00	000°44'14"	3.70	7.40	N19°23'33"W
C31	45.97	75.00	035°07'02"	23.73	45.25	N47°25'56"E	C141	17.28	11.00	090°00'00"	11.00	15.56	N25°56'34"E
C32	7.59	75.00	002°47'57"	3.80	7.59	N28°58'28"E	C142	17.28	11.00	090°00'00"	11.00	15.56	N64°01'28"W
C33	11.07	325.00	001°57'05"	5.54	11.07	N23°09'50"E	C143	27.53	275.00	002°44'08"	13.77	27.51	N16°02'23"W
C34	50.00	325.00	008'48'53"	25.00	49.95	N17°42'56"E	C144	12.03	156.00	004°25'56"	6.02	12.03	N15°30'47"W
C35	50.00	325.00	008'48'53"	25.00	49.95	N68°54'03"E	C145	31.83	275.00	003°37'58"	15.94	31.82	N08°58'21"W
C36	3.56	325.00	000'45'24"	1.78	3.56	N08°58'58"E	C146	48.33	275.00	002°23'35"	24.88	48.03	N02°57'38"W
C37	27.87	325.00	004'52'44"	13.85	27.87	N00°17'51"E	C147	21.69	275.00	004°31'17"	10.85	21.69	N49°49'47"E
C38	50.00	325.00	008'48'53"	25.00	49.95	N03°23'07"W	C148	78.79	275.00	016°24'57"	39.87	78.52	N15°27'33"E
C39	13.23	325.00	002°19'56"	6.62	13.23	N12°07'22"W	C149	36.79	25.00	091°00'13"	25.52	35.72	N89°39'33"E
C40	12.66	325.00	002°33'58"	6.33	12.66	N14°24'19"W	C150	71.54	225.00	018°13'00"	36.07	71.24	S86°01'22"E
C41	19.87	325.00	003°30'08"	9.94	19.88	N17°18'22"W	C151	70.92	225.00	018°03'32"	35.76	70.62	S37°29'58"W
C42	26.81	625.00	002°28'23"	13.31	26.81	N20°14'38"W	C152	36.32	575.00	003°49'09"	19.17	36.31	S83°33'37"E
C43	31.72	745.00	002°28'23"	15.86	31.72	N20°14'38"W	C153	63.19	575.00	006°17'46"	31.83	63.16	S21°30'11"E
C44	40.00	625.00	003°40'01"	20.01	39.99	N23°17'50"W	C154	63.19	575.00	006°17'46"	31.83	63.16	S19°12'55"E
C45	47.68	745.00	003°40'01"	23.85	47.67	N23°17'50"W	C155	63.19	575.00	006°17'46"	31.83	63.16	S08°54'38"E
C46	40.00	625.00	003°40'01"	20.01	39.99	N28°57'51"W	C156	63.19	575.00	006°17'46"	31.83	63.16	S02°35'52"E
C47	47.68	745.00	003°40'01"	23.85	47.67	N28°57'51"W	C157	21.08	575.00	002°06'02"	10.54	21.08	S01°35'02"W
C48	40.00	625.00	003°40'01"	20.01	39.99	N30°27'52"W	C158	18.74	325.00	001°01'12"	9.37	18.73	N08°58'57"E
C49	47.68	745.00	003°40'01"	23.85	47.67	N30°27'52"W	C159	43.03	325.00	007°39'11"	21.58	43.00	N02°47'40"W
C50	40.00	625.00	003°40'01"	20.01	39.99	N34°17'53"W	C160	15.21	11.00	070°31'54"	8.11	14.03	S31°51'37"E
C51	47.68	745.00	003°40'01"	23.85	47.67	N34°17'53"W	C161	18.98	11.00	088°25'30"	10.70	18.34	S84°44'37"E
C52	40.76	625.00	003°41'12"	20.39	40.75	N37°09'50"W	C162	36.03	325.00	002°21'09"	18.03	36.01	N24°56'22"W
C53	48.59	745.00	003°41'12"	24.30	48.58	N37°09'50"W	C163	59.04	445.00	007°36'06"	29.56	58.99	N27°27'24"W
C54	40.82	625.00	003°44'33"	20.42	40.82	N41°44'22"W	C164	24.44	325.00	004°18'30"	12.22	24.43	N09°06'11"W
C55	48.66	745.00	003°44'33"	24.34	48.65	N41°44'22"W	C165	68.46	445.00	008°48'53"	34.30	68.39	N35°59'53"W
C56	40.76	625.00	003°44'08"	20.38	40.74	N48°28'42"W	C166	50.00	325.00	008°48'53"	25.00	49.95	N35°59'53"W
C57	48.57	745.00	003°44'08"	24.30	48.57	N48°28'42"W	C167	68.46	445.00	008°48'53"	34.30	68.39	N44°28'46"W
C58	40.76	625.00	003°44'08"	20.38	40.74	N49°12'51"W	C168	50.00	325.00	008°48'53"	25.00	49.95	N44°28'46"W
C59	48.57	745.00	003°44'08"	24.30	48.57	N49°12'51"W	C169	68.46	445.00	008°48'53"	34.30	68.39	N37°17'39"W
C60	40.76	625.00	003°44'08"	20.38	40.74	N52°06'59"W	C170	50.00	325.00	008°48'53"	25.00	49.95	N37°17'39"W
C61	48.57	745.00	003°44'08"	24.30	48.57	N52°06'59"W	C171	68.46	445.00	008°48'53"	34.30	68.39	N26°08'32"W
C62	40.76	625.00	003°44'08"	20.38	40.74	N56°04'08"W	C172	50.00	325.00	008°48'53"	25.00	49.95	N26°08'32"W
C63	48.57	745.00	003°44'08"	24.30	48.57	N56°04'08"W	C173	68.46	445.00	008°48'53"	34.30	68.39	N17°05'59"W
C64	40.76	625.00	003°44'08"	20.38	40.74	N60°25'18"W	C174	50.00	325.00	008°48'53"	25.00	49.95	N17°05'59"W
C65	48.57	745.00	003°44'08"	24.30	48.57	N60°25'18"W	C175	31.87	445.00	004°08'12"	15.94	31.86	N77°22'58"W
C66	34.85	625.00	003°11'43"	17.43	34.85	N63°30'12"W	C176	23.28	325.00	004°08'12"	11.84	23.27	N77°22'58"W
C67	17.17	11.00	089°27'24"	10.80	15.48	S20°48'16"E	C177	3.25	155.00	001°12'08"	1.63	3.25	N02°02'00"W
C68	53.57	745.00	004°07'13"	26.80	53.56	N64°20'57"W	C178	1.83	275.00	000°24'06"	0.96	1.83	N23°32'25"E
C69	16.14	11.00	084°02'37"	9.91	14.73	N68°59'40"E	C179	7.94	1089.00	000°25'33"	3.97	7.94	S12°40'06"W
C70	35.10	625.00	003°13'02"	17.55	35.09	N73°38'24"W	C180	16.74	11.00	087°12'49"	10.48	15.17	N58°12'43"E
C71	64.23	745.00	004°58'24"	32.14	64.21	N72°42'43"W	C181	6.47	10.00	037°04'25"	3.35	6.36	S81°38'40"W
C72	40.00	625.00	003°40'01"	20.01	39.99	N77°09'55"W	C182	8.68	14.00	035°30'59"	4.48	8.54	N69°51'57"W
C73	47.68	745.00	003°40'01"	23.85	47.67	N77°09'55"W	C183	8.79	14.00	035°27'26"	4.50	8.64	N64°43'26"E
C74	8.50	625.00	002°52'16"	4.25	8.50	N79°10'04"W	C184	6.47	10.00	037°04'25"	3.35	6.36	S89°19'58"W
C75	11.33	745.00	002°52'16"	5.66	11.33	N79°10'04"W	C185	64.35	125.00	029°29'50"	32.91	63.64	S39°43'28"W
C76	18.26	75.00	013										

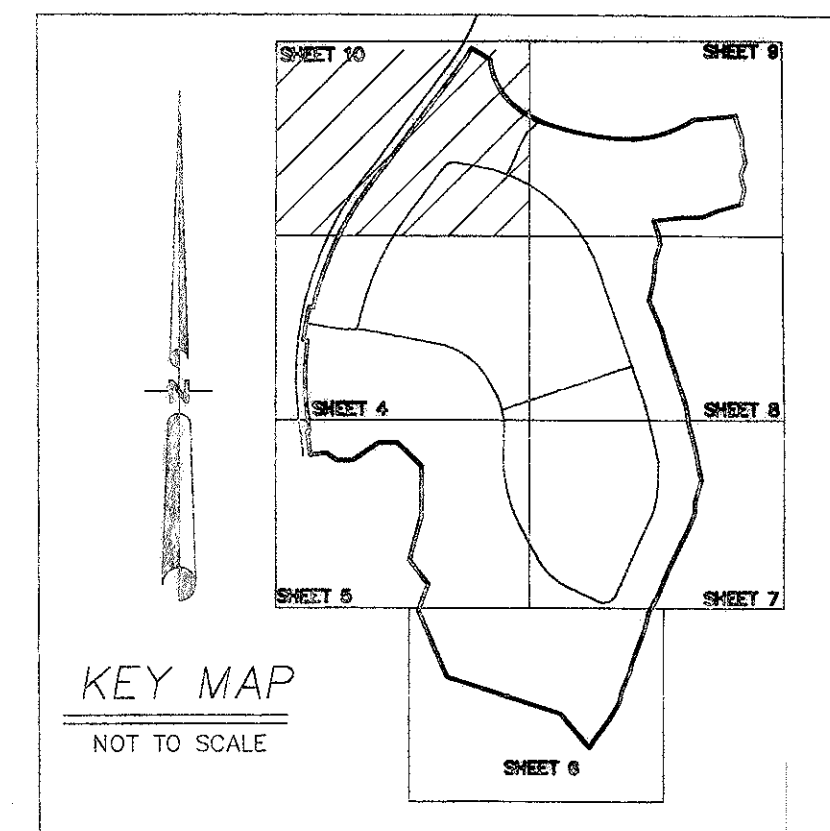


# HARMONY NEIGHBORHOOD I

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING IN PART A REPLAT OF PORTIONS OF TRACT I/J, PARK TRACT "C", AND TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, AND BEING IN PART A REPLAT OF GOLF COURSE TRACT-2, BIRCHWOOD GOLF COURSE, AS FILED AND RECORDED IN PLAT BOOK 15, PAGES 139 THRU 151, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



GRAPHIC SCALE  
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(IN FEET)  
1" = 40'



SEE SHEET 9 OF 10

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SEE SHEET 4 OF 10

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# HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA  
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN O.R. BOOK ..... PAGE(S)..... AND (ARE) (ARE NOT) ACCOMPANIED BY DEED COVENANTS.

## LEGAL DESCRIPTION

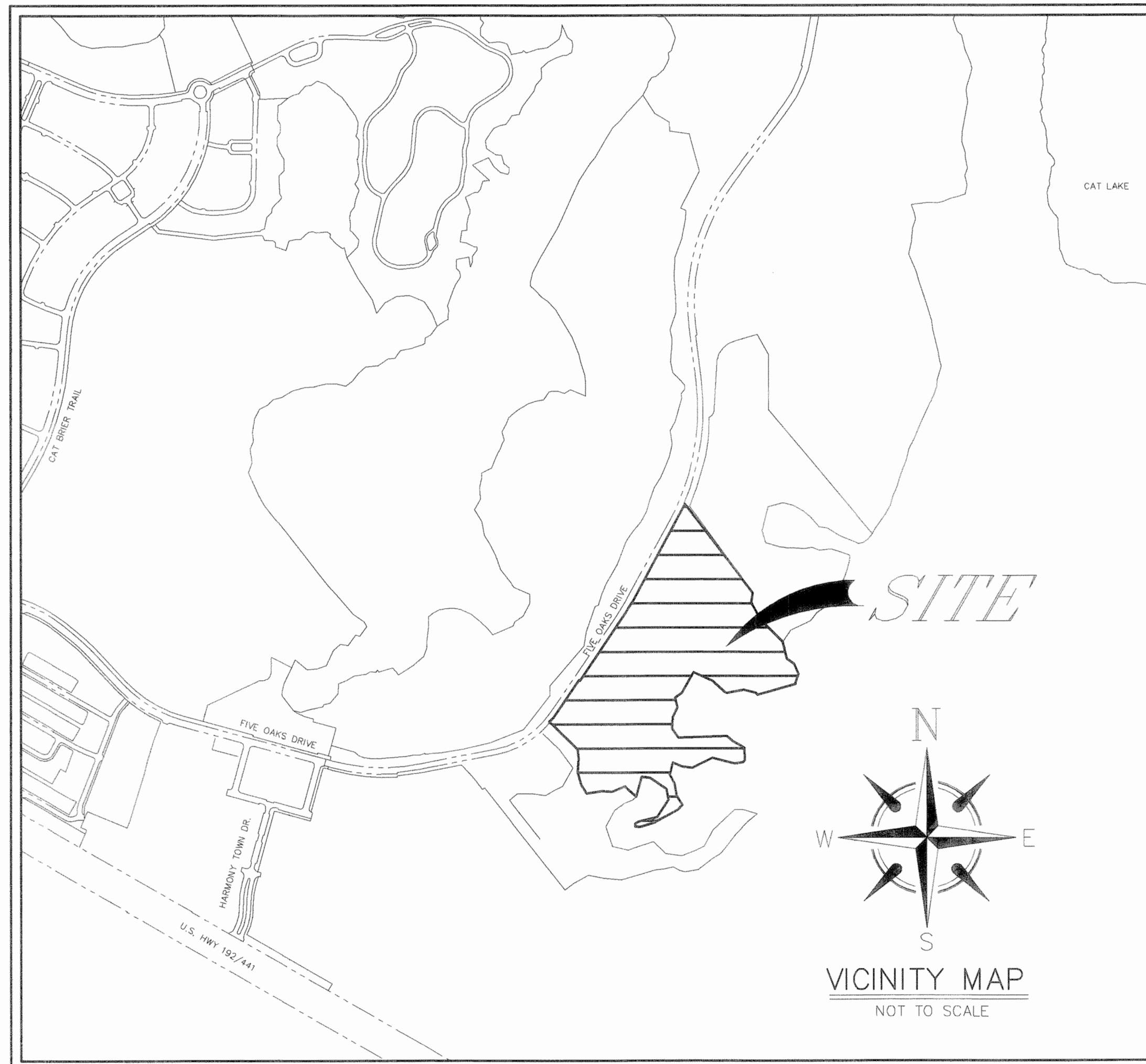
A PARCEL OF LAND LYING IN A PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA.

BEING A REPLAT OF TRACT M AND A PORTION OF TRACT L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "M", HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120-128 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THENCE S53°04'04"E, A DISTANCE OF 17.50 FEET; THENCE S36°08'15"E, A DISTANCE OF 665.85 FEET; THENCE S10°16'01"W, A DISTANCE OF 57.90 FEET; THENCE S29°04'26"E, A DISTANCE OF 122.22 FEET; THENCE S46°21'17"E, A DISTANCE OF 144.45 FEET; THENCE S38°46'51"E, A DISTANCE OF 50.82 FEET; THENCE S13°55'49"E, A DISTANCE OF 107.05 FEET; THENCE S53°53'59"E, A DISTANCE OF 56.28 FEET; THENCE S23°36'16"E, A DISTANCE OF 67.37 FEET; THENCE S19°13'09"W, A DISTANCE OF 58.26 FEET; THENCE S03°41'20"E, A DISTANCE OF 8.82 FEET; THENCE S74°20'49"W, A DISTANCE OF 243.35 FEET; THENCE N41°54'01"W, A DISTANCE OF 16.81 FEET; THENCE N72°19'55"W, A DISTANCE OF 39.77 FEET; THENCE N79°48'26"W, A DISTANCE OF 36.89 FEET; THENCE S79°05'32"W, A DISTANCE OF 109.08 FEET; THENCE N70°21'00"W, A DISTANCE OF 15.64 FEET; THENCE N47°06'33"W, A DISTANCE OF 100.89 FEET; THENCE N65°39'47"W, A DISTANCE OF 130.19 FEET; THENCE S27°00'58"W, A DISTANCE OF 66.80 FEET; THENCE S28°46'58"W, A DISTANCE OF 46.67 FEET; THENCE S37°42'24"W, A DISTANCE OF 34.41 FEET; THENCE S54°34'46"W, A DISTANCE OF 49.93 FEET; THENCE S12°18'42"E, A DISTANCE OF 63.33 FEET; THENCE S22°47'19"W, A DISTANCE OF 23.06 FEET; THENCE S27°32'41"W, A DISTANCE OF 44.39 FEET; THENCE S02°03'37"W, A DISTANCE OF 70.07 FEET; THENCE S35°03'37"E, A DISTANCE OF 68.11 FEET; THENCE N85°18'39"E, A DISTANCE OF 86.45 FEET; THENCE N89°41'49"E, A DISTANCE OF 165.73 FEET; THENCE N88°08'32"E, A DISTANCE OF 47.24 FEET; THENCE S50°17'14"E, A DISTANCE OF 50.92 FEET; THENCE S62°29'20"E, A DISTANCE OF 68.64 FEET; THENCE S58°13'27"E, A DISTANCE OF 15.82 FEET; THENCE S01°13'25"E, A DISTANCE OF 76.62 FEET; THENCE S38°26'32"W, A DISTANCE OF 17.13 FEET; THENCE S82°27'25"W, A DISTANCE OF 56.28 FEET; THENCE N75°54'23"W, A DISTANCE OF 141.85 FEET; THENCE S64°05'32"W, A DISTANCE OF 139.84 FEET; THENCE N83°23'27"W, A DISTANCE OF 62.83 FEET; THENCE N65°47'25"W, A DISTANCE OF 62.46 FEET; THENCE S14°00'44"W, A DISTANCE OF 78.12 FEET; THENCE S28°19'08"E, A DISTANCE OF 61.62 FEET; THENCE S09°16'16"E, A DISTANCE OF 80.25 FEET; THENCE S33°58'17"E, A DISTANCE OF 66.15 FEET; THENCE S47°05'46"W, A DISTANCE OF 46.24 FEET; THENCE S60°14'54"W, A DISTANCE OF 82.18 FEET; THENCE S62°34'35"W, A DISTANCE OF 83.81 FEET; THENCE S73°01'43"W, A DISTANCE OF 86.77 FEET; THENCE N85°51'13"W, A DISTANCE OF 31.26 FEET; THENCE N01°33'32"E, A DISTANCE OF 18.49 FEET; THENCE N58°04'01"E, A DISTANCE OF 24.05 FEET; THENCE N76°59'18"E, A DISTANCE OF 51.51 FEET; THENCE N77°06'25"E, A DISTANCE OF 66.43 FEET; THENCE N32°56'33"E, A DISTANCE OF 130.10 FEET; THENCE N19°14'19"W, A DISTANCE OF 17.28 FEET; THENCE N08°46'34"W, A DISTANCE OF 51.94 FEET; THENCE N56°29'32"W, A DISTANCE OF 21.23 FEET; THENCE N18°01'01"W, A DISTANCE OF 53.19 FEET; THENCE S17°44'16"W, A DISTANCE OF 68.15 FEET; THENCE S11°51'05"W, A DISTANCE OF 61.22 FEET; THENCE N47°56'14"W, A DISTANCE OF 98.94 FEET; THENCE N28°09'40"W, A DISTANCE OF 34.69 FEET; THENCE N32°24'48"W, A DISTANCE OF 59.13 FEET; THENCE N16°32'17"W, A DISTANCE OF 44.54 FEET; THENCE N36°56'11"W, A DISTANCE OF 105.20 FEET; THENCE N29°41'14"W, A DISTANCE OF 45.54 FEET; THENCE N17°07'40"W, A DISTANCE OF 35.94 FEET; THENCE N08°12'01"E, A DISTANCE OF 64.11 FEET; THENCE N06°19'02"W, A DISTANCE OF 40.88 FEET; THENCE N10°44'56"E, A DISTANCE OF 77.39 FEET; THENCE N53°28'47"W, A DISTANCE OF 50.32 FEET; THENCE N09°37'09"E, A DISTANCE OF 35.08 FEET; THENCE N36°00'30"E, A DISTANCE OF 33.16 FEET; THENCE N39°15'41"W, A DISTANCE OF 72.29 FEET; THENCE N64°18'47"W, A DISTANCE OF 70.42 FEET; THENCE S49°11'49"W, A DISTANCE OF 55.21 FEET; THENCE N56°54'06"W, A DISTANCE OF 1.13 FEET; THENCE N34°28'04"E, A DISTANCE OF 56.42 FEET; THENCE S55°33'53"E, A DISTANCE OF 8.00 FEET; THENCE N34°28'03"E, A DISTANCE OF 147.83 FEET; THENCE N55°31'56"W, A DISTANCE OF 14.50 FEET; THENCE N34°28'03"E, A DISTANCE OF 50.00 FEET; THENCE S55°31'56"E, A DISTANCE OF 14.50 FEET; THENCE N34°28'03"E, A DISTANCE OF 252.29 FEET, TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,579.00 FEET AND A CENTRAL ANGLE OF 05°28'48"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 151.02 FEET; THENCE N28°59'15"E, A DISTANCE OF 387.45 FEET; THENCE N61°00'45"W, A DISTANCE OF 14.50 FEET; THENCE N28°59'15"E, A DISTANCE OF 50.00 FEET; THENCE S61°00'45"E, A DISTANCE OF 14.50 FEET; THENCE N28°59'15"E, A DISTANCE OF 92.29 FEET, TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 05°55'12"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 154.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.33 ACRES, MORE OR LESS.



**JOHNSTON'S SURVEYING INC**  
900 Shady Lane, Kissimmee, Florida 34744-8695  
Tel. (407) 847-2179 Fax (407) 847-6140

\*THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.\*

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**  
Examined and Approved: *Alanna M. Wipj* 12/7/2016  
County Engineer Date

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That on December 05, 2016 the foregoing plot was approved by the Board of County Commissioners of Osceola County, Florida.  
*Catherine M. Bordes* Clerk of the Board  
*Delores J. Whalen* Chairman of the Board

**CERTIFICATE OF SURVEYOR**  
KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on 09/20/2016 he completed the survey of the lands as shown in the fore-going plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with all requirements of Chapter 177, F.S.; that permanent control points will be placed as required by CH. 177 F.S.; and that said land is located in Section 29, Township 26 South, Range 32 East, Osceola County, Florida.  
*R.D.B.* Richard D. Brown, P.S.M.  
Dated 9/15/16 Registration No. 5700  
Professional Surveying Certificate of Authorization No. L.B. 966  
**JOHNSTON'S SURVEYING INC** 900 Shady Lane, Kissimmee, Florida 34744-8695  
Tel. (407) 847-2179 Fax (407) 847-6140

**DEDICATION HARMONY NEIGHBORHOOD O-1**  
KNOW ALL BY THESE PRESENTS, that Birchwood Acres Limited Partnership, LLLP, a Florida limited liability partnership, 1/ka Birchwood Acres Limited Partnership, a Florida limited liability partnership (the "Partnership") and the Harmony Community Development District, a limited special and single purpose local government according to Chapter 190, Florida Statutes (the "HCDD"), each being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat and together owning all of such land hereby dedicate the said lands and plot for the uses and purposes herein expressed; dedicate the named streets (but only to the extent of the specific named portion of the right-of-way widths set forth herein) to the perpetual use of the public; dedicate the easements that are given herein to Osceola County, Florida ("County") (as grantees) to the perpetual use of the public; dedicate the easements that are given herein to the HCDD or the Partnership (as grantees) to the proper uses and purposes of the HCDD and Partnership; dedicate Tract O-100, Tract O-300 and Tract O-600 to the perpetual use of the HCDD for open space and landscaping uses and purposes of the HCDD; and dedicate Tract O-400 to the perpetual use of the HCDD for stormwater, drainage and open space uses and purposes of the HCDD. All other lands, tracts, road shoulders or easements shown on this plat are not dedicated to the public nor for any other public use or benefit.  
IN WITNESS WHEREOF, the Partnership has caused these presents to be signed and attested to and witnessed by the officers or individuals named below and the corporate seal of its general partner to be affixed hereto on the date set forth in the notary acknowledgment.

ADDRESS: 3500 Harmony Square Drive West, Harmony, Florida 34773  
By: *Michael Moser*  
Name: Michael Moser  
Title: Authorized Agent  
Attest: *Robert Glantz*  
Name: Robert Glantz  
Title: Authorized Agent

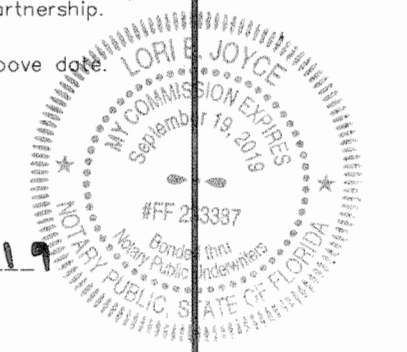
STATE OF FLORIDA COUNTY OF OSCEOLA  
I HEREBY CERTIFY that on this 01 day of October 2016, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Michael Moser and Robert Glantz, who are personally known to me, each as an Authorized Agent of Vi GP Harmony L.L.C., a Delaware limited liability company, the general partner of Birchwood Acres Limited Partnership, LLLP, a Florida limited liability partnership (1/ka Birchwood Acres Limited Partnership, a Florida limited partnership), who executed the foregoing Dedication and severally acknowledged the execution thereof to be of their free act and deed as such officers or authorized agents therein duly authorized; that the official seal of Vi GP Harmony L.L.C., a Delaware limited liability company, is duly affixed thereto and that said Dedication is the act and deed of the Partnership.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

**NOTARY PUBLIC**  
*Lori E. Joyce*  
Name: Lori E. Joyce  
Commission Number: FF 233337  
My Commission Expires: 9/19 2019

STATE OF Florida COUNTY OF Osceola  
The foregoing instrument was acknowledged before me this 25 day of October 2016 at Osceola, Florida, by Steven F. Bende, Chairman of the Harmony Community Development District, a limited special and single purpose local government created by Chapter 190, Florida Statutes and established by County ordinance. He/She is personally known to me or has produced \_\_\_\_\_ as identification.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
**NOTARY PUBLIC**  
*Catherine M. Bordes*  
Name: Catherine M. Bordes  
Commission Number: FF163165  
My Commission Expires: September 25, 2018

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**  
Upon a review: This Plat conforms to Chapter 177, F.S.  
(SIGNATURE) *R.D.B.*  
(PRINTED NAME) Richard D. Brown  
Dated 11/9/16 Registration No. 5700  
Florida Professional Surveyor and Mapper in Training Osceola County, Florida.

**CERTIFICATE OF COUNTY CLERK**  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on 12/12/2016 at 01:24:50 PM File No. 2016183853  
*Armando Ramirez*  
Name: Armando Ramirez  
Title: Clerk of the Circuit Court  
in and for Osceola County, Florida  
By: *Armando Ramirez*





**HARMONY NEIGHBORHOOD O-1**  
 SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,  
 OSCEOLA COUNTY, FLORIDA  
 BEING A REPLAT OF TRACT M AND A PORTION OF TRACT  
 L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED  
 IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC  
 RECORDS OF OSCEOLA COUNTY, FLORIDA.

PLAT NOTES:

1. Bearings are based on the north line of Tract M, Harmony Phase Three, as filed and recorded in Plat Book 20, Pages 120 thru 128, Public Records of Osceola County, Florida, being S53°04'04E (AS SHOWN).
2. THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. All lot lines are radial unless otherwise noted with (N.R. or Non-Radial).
5. This property is subject to the following items:
  - A. Drainage Easement between Birchwood Acres Limited Partnership and Harmony Community Development District recorded October 10, 2002, in Official Records Book 2125, Page 2078; First Amendment recorded October 10, 2002, in Official Records Book 2125, Page 2090; Second Amendment recorded November 25, 2003, in Official Records Book 2390, Page 1459; Third Amendment recorded November 1, 2004, in Official Records Book 2629, Page 288; Fourth Amendment recorded November 1, 2004, in Official Records Book 2629, Page 291; Fifth Amendment of Drainage Easement recorded June 24, 2005, in Official Records Book 2822, Page 1894; Sixth Amendment of Drainage Easement recorded October 27, 2006 in Official Records Book 3316, Page 2502; Seventh Amendment of Drainage Easement recorded February 23, 2009, in Book 3801, Page 2420, Public Records of Osceola County, Florida; and Eighth Amendment of Drainage Easement recorded January 21, 2016, in Book 4903, Page 749, Public Records of Osceola County, Florida
  - B. Amended and Restated Easement and Development Agreement recorded January 17, 2006, in Official Records Book 3033, Page 967, Public Records of Osceola County, Florida.
  - C. Oil, Gas and Mineral Reservations, in favor of Consolidated Naval Stores Company set forth in that certain Deed recorded June 6, 1950, in Deed Book 131, Page 203; Conveyance of Interest in favor of Consolidated-Tomoka Land Co. set forth in that certain Warranty Deed recorded October 6, 1969, in Official Records Book 194, Page 132; Notice Pursuant to Section 704.05 and 712, Florida Statutes recorded August 19, 1975, in Official Records Book 314, Page 644 and Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest recorded November 3, 1983, in Official Records Book 690, Page 452; Conveyance of Interest in favor of Indigo Group, Inc., a Florida corporation by Warranty Deed recorded December 13, 2004, in Official Records Book 2654, Page 1908 and Corrective Warranty Deed recorded May 17, 2006, in Official Records Book 3160, Page 732, Public Records of Osceola County, Florida.
  - D. Notice of Establishment of the Harmony Community Development District recorded March 24, 2000, in Official Records Book 1717, Page 1764; Amended Notice recorded May 8, 2000, in Official Records Book 1734, Page 1712 and Second Amended Notice recorded October 12, 2001, in Official Records Book 1943, Page 1779, Public Records of Osceola County, Florida.
  - E. Final Judgment recorded August 8, 2000, in Official Records Book 1766, Page 148 and Re-recorded August 17, 2000, in Official Records Book 1771, Page 893, Public Records of Osceola County, Florida.
  - F. Final Judgment recorded August 10, 2000, in Official Records Book 1767, Page 457 and Re-recorded August 29, 2000, in Official Records Book 1775, Page 952, Public Records of Osceola County, Florida.
  - G. Project Improvement Acquisition Agreement between Birchwood Acres Limited Partnership and Harmony Community Development District recorded April 6, 2001, in Official Records Book 1856, Page 656 and 1st Modification recorded October 12, 2001, in Official Records Book 1943, Page 1775, Public Records of Osceola County, Florida.
  - H. Interlocal Agreement Between Harmony Community Development District and Osceola County Pertaining to District Infrastructure Construction and Maintenance recorded August 2, 2001, in Official Records Book 1911, Page 2203 and Re-recorded in Official Records Book 1922, Page 649, Public Records of Osceola County, Florida.
  - I. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded October 9, 2001, in Official Records Book 1941, Page 2463 and Amended and Restated Declaration recorded October 23, 2002, in Official Records Book 2133, Page 915, Public Records of Osceola County, Florida.
  - J. Harmony Transition Interlocal Agreement recorded April 18, 2003, in Official Records Book 2233, Page 1582, Public Records of Osceola County, Florida.
  - K. DRI Transportation Proportionate Share Agreements recorded February 14, 2005, in Official Records Book 2703, Page 552 and recorded February 22, 2005, in Official Records Book 2708, Page 1412; First Amendment recorded February 5, 2007, in Official Records Book 3400, Page 765, Public Records of Osceola County, Florida.
  - L. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded April 1, 2005, in Official Records Book 2744, Page 1669, Public Records of Osceola County, Florida.
  - M. Board of Supervisors Harmony Community Development District Resolution 2006-1 recorded January 5, 2006, in Official Records Book 3021, Page 573, Public Records of Osceola County, Florida.
  - N. Service Agreement for Lighting Service (Phase 3 Roadway) recorded June 19, 2006, in Official Records Book 3190, Page 1474, Public Records of Osceola County, Florida.
  - O. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded October 24, 2012, in Book 4340, Page 1420, Public Records of Osceola County, Florida.
  - P. Agreement to Use Alternative Calculation Approach For Determining Capital Shortfall Amounts Between Birchwood Acres Limited Partnership, LLLP and Tohopekaliga Water Authority recorded September 6, 2013, in Book 4498, Page 1168, Public Records of Osceola County, Florida.
  - Q. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded April 30, 2015, in Official Records Book 4772, Page 1646, Public Records of Osceola County, Florida.
  - R. Assessment Acknowledgement and True Up Agreement recorded April 30, 2015, in Official Records Book 4772, Page 1654, Public Records of Osceola County, Florida.
  - S. Seventh Amended and Restated Development Order (March 14, 2016) recorded April 20, 2016, in Official Records Book 4946, Page 2444, Public Records of Osceola County, Florida.
  - T. Harmony Residential Properties Declaration of Covenants, Conditions and Restrictions recorded October 10, 2002, in Official Records Book 2125, Page 2095; First Amendment to the Declaration recorded May 1, 2003, in Official Records Book 2241, Page 2904; Amendment No. 1 to the By-Laws recorded September 10, 2003, in Official Records Book 2335, Page 962; Amendment No. 2 to the By-Laws recorded November 21, 2003, in Official Records Book 2388, Page 2263; First Supplemental Declaration recorded November 1, 2004, in Official Records Book 2629, Page 245; Second Supplemental Declaration recorded in Official Records Book 2629, Page 249; Third Amendment to the By-Laws recorded December 27, 2004, in Official Records Book 2661, Page 2378; Third Supplemental Declaration recorded April 22, 2005, in Official Records Book 2763, Page 865; Second Amendment to the Declaration recorded June 1, 2006, in Official Records Book 3174, Page 2640; Fourth Supplemental Declaration recorded October 27, 2006, in Official Records Book 3316, Page 2499; Third Amendment to the Declaration recorded March 8, 2010, in Official Records Book 3957, Page 1974; Fifth Supplemental Declaration recorded March 8, 2010, in Official Records Book 3957, Page 1988; Public Records of Osceola County, Florida; Sixth Supplemental Declaration recorded October 2, 2014, in Official Records Book 4674, Page 1904, Public Records of Osceola County, Florida; Seventh Supplemental Declaration recorded August 4, 2015, in Official Records Book 4820, Page 1319, Public Records of Osceola County, Florida; and Eighth Supplemental Declaration recorded August 4, 2015, in Official Records Book 4820, Page 1322, Public Records of Osceola County, Florida.
  - U. Service Agreement for Lighting Service (Phase 2 Roadway) recorded May 23, 2005, in Official Records Book 2785, Page 503 and Amendment No. One (1) recorded August 19, 2016, in Official Records Book 5011, Page 2564, Public Records of Osceola County, Florida.
  - V. Amendment No. One (1) to Service Agreement for Lighting Service recorded November 25, 2015, in Official Records Book 4877, Page 1268, Public Records of Osceola County, Florida.
  - W. Tohopekaliga Water Authority Water, Reuse and Wastewater System Developer's Service Agreement recorded March 15, 2016, in Official Records Book 4928, Page 1588, Public Records of Osceola County, Florida.
  - X. Service Agreement for Lighting Service Harmony Neighborhood O1 recorded August 5, 2016, in Official Records Book 5004, Page 2417, Public Records of Osceola County, Florida.

PLAT NOTES & EASEMENTS:

The Partnership and the HCDD further grant by means of this plat the following non-exclusive private or public easements shown hereon for the uses set forth below:

- A. Unless expressly and specifically provided otherwise, all easements described on this plat are private non-exclusive easements. With respect to all easements described in or reserved by this plat, (unless expressly and specifically provided otherwise), the right is hereby reserved to the Partnership and the HCDD (with respect to the HCDD, if specifically authorized by the plat, instrument of grant or assignment) to: (i) assign the same to others, (ii) grant a part or all of said easements to others, and (iii) grant and empower the assignees or grantees thereof to grant such additional easements over any part or all of such easements as the Partnership or the HCDD may deem necessary or appropriate; provided, none of the grants or additional easements shall impair or detract from the use of the easements depicted on this plat for the uses herein expressed and provided that said grant or additional easements shall not be deemed a public dedication of said easements.
- B. The Partnership hereby reserves to itself (and to its grantees and assignees, if specifically authorized by the plat, instrument of grant or assignment) the exclusive right and privilege to determine the location of any improvements, equipment, driveways, curb cuts, paved areas or facilities to be placed within, on or beneath the surface of all easements granted by, described in or reserved by this plat and the Partnership retains (for itself and its grantees or assigns) the right of access and use over and across all said easements for improvement, construction and maintenance purposes and to grant or assign such rights to others.
- C. Unless specifically provided otherwise on this plat, successors in interest to the Partnership shall not succeed to rights reserved by the Partnership on this plat unless a recorded instrument makes reference to the right or rights reserved by the Partnership and assigns such right or rights to said successors in interest.
- D. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- E. This Plat does not contain a Tract O-200 or Tract O-500.

1. [Easement #1]. Partnership and the HCDD (as grantor) hereby grant and convey and reserve, by this plat to the Partnership and the HCDD (as grantee) a perpetual non-exclusive easement on, over and under all publicly dedicated portions of the streets in this plat for the purpose of: drainage; utilities; water; sanitary sewer; irrigation; parking; the right, but not the obligation, to perform road maintenance and maintenance of crosswalks; the right, but not the obligation, to maintain brick pavers from time to time; access on, over, to and from any and all driveways and curb cuts in or abutting said streets; and the right, but not the obligation to, perform landscape maintenance in unpaved areas.

2. [Easement #2]. Partnership and the HCDD (as grantor) hereby grant and convey to the Partnership (as grantee) and the Partnership reserves for itself, its successors and assigns, a private perpetual non-exclusive easement on, over and under Tract O-100, Tract O-300, Tract O-400 and Tract O-600 for: road drainage; utilities; cable television; irrigation; parking; the right, but not the obligation, to perform road maintenance and maintenance of crosswalks; the right, but not the obligation, to pave and construct driveways and curb cuts subject to and in accordance with the rights of the Partnership as set forth in Plat Note B; access to the contiguous publicly dedicated portion of the rights-of-way dedicated by this plat (and the Plat of HARMONY PHASE THREE, recorded in Plat Book 20, Pages 128-128, of the Public Records of Osceola County, Florida) via the driveways and curb cuts now or in the future, constructed thereon in accordance with and subject to the rights of the Partnership as set forth in Plat Note B; encroachments of structures, structural overhangs, foundations, footers, and maintenance of those structures; the right, but not the obligation to, perform landscaping maintenance; and the right, but not the obligation to, install and maintain signage, lighting, utilities, mailboxes, decorative improvements, including, but not limited to, fencing and entry features.

3. [Easement #3]. Partnership and the HCDD (as grantor) each (i) hereby reserves for itself and grant to each other and their successors and assigns a perpetual non-exclusive access easement over the 20' Wide Stabilized and Graded Emergency Access Easement for their respective purposes, and (ii) hereby dedicate on this plat to Osceola County (as grantee) a perpetual non-exclusive emergency access easement over the 20' Wide Stabilized and Graded Emergency Access Easement solely for emergency (police, fire, medical, natural disaster) access purposes. The HCDD shall be responsible for maintaining the 20' Wide Stabilized and Graded Emergency Access Easement.

4. [Easement #4]. Partnership and the HCDD (as grantor) each hereby reserves for itself and grant to each other and their successors and assigns a temporary non-exclusive access and construction easement over the publicly dedicated portions of the rights-of-way dedicated by this plat for the purpose of construction of such rights-of-way. Such temporary non-exclusive access and construction easement shall automatically expire upon issuance by Osceola County, Florida of a certificate of completion for such rights-of-way.

5. [Easement #5]. Partnership and the HCDD (as grantor) hereby grant and convey to Osceola County, Florida a perpetual non-exclusive easement over the "10.0' Utility Easements" and "10' U.E." for purposes of: the installation, maintenance, repair and replacement of utility facilities.

6. [Easement #6]. Partnership (as grantor) hereby reserves for itself and grants and conveys to the HCDD a perpetual non-exclusive easement over the "20' Drainage Easement" for purposes of: drainage and installation, maintenance, repair and replacement of drainage facilities.

7. [Easement #7]. Partnership and the HCDD (as grantor) hereby grant and convey to the Partnership (as grantee) and the Partnership reserves for itself, its successors and assigns, a private perpetual non-exclusive easement on and over Tract O-400 for purposes of access, ingress and egress to and from conservation areas adjacent to Tract O-400, including, but not limited to, the xeric oak preserve, which shall include, but not be limited to, the right to install, construct and maintain access facilities on Tract O-400 for such purposes.

8. All landscaping elements within this development including trees in Public Right of Ways as required by the Osceola Land Development Code shall be maintained by the HCDD.

9. All street lights are to be owned and maintained by the HCDD and/or the Utility Provider, which ever apply.

LEGEND:

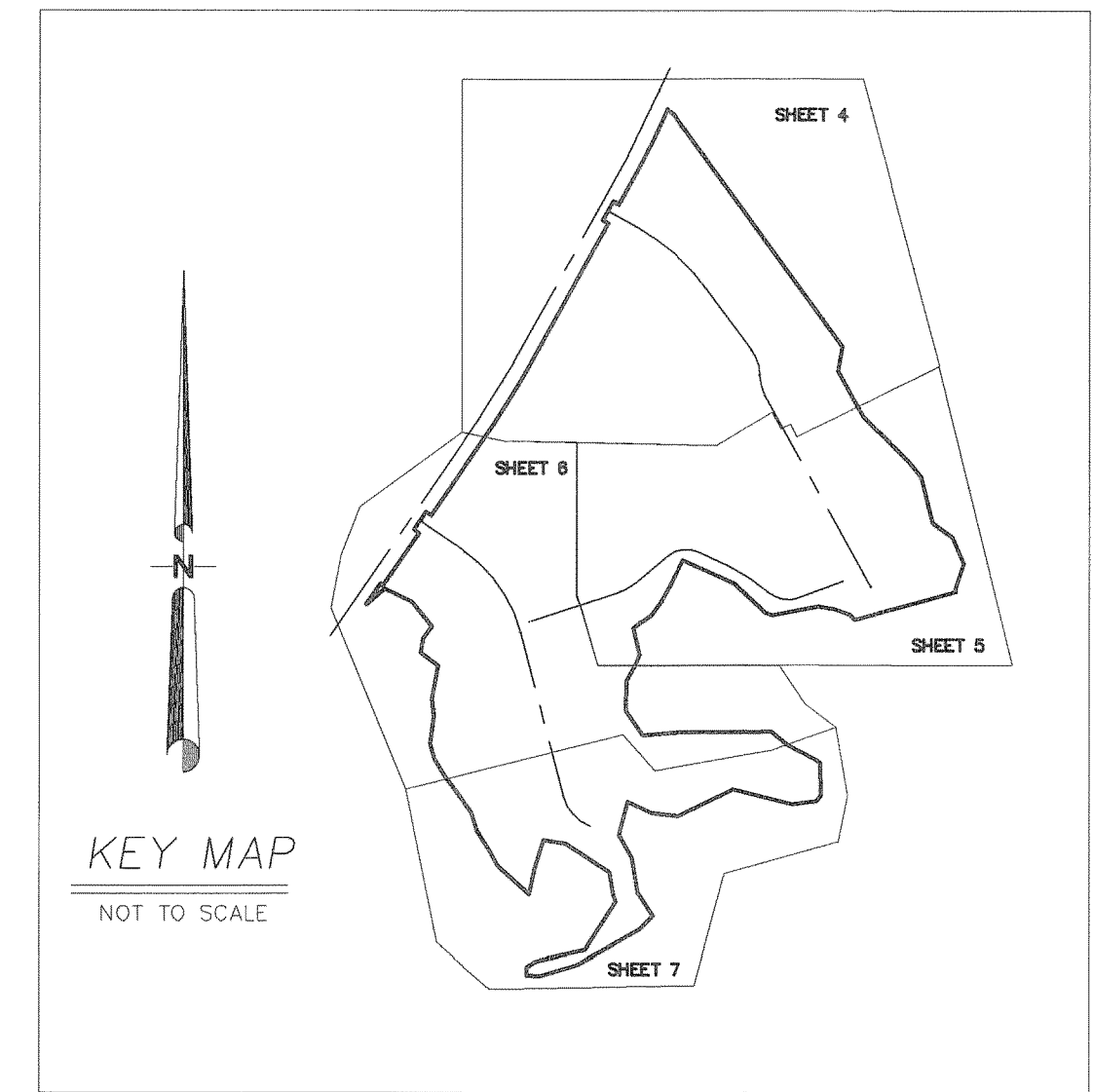
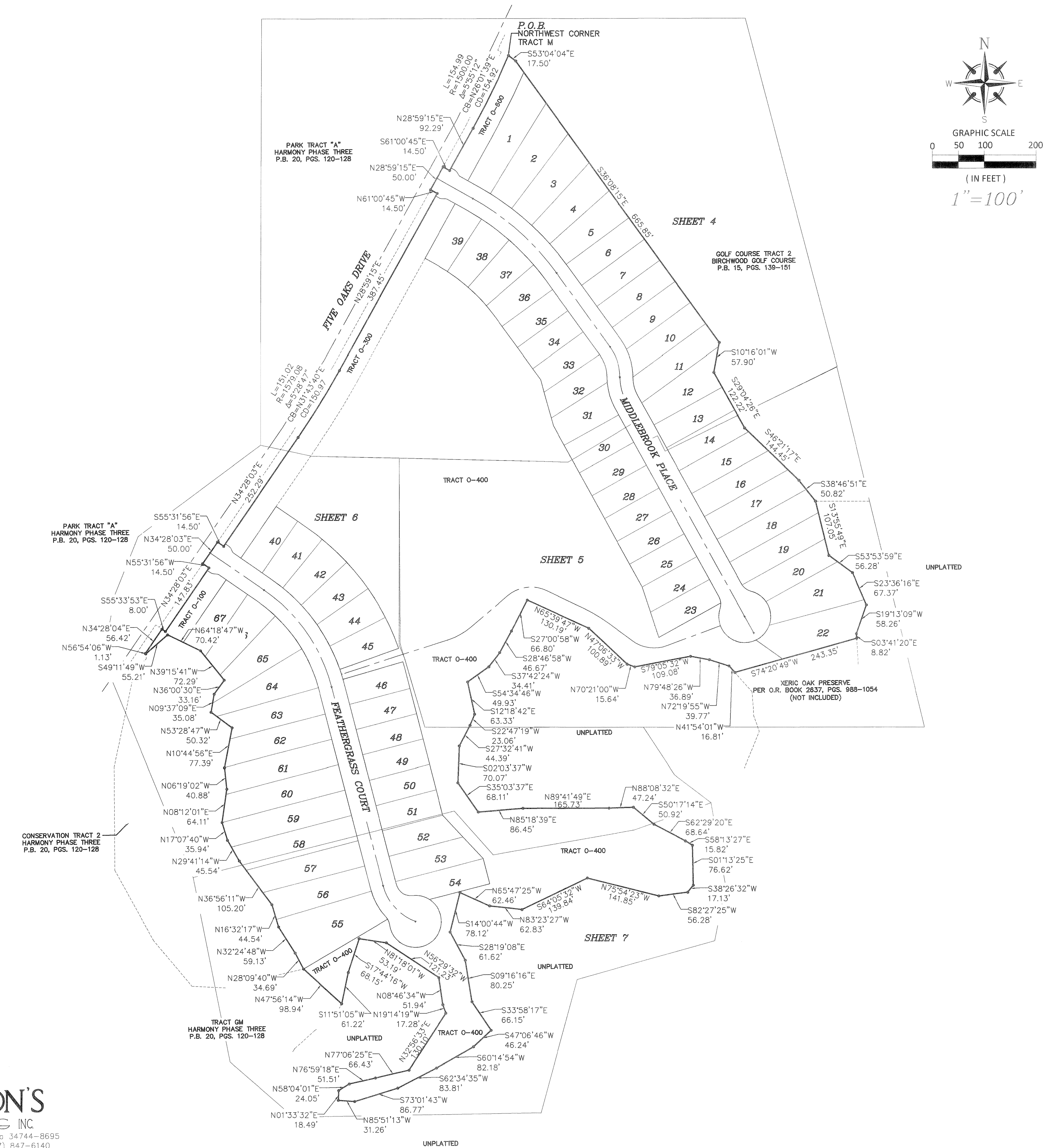
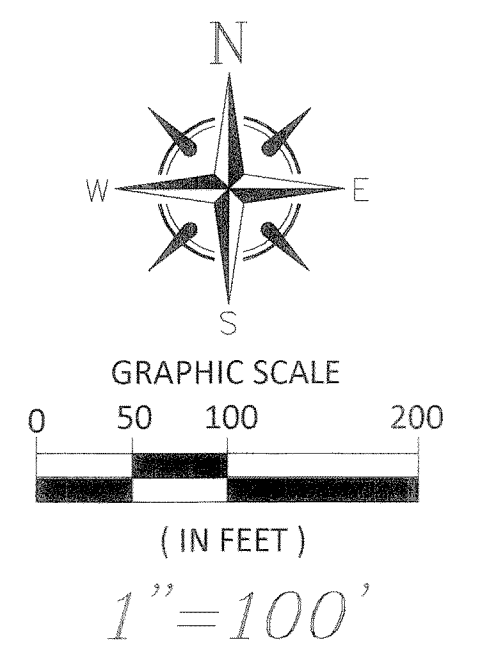
○ DENOTES FOUND 1/2" IRON ROD (LB 7048), REPLACED WITH PRM 5/8" IRON ROD W/CAP (LB 966)	PRM = PERMANENT REFERENCE MONUMENT	L/U. = LANDSCAPE & UTILITY
□ DENOTES FOUND IRON ROD (AS NOTED)	PCP = PERMANENT CONTROL POINT	TWP. = TOWNSHIP
● DENOTES SET 5/8" IRON ROD W/CAP (LB 966)	P.C. = POINT OF CURVE	ROE = RANGE
▲ DENOTES NAIL AND DISK FOUND (AS NOTED)	P.T. = POINT OF TANGENT	(N.R.) = NON-RADIAL LOT LINE
▲ DENOTES SET PCP NAIL AND DISK (LB 966)	P.C. = POINT OF REVERSE CURVE	D.E. = DRAINAGE EASEMENT
CHD = CHORD DISTANCE	P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT
R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	D.U.E. = DRAINAGE/UTILITY EASEMENT
Δ = CENTRAL ANGLE	L.B. = LICENSED BUSINESS	FB. = PLAT BOOK
Δ = ARC LENGTH	FD. = FOUND	
C.B. = CHORD BEARING	ID. = IDENTIFICATION	
C.R. = COUNTY ROAD	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER	
(RAD.) = RADIAL LOT LINE	HCDD = HARMONY COMMUNITY DEVELOPMENT DISTRICT	
	C/L. = CENTERLINE	





# HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,  
OSCEOLA COUNTY, FLORIDA  
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT  
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED  
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC  
RECORDS OF OSCEOLA COUNTY, FLORIDA.



KEY MAP  
NOT TO SCALE

NOTE: SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION, NOTES & EASEMENTS

LEGEND:

○ DENOTES FOUND 1/2" IRON ROD (LB 7048), REPLACED WITH PRM 5/8" IRON ROD W/CAP (LB 966)	PRM = PERMANENT REFERENCE MONUMENT	L/U = LANDSCAPE & UTILITY
□ DENOTES FOUND IRON ROD (AS NOTED)	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
● DENOTES SET 5/8" IRON ROD W/CAP (LB 966)	P.C. = POINT OF CURVE	RGE = RANGE
▲ DENOTES SET NAIL AND DISK FOUND (AS NOTED)	P.T. = POINT OF TANGENT	(N.R.) = NON-RADIAL LOT LINE
▲ DENOTES SET PCP NAIL AND DISK (LB 966)	P.R.C. = POINT OF REVERSE CURVE	D.E. = DRANAGE EASEMENT
CHD. = CHORD DISTANCE	P.O.C. = POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT
R = RADIUS	L.B. = LICENSED BUSINESS	TD. = FOUND
Δ = CENTRAL ANGLE	I.D. = IDENTIFICATION	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
L = ARC LENGTH	C.R. = COUNTY ROAD	HCCD = HARMONY COMMUNITY DEVELOPMENT DISTRICT
CB = CHORD BEARING	C/L = CENTERLINE	PB. = PLAT BOOK

**JOHNSTON'S**  
SURVEYING INC  
900 Shady Lane, Kissimmee, Florida 34744-8695  
Tel. (407) 847-2179 Fax (407) 847-6140



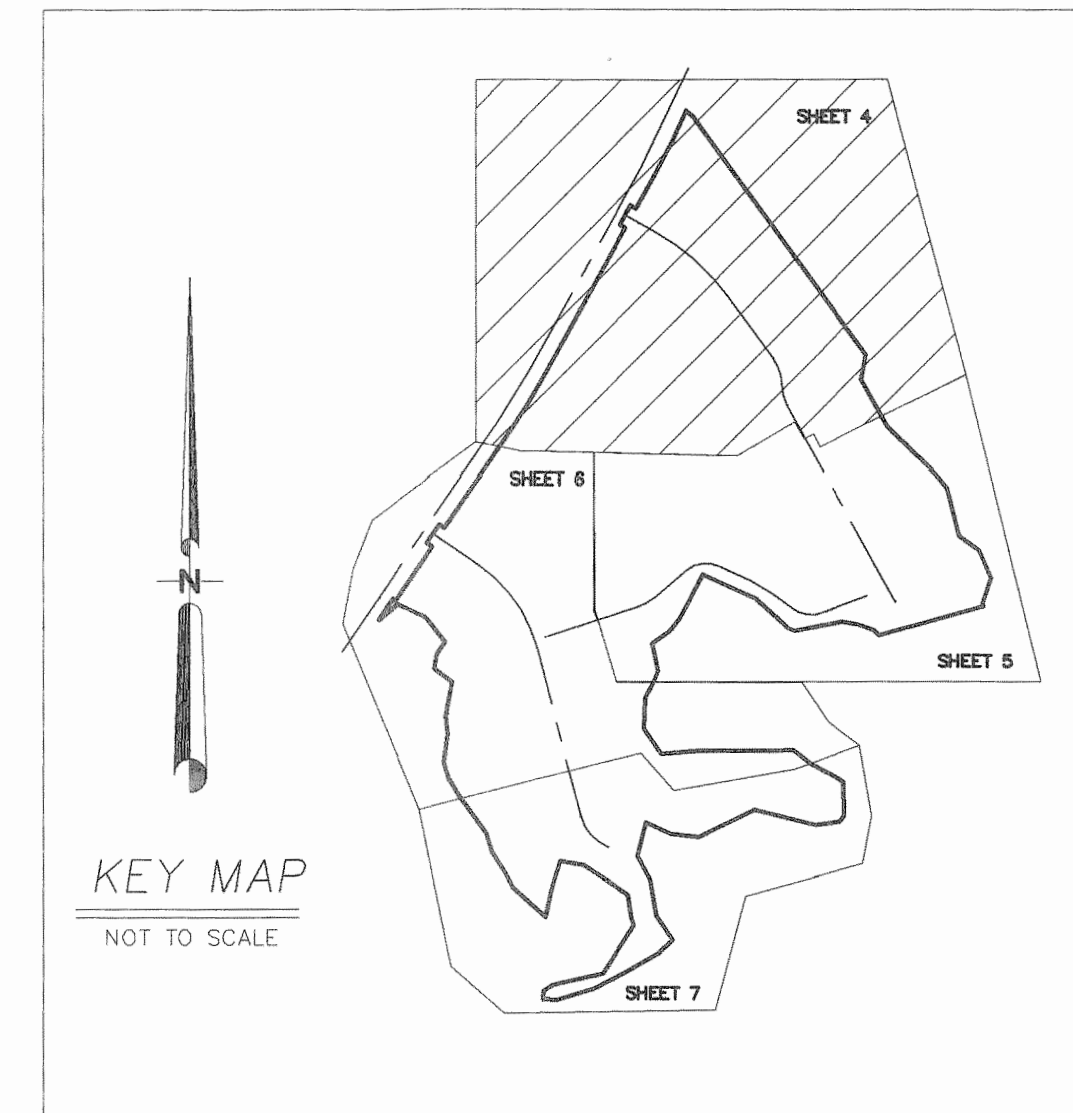
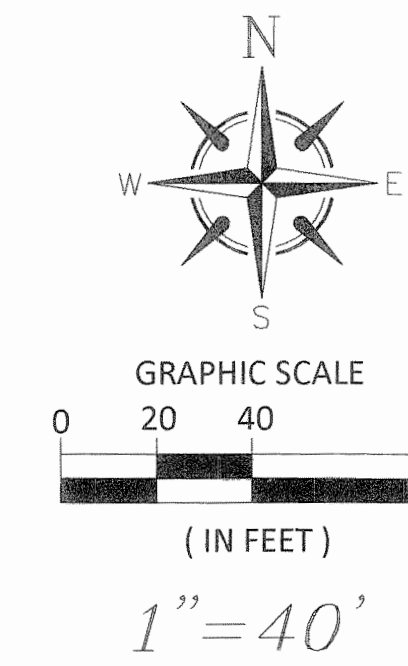
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SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,  
OSCEOLA COUNTY, FLORIDA  
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT  
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED  
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RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARK TRACT "A"  
HARMONY PHASE THREE  
P.B. 20, PGS. 120-128

REMAINDER OF TRACT L/U-2  
HARMONY PHASE THREE  
P.B. 20, PGS. 120-128  
(NOT INCLUDED)

SEE SHEET 6 OF 7



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHD. BEARING
C1	25.25	525.00	002°45'22"	25.25	N59°38'04"W
C2	141.27	1540.00	005°15'22"	141.22	N26°21'34"E
C3	50.01	525.00	005°27'28"	49.99	N55°31'39"W
C4	50.03	525.00	005°27'37"	50.01	N50°04'07"W
C5	50.03	525.00	005°27'37"	50.01	N44°36'30"W
C6	50.02	525.00	005°27'30"	50.00	N39°08'56"W
C7	2.59	525.00	000°16'56"	2.59	N36°16'42"W
C8	22.84	125.00	010°28'02"	22.80	N30°54'13"W
C9	49.87	125.00	022°51'37"	49.54	N14°14'24"W
C10	4.89	125.00	002°14'28"	4.89	N01°41'22"W
C11	62.13	100.00	035°35'52"	61.14	N18°20'18"W
C12	37.42	75.00	028°35'01"	37.03	S14°46'56"E
C13	49.80	100.00	028°32'04"	49.29	S14°48'24"E
C14	1.74	27.50	003°37'16"	1.74	S30°53'04"E
C15	36.05	50.00	041°16'19"	35.27	N55°46'44"W
C16	47.52	50.00	054°27'35"	45.76	N07°53'48"W
C17	39.11	50.00	044°49'01"	38.12	N41°44'30"E
C21	52.63	125.00	024°07'25"	52.24	S17°00'44"E
C22	9.62	125.00	004°24'39"	9.62	S02°44'41"E
C23	46.60	75.00	035°35'52"	45.85	N18°20'18"W
C24	38.61	475.00	004°39'27"	38.60	N38°27'58"W
C25	66.90	475.00	008°04'11"	66.85	N44°49'46"W
C26	66.90	475.00	008°04'11"	66.85	N52°53'58"W
C27	33.81	475.00	004°04'41"	33.80	N58°58'24"W
C28	25.27	355.00	004°04'41"	25.26	N58°58'24"W
C29	50.00	355.00	008°04'11"	49.96	N52°53'58"W
C30	50.00	355.00	008°04'11"	49.96	N44°49'46"W
C31	28.86	355.00	004°39'27"	28.85	N38°27'58"W
C32	37.09	470.00	004°31'19"	37.08	N53°16'17"W
C33	64.74	470.00	007°53'31"	64.69	N47°03'52"W
C34	64.74	470.00	007°53'31"	64.69	N39°10'21"W
C35	64.74	470.00	007°53'31"	64.69	N31°16'49"W
C36	64.74	470.00	007°53'31"	64.69	N23°23'18"W
C37	12.06	470.00	001°28'11"	12.06	N15°25'59"W
C38	34.84	50.00	039°55'44"	34.14	N77°11'31"W
C39	36.65	27.50	076°20'59"	33.99	S58°58'53"E
C40	8.00	75.00	006°06'30"	7.99	S17°45'09"E
C41	95.94	100.00	054°58'07"	92.30	S42°10'57"E
C42	8.98	350.00	001°28'11"	8.98	N15°25'59"W
C43	48.21	350.00	007°53'31"	48.17	N23°23'18"W
C44	48.21	350.00	007°53'31"	48.17	N31°16'49"W
C45	48.21	350.00	007°53'31"	48.17	N39°10'21"W
C46	48.21	350.00	007°53'31"	48.17	N47°03'52"W
C47	27.62	350.00	004°31'19"	27.62	N53°16'17"W
C48	46.46	300.00	008°52'23"	46.41	N51°05'45"W
C49	81.08	300.00	015°29'07"	80.83	N38°55'00"W
C50	81.08	300.00	015°29'07"	80.83	N23°25'53"W
C51	5.19	300.00	000°59'25"	5.19	N15°11'37"W
C52	4.20	125.00	001°55'30"	4.20	S15°39'39"E
C53	57.49	125.00	026°21'10"	56.99	S29°47'59"E
C54	5.41	27.50	011°15'43"	5.40	N37°20'42"W
C55	11.60	27.50	024°09'34"	11.51	N19°38'04"W
C56	200.43	50.00	229°40'22"	90.75	N57°36'32"E
C57	227.93	525.00	024°52'30"	226.14	N48°34'29"W
C58	77.66	125.00	035°35'52"	76.42	N18°20'18"W
C59	117.05	50.00	134°08'01"	92.10	S48°46'59"E
C60	239.73	50.00	274°42'55"	67.74	N60°55'34"E
C61	10.45	27.50	021°46'57"	10.39	N07°23'33"E
C62	12.28	27.50	025°34'30"	12.17	N16°17'11"W
C63	22.73	27.50	047°21'28"	22.09	N05°23'42"W
C64	62.25	125.00	028°32'04"	61.61	S14°48'24"E
C65	206.22	475.00	024°52'30"	204.61	N48°34'29"W
C66	154.12	355.00	024°52'30"	152.92	N48°34'29"W
C67	296.05	470.00	036°05'24"	291.18	N37°29'15"W
C68	249.44	350.00	040°50'02"	244.20	N35°06'55"W
C70	235.27	50.00	269°36'05"	70.96	N37°38'40"E
C71	17.00	27.50	035°25'17"	16.73	N25°15'56"W
C72	61.69	125.00	028°16'40"	61.07	S28°50'14"E
C73	213.81	300.00	040°50'02"	209.31	N35°06'55"W
C74	217.08	500.00	024°52'30"	215.38	N48°34'29"W
C75	69.15	70.00	056°35'59"	66.37	S82°08'15"E
C76	80.39	70.00	065°47'47"	76.04	S82°33'58"W
C77	49.15	125.00	022°31'36"	48.83	N60°55'53"E
C78	231.62	325.00	040°50'02"	226.75	N35°06'55"W
C79	10.00	350.00	001°38'14"	10.00	N18°37'26"W
C80	10.00	350.00	001°38'14"	10.00	N16°59'12"W
C81	33.79	50.00	038°43'16"	33.15	S01°04'36"E
C82	4.75	9.00	030°13'01"	4.69	N70°38'27"W
C83	2.64	5.00	030°13'01"	2.61	N70°38'27"W
C84	4.75	9.00	030°13'01"	4.69	N40°25'26"W
C85	2.64	5.00	030°13'01"	2.61	N40°25'26"W
C86	4.62	9.00	029°23'15"	4.57	N75°42'22"W
C87	2.56	5.00	029°23'15"	2.54	N75°42'22"W
C88	4.67	9.00	029°45'26"	4.62	N46°08'02"W
C89	2.60	5.00	029°45'27"	2.57	N46°08'01"W
C91	0.25	75.00	000°11'28"	0.25	N36°02'30"W
C92	20.99	27.50	043°44'12"	20.49	S54°33'48"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N55°31'56"W	8.61'
L2	N85°44'57"W	7.79'
L3	N55°31'56"W	17.62'
L4	N55°31'56"W	8.61'
L5	N25°18'56"W	7.79'
L6	N55°31'56"W	17.62'
L7	N61°00'45"W	8.12'
L8	S89°36'00"W	7.79'
L9	N61°00'45"W	18.22'
L10	N61°00'45"W	9.00'
L11	N31°15'18"W	7.82'
L12	N61°00'45"W	17.26'

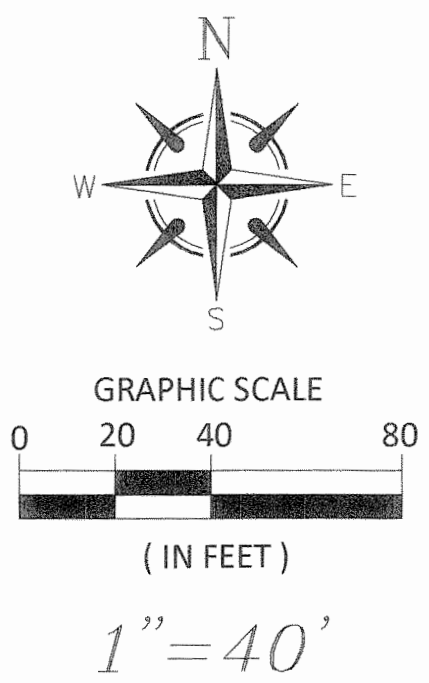


SEE SHEET 5 OF 7  
NOTE: SEE SHEETS 1-3 FOR LEGAL DESCRIPTION, NOTES, EASEMENTS & LEGEND



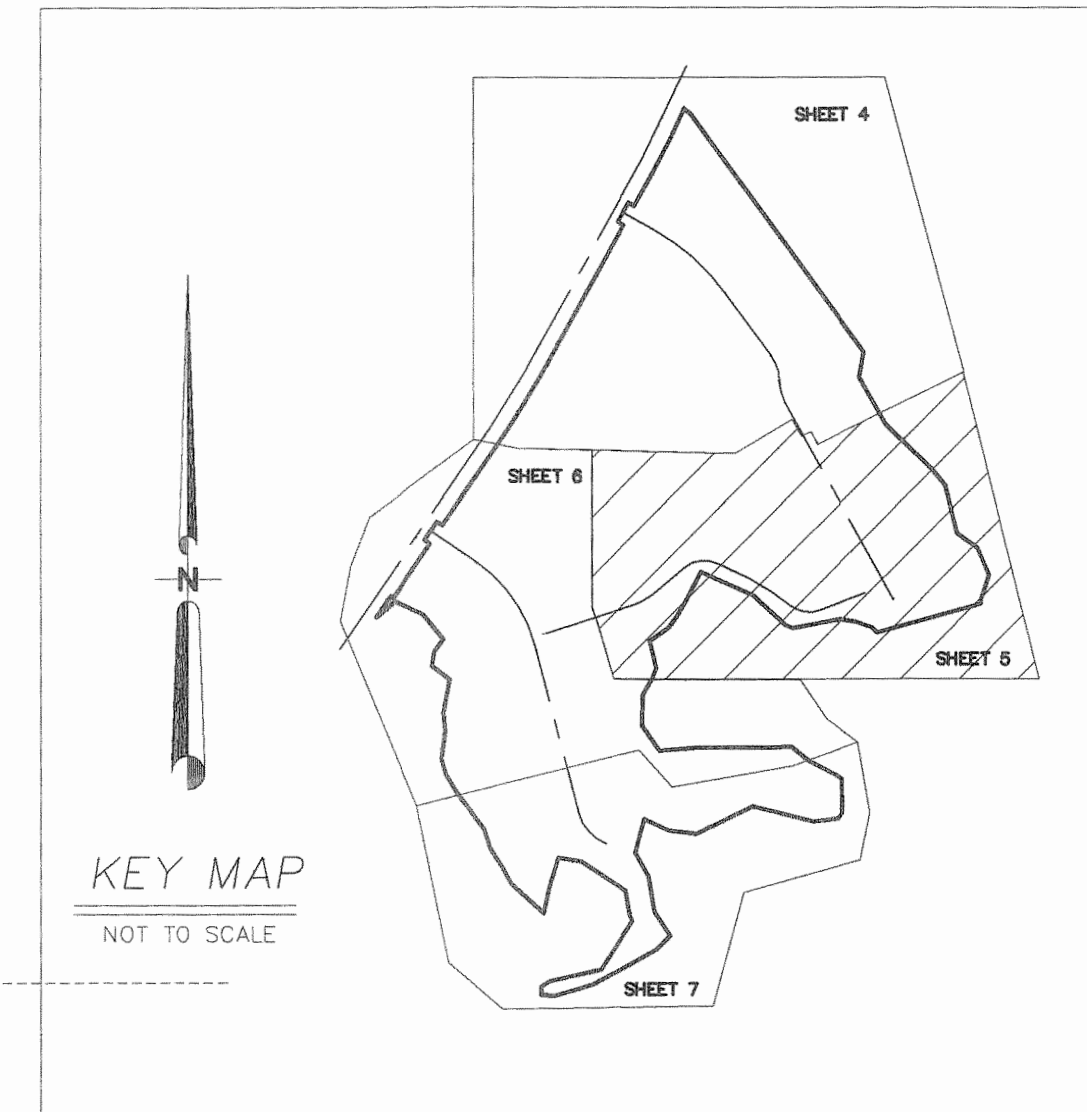
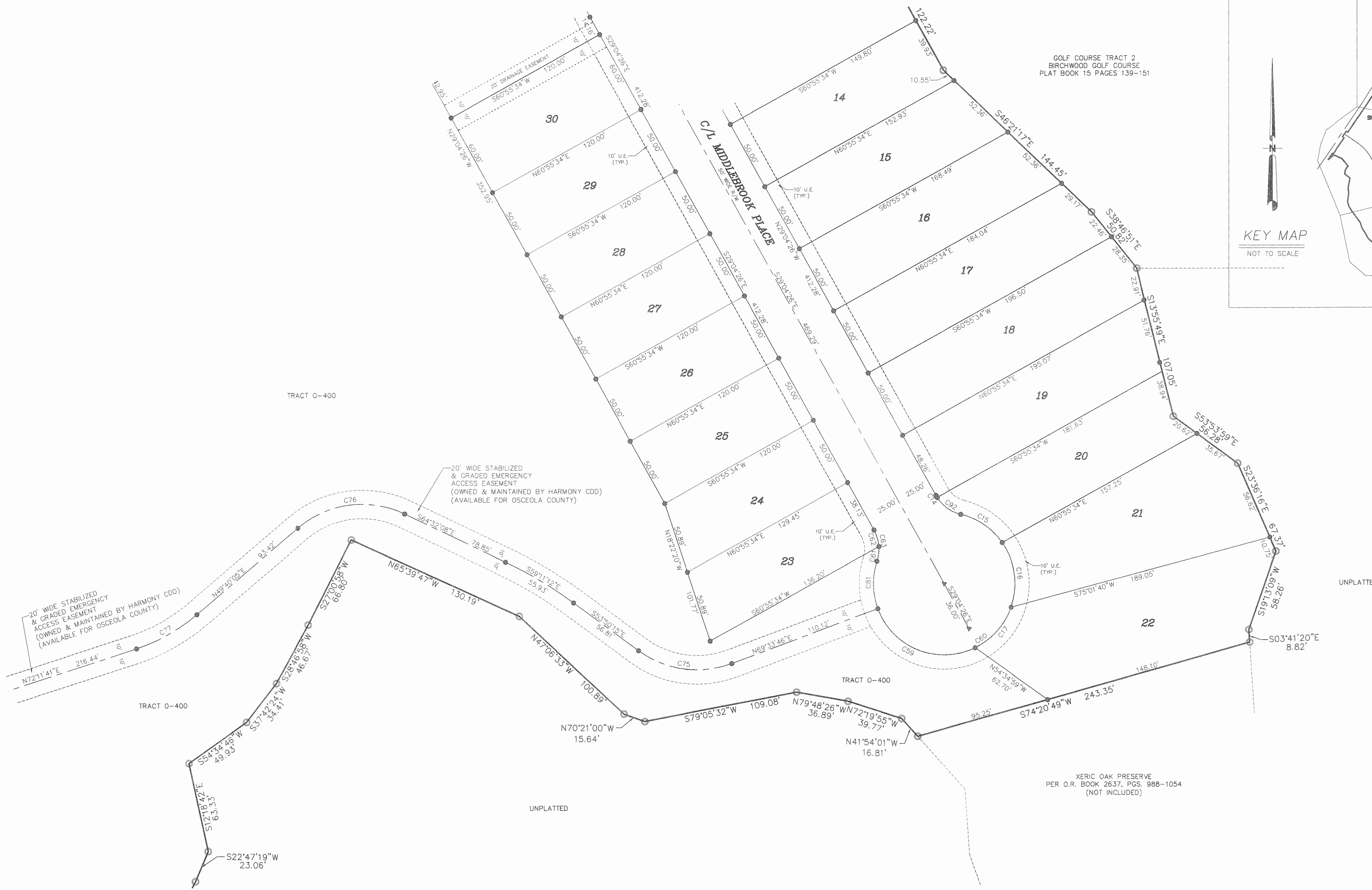
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SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,  
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SEE SHEET 4 OF 7

SEE SHEET 6 OF 7



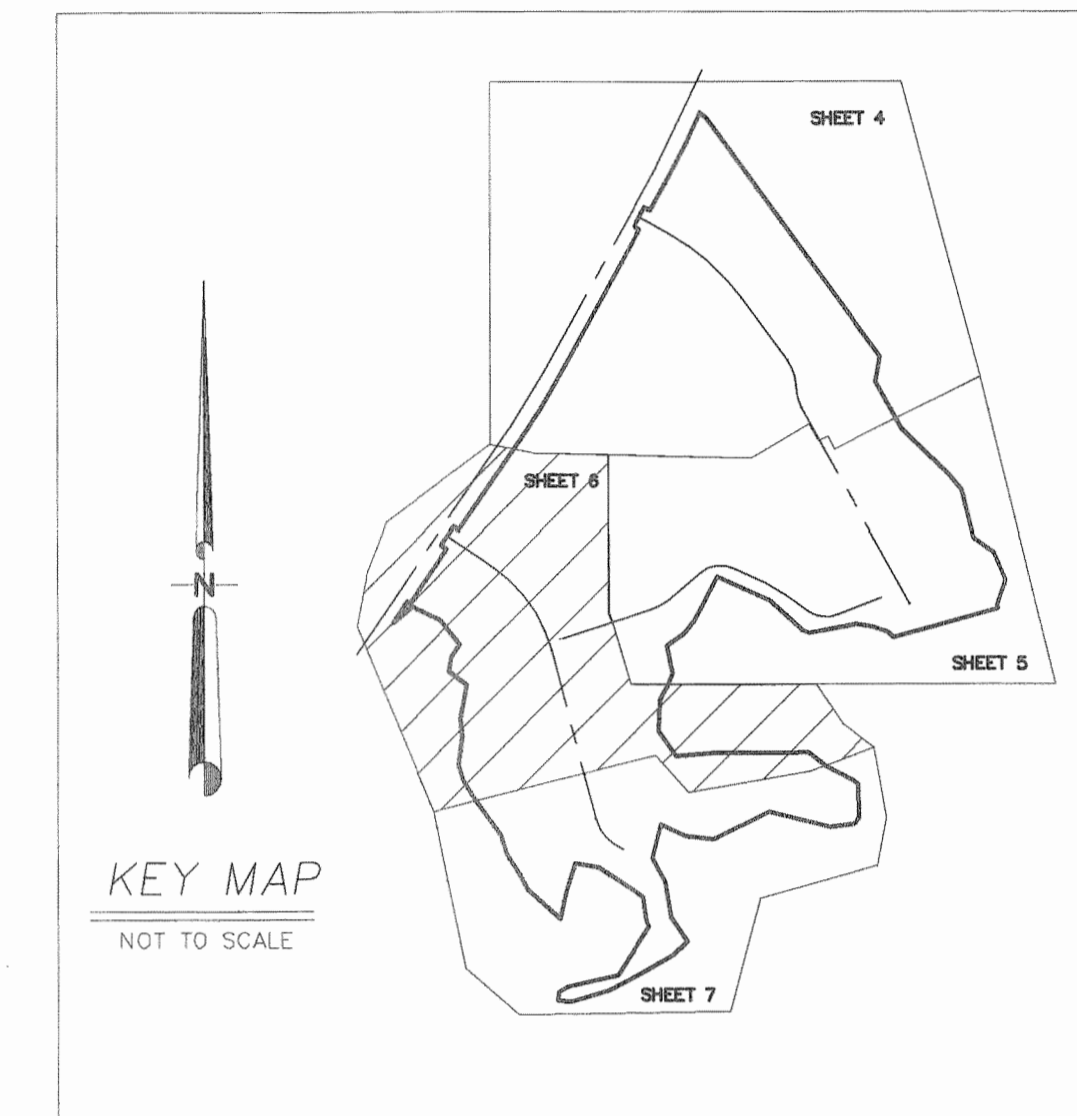
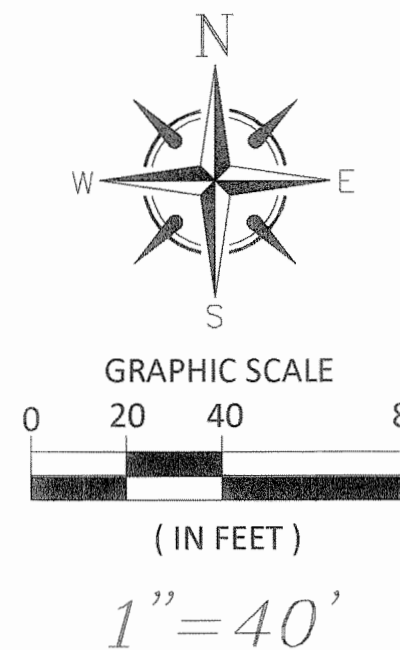
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHD. BEARING
C1	25.25	525.00	002°45'22"	25.25	N59°38'04"W
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C5	50.03	525.00	005°27'37"	50.01	N44°36'30"W
C6	50.02	525.00	005°27'30"	50.00	N39°08'56"W
C7	2.59	525.00	000°16'56"	2.59	N36°16'42"W
C8	22.84	125.00	01°02'02"	22.80	N30°54'13"W
C9	49.87	125.00	02°25'13"	49.54	N14°14'24"W
C10	4.89	125.00	002°14'28"	4.89	N01°41'22"W
C11	62.13	100.00	03°35'52"	61.14	N18°20'18"W
C12	37.42	75.00	02°35'01"	37.03	S14°46'56"E
C13	49.80	100.00	02°32'04"	49.29	S14°48'24"E
C14	1.74	27.50	003°37'16"	1.74	S30°53'04"E
C15	36.05	50.00	04°11'19"	35.27	N55°46'44"W
C16	47.52	50.00	05°42'35"	45.76	N07°53'48"W
C17	39.11	50.00	04°49'01"	38.12	N41°44'30"E
C21	52.63	125.00	02°40'25"	52.24	S17°00'44"E
C22	9.62	125.00	004°24'39"	9.62	S02°44'41"E
C23	46.60	75.00	03°35'52"	45.85	N18°20'18"W
C24	38.61	475.00	004°39'27"	38.60	N36°27'58"W
C25	66.90	475.00	008°04'11"	66.85	N44°49'46"W
C26	66.90	475.00	008°04'11"	66.85	N52°53'58"W
C27	33.81	475.00	004°04'41"	33.80	N56°58'24"W
C28	25.27	355.00	004°04'41"	25.26	N58°58'24"W
C29	50.00	355.00	008°04'11"	49.96	N52°53'58"W
C30	50.00	355.00	008°04'11"	49.96	N44°49'46"W
C31	28.86	355.00	004°39'27"	28.85	N36°27'58"W
C32	37.09	470.00	004°31'19"	37.08	N53°16'17"W
C33	64.74	470.00	007°53'31"	64.69	N47°03'52"W
C34	64.74	470.00	007°53'31"	64.69	N39°10'21"W
C35	64.74	470.00	007°53'31"	64.69	N31°16'49"W
C36	64.74	470.00	007°53'31"	64.69	N23°23'18"W
C37	12.06	470.00	001°28'11"	12.06	N15°25'59"W
C38	34.84	50.00	03°55'44"	34.14	N77°11'31"W
C39	36.65	27.50	07°20'59"	33.99	S58°58'53"E
C40	8.00	75.00	006°06'30"	7.99	S17°45'09"E
C41	95.94	100.00	05°45'07"	92.30	S42°10'57"E
C42	8.98	350.00	001°28'11"	8.98	N15°25'59"W
C43	48.21	350.00	007°53'31"	48.17	N23°23'18"W
C44	48.21	350.00	007°53'31"	48.17	N31°16'49"W
C45	48.21	350.00	007°53'31"	48.17	N39°10'21"W
C46	48.21	350.00	007°53'31"	48.17	N47°03'52"W
C47	27.62	350.00	004°31'19"	27.62	N53°16'17"W
C48	46.46	300.00	008°52'23"	46.41	N51°05'45"W
C49	81.08	300.00	01°52'07"	80.83	N38°55'00"W
C50	81.08	300.00	01°52'07"	80.83	N23°23'53"W
C51	5.19	300.00	000°59'25"	5.19	N15°11'37"W
C52	4.20	125.00	001°55'30"	4.20	S15°39'39"E
C53	57.49	125.00	02°21'10"	56.99	S29°47'59"E
C54	5.41	27.50	01°15'43"	5.40	N37°20'42"W
C55	11.60	27.50	02°40'34"	11.51	N19°38'04"W
C56	200.43	50.00	22°40'22"	90.75	N57°36'32"E
C57	227.93	525.00	02°45'30"	226.14	N48°34'29"W
C58	77.66	125.00	03°35'52"	76.42	N18°20'18"W
C59	117.05	50.00	13°40'01"	92.10	S48°46'59"E
C60	239.73	50.00	27°42'55"	67.74	N60°55'34"E
C61	10.45	27.50	02°14'57"	10.39	N07°23'33"E
C62	12.28	27.50	02°34'30"	12.17	N16°17'11"W
C63	22.73	27.50	04°72'28"	22.09	N05°23'42"W
C64	62.25	125.00	02°32'04"	61.61	S14°48'24"E
C65	206.22	475.00	02°45'30"	204.61	N48°34'29"W
C66	154.12	355.00	02°45'30"	152.92	N48°34'29"W
L3	N55°31'56"W	17.62'			
L4	N55°31'56"W	8.61'			
L5	N25°18'56"W	7.79'			
L6	N55°31'56"W	17.62'			
L7	N61°00'45"W	8.12'			
L8	S89°36'00"W	7.79'			
L9	N61°00'45"W	18.22'			
L10	N61°00'45"W	9.00'			
L11	N31°15'18"W	7.82'			
L12	N61°00'45"W	17.26'			
C70	235.27	50.00	26°36'05"	70.96	N37°38'40"E
C71	17.00	27.50	03°25'17"	16.73	N25°15'56"W
C72	61.69	125.00	02°16'40"	61.07	S28°50'14"E
C73	213.81	300.00	04°05'02"	209.31	N35°06'55"W
C74	217.08	500.00	02°45'30"	215.38	N48°34'29"W
C75	69.15	70.00	05°35'59"	66.37	S82°08'15"E
C76	80.39	70.00	06°54'47"	76.04	S82°33'58"W
C77	49.15	125.00	02°31'36"	48.83	N60°55'33"E
C78	231.62	325.00	04°05'02"	226.75	N35°06'55"W
C79	10.00	350.00	001°38'14"	10.00	N18°37'26"W
C80	10.00	350.00	001°38'14"	10.00	N16°59'12"W
C81	33.79	50.00	03°43'16"	33.15	S01°04'36"E
C82	4.75	9.00	03°01'30"	4.69	N70°38'27"W
C83	2.64	5.00	03°01'30"	2.61	N70°38'27"W
C84	4.75	9.00	03°01'30"	4.69	N40°25'26"W
C85	2.64	5.00	03°01'30"	2.61	N40°25'26"W
C86	4.62	9.00	02°23'15"	4.57	N75°42'22"W
C87	2.56	5.00	02°23'15"	2.54	N75°42'22"W
C88	4.67	9.00	02°45'26"	4.62	N46°08'02"W
C89	2.60	5.00	02°45'27"	2.57	N46°08'01"W
C91	0.25	75.00	000°11'28"	0.25	N36°02'30"W
C92	20.99	27.50	04°34'42"	20.49	S54°33'48"E

SEE SHEET 6 OF 7



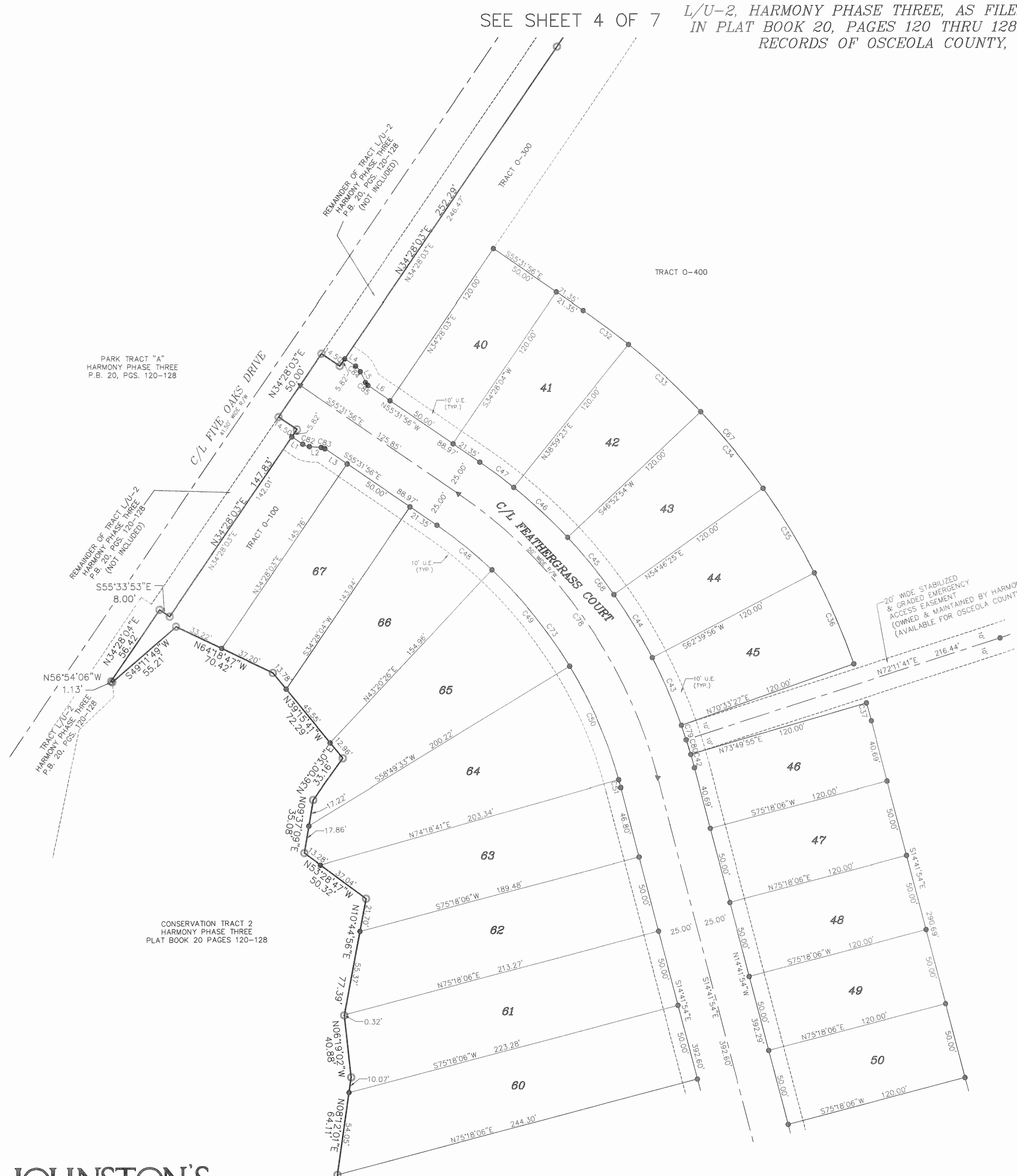
# HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,  
OSCEOLA COUNTY, FLORIDA  
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT  
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED  
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC  
RECORDS OF OSCEOLA COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHD. BEARING
C1	25.25	525.00	002°45'22"	25.25	N59°38'04"W
C2	141.27	1540.00	005°15'22"	141.22	N26°21'34"E
C3	50.01	525.00	005°27'28"	49.99	N55°31'39"W
C4	50.03	525.00	005°27'37"	50.01	N50°04'07"W
C5	50.03	525.00	005°27'37"	50.01	N44°36'30"W
C6	50.02	525.00	005°27'30"	50.00	N39°08'56"W
C7	2.59	525.00	000°16'56"	2.59	N36°16'42"W
C8	22.84	125.00	010°28'02"	22.80	N30°54'13"W
C9	49.87	125.00	022°51'37"	49.54	N14°14'24"W
C10	4.89	125.00	002°14'28"	4.89	N01°14'22"W
C11	62.13	100.00	035°35'52"	61.14	N18°20'18"W
C12	37.42	75.00	028°35'01"	37.03	S14°46'56"E
C13	49.80	100.00	028°32'04"	49.29	S14°48'24"E
C14	1.74	27.50	003°37'16"	1.74	S30°53'04"E
C15	36.05	50.00	041°18'19"	35.27	N55°46'44"W
C16	47.52	50.00	054°27'35"	45.76	N07°53'48"W
C17	39.11	50.00	044°49'01"	38.12	N41°44'30"E
C21	52.63	125.00	024°07'25"	52.24	S17°00'44"E
C22	9.62	125.00	004°24'39"	9.62	S02°44'41"E
C23	46.60	75.00	035°35'52"	45.85	N18°20'18"W
C24	38.61	475.00	004°39'27"	38.60	N38°27'58"W
C25	66.90	475.00	008°04'11"	66.85	N44°49'46"W
C26	66.90	475.00	008°04'11"	66.85	N52°53'58"W
C27	33.81	475.00	004°04'41"	33.80	N58°58'24"W
C28	25.27	355.00	004°04'41"	25.26	N58°58'24"W
C29	50.00	355.00	008°04'11"	49.96	N52°53'58"W
C30	50.00	355.00	008°04'11"	49.96	N44°49'46"W
C31	28.86	355.00	004°39'27"	28.85	N38°27'58"W
C32	37.09	470.00	004°31'19"	37.08	N53°16'17"W
C33	64.74	470.00	007°53'31"	64.69	N47°03'52"W
C34	64.74	470.00	007°53'31"	64.69	N39°10'21"W
C35	64.74	470.00	007°53'31"	64.69	N31°16'49"W
C36	64.74	470.00	007°53'31"	64.69	N23°23'18"W
C37	12.06	470.00	001°28'11"	12.06	N15°25'59"W
C38	34.84	50.00	039°55'44"	34.14	N7°11'31"W
C39	36.65	27.50	076°20'59"	33.99	S58°58'53"E
C40	8.00	75.00	006°06'30"	7.99	S17°45'09"E
C41	95.94	100.00	054°58'07"	92.30	S42°10'57"E
C42	8.98	350.00	001°28'11"	8.98	N15°25'59"W
C43	48.21	350.00	007°53'31"	48.17	N23°23'18"W
C44	48.21	350.00	007°53'31"	48.17	N31°16'49"W
C45	48.21	350.00	007°53'31"	48.17	N39°10'21"W
C46	48.21	350.00	007°53'31"	48.17	N47°03'52"W
C47	27.62	350.00	004°31'19"	27.62	N53°16'17"W
C48	46.46	300.00	008°52'23"	46.41	N51°05'45"W
C49	81.08	300.00	015°29'07"	80.83	N38°55'00"W
C50	81.08	300.00	015°29'07"	80.83	N23°25'53"W
C51	5.19	300.00	000°59'25"	5.19	N15°11'37"W
C52	4.20	125.00	001°59'30"	4.20	S15°39'39"E
C53	57.49	125.00	026°21'10"	56.99	S29°47'59"E
C54	5.41	27.50	011°15'43"	5.40	N37°20'42"W
C55	11.60	27.50	024°09'34"	11.51	N19°38'04"W
C56	200.43	50.00	229°40'22"	90.75	N57°36'32"E
C57	227.93	525.00	024°52'30"	226.14	N48°34'29"W
C58	77.66	125.00	035°35'52"	76.42	N18°20'18"W
C59	117.05	50.00	134°08'01"	92.10	S48°46'59"E
C60	239.73	50.00	274°42'55"	67.74	N60°55'34"E
C61	10.45	27.50	021°46'57"	10.39	N07°23'33"E
C62	12.28	27.50	025°34'30"	12.17	N16°17'11"W
C63	22.73	27.50	047°21'28"	22.09	N05°23'42"W
C64	62.25	125.00	028°32'04"	61.61	S14°48'24"E
C65	206.22	475.00	024°52'30"	204.61	N48°34'29"W
C66	154.12	355.00	024°52'30"	152.92	N48°34'29"W
C67	296.05	470.00	036°05'24"	291.18	N37°29'15"W
C68	249.44	350.00	040°50'02"	244.20	N35°06'55"W
C70	235.27	50.00	269°36'05"	70.96	N37°38'40"E
C71	17.00	27.50	035°25'17"	16.73	N25°15'56"W
C72	61.69	125.00	028°16'40"	61.07	S28°50'14"E
C73	213.81	300.00	040°50'02"	209.31	N35°06'55"W
C74	217.08	500.00	024°52'30"	215.38	N48°34'29"W
C75	69.15	70.00	056°35'59"	66.37	S82°08'15"E
C76	80.39	70.00	065°47'47"	76.04	S82°33'58"W
C77	49.15	125.00	022°31'36"	48.83	N60°55'33"E
C78	231.62	326.50	040°50'02"	226.75	N35°06'55"W
C79	10.00	350.00	001°38'14"	10.00	N18°37'26"W
C80	10.00	350.00	001°38'14"	10.00	N16°59'12"W
C81	33.79	50.00	038°43'16"	33.15	S01°04'36"E
C82	4.75	9.00	030°13'01"	4.69	N70°38'27"W
C83	2.64	5.00	030°13'01"	2.61	N70°38'27"W
C84	4.75	9.00	030°13'01"	4.69	N40°25'26"W
C85	2.64	5.00	030°13'01"	2.61	N40°25'26"W
C86	4.62	9.00	029°23'15"	4.57	N75°42'22"W
C87	2.56	5.00	029°23'15"	2.54	N75°42'22"W
C88	4.67	9.00	029°45'26"	4.62	N46°08'02"W
C89	2.60	5.00	029°45'27"	2.57	N46°08'01"W
C91	0.25	75.00	000°11'28"	0.25	N36°02'30"W
C92	20.99	27.50	043°44'12"	20.49	S54°33'48"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N55°31'56"W	8.61'
L2	N85°44'57"W	7.79'
L3	N55°31'56"W	17.62'
L4	N55°31'56"W	8.61'
L5	N25°18'56"W	7.79'
L6	N55°31'56"W	17.62'
L7	N61°00'45"W	8.12'
L8	S89°36'00"W	7.79'
L9	N61°00'45"W	18.22'
L10	N61°00'45"W	9.00'
L11	N31°15'18"W	7.82'
L12	N61°00'45"W	17.26'



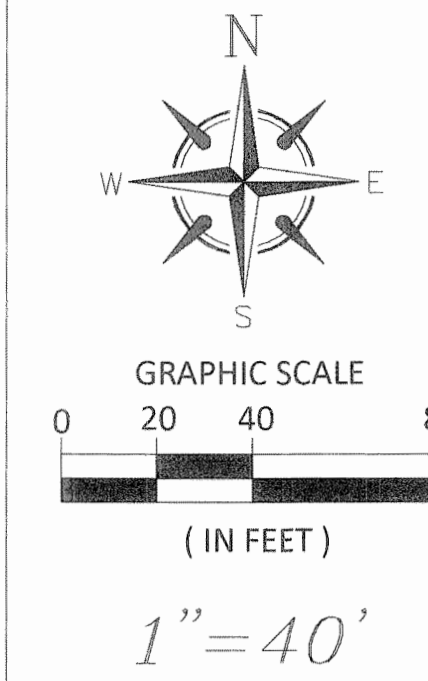
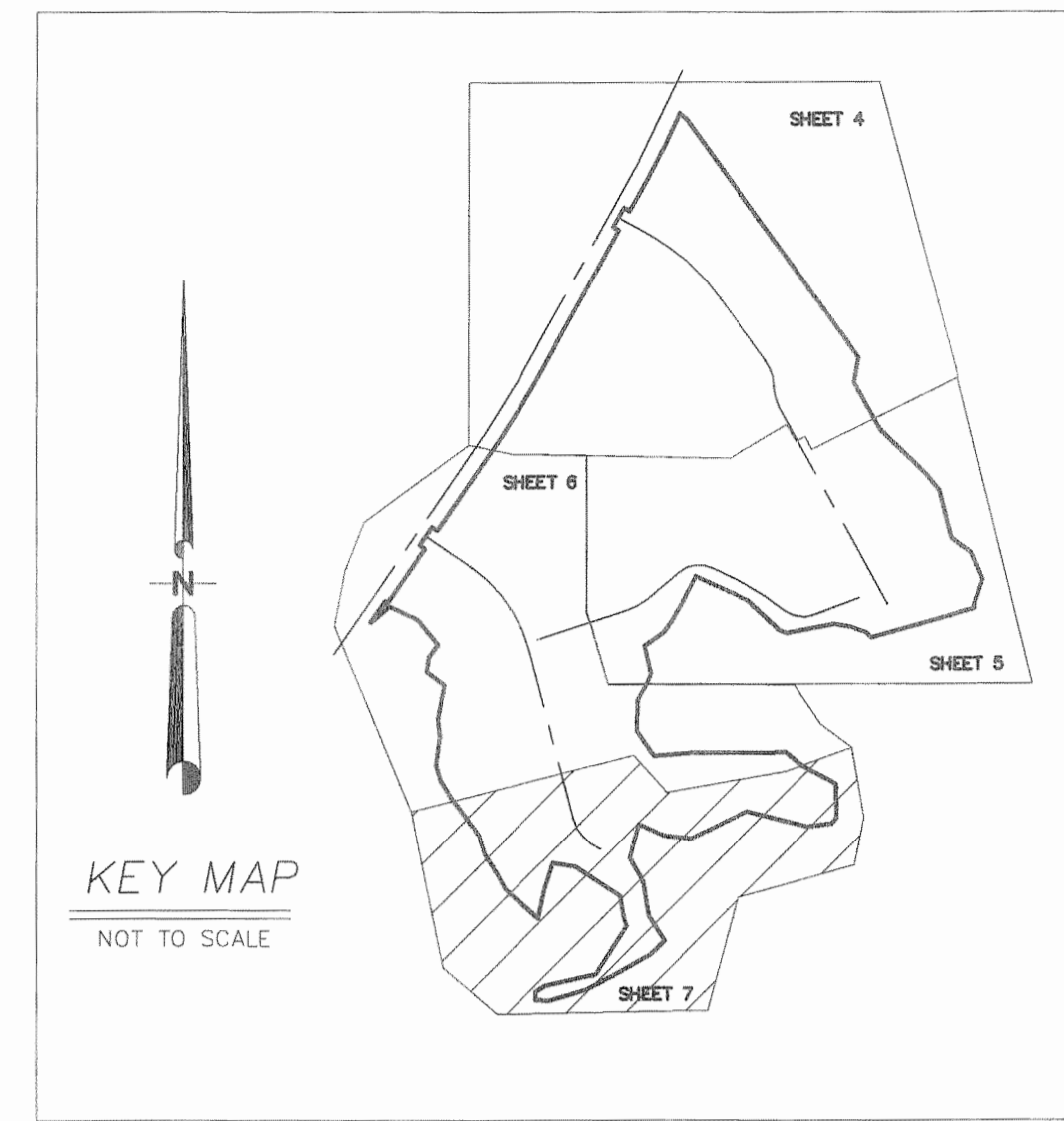
**JOHNSTON'S**  
SURVEYING INC.  
900 Shady Lane, Kissimmee, Florida 34744-8695  
Tel. (407) 847-2179 Fax (407) 847-6140

NOTE: SEE SHEETS 1-3 FOR LEGAL DESCRIPTION, NOTES, EASEMENTS & LEGEND

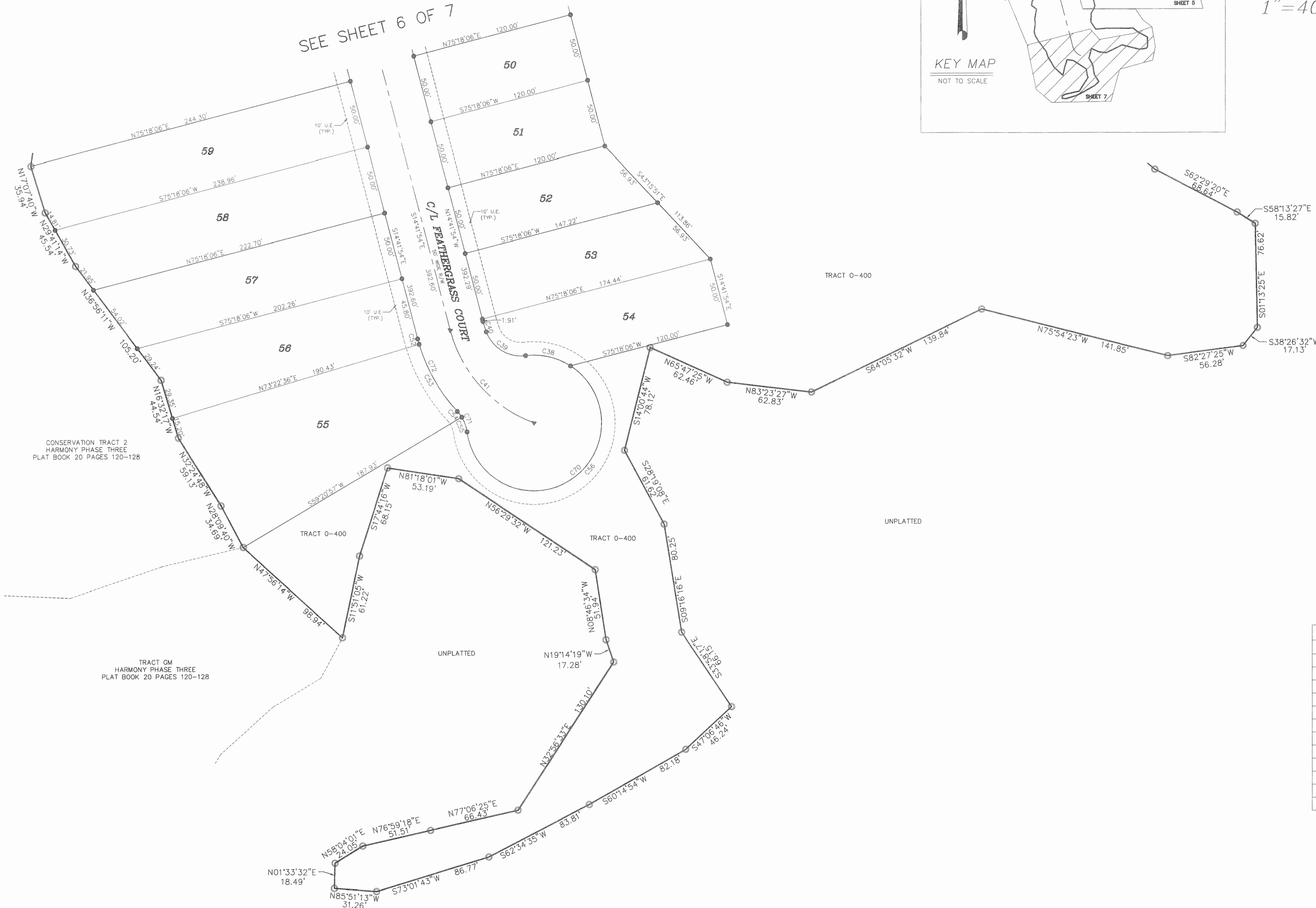


# HARMONY NEIGHBORHOOD O-1

SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST,  
OSCEOLA COUNTY, FLORIDA  
BEING A REPLAT OF TRACT M AND A PORTION OF TRACT  
L/U-2, HARMONY PHASE THREE, AS FILED AND RECORDED  
IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC  
RECORDS OF OSCEOLA COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHD. BEARING
C1	25.25	525.00	002°45'22"	25.25	N59°38'04"W
C2	141.27	1540.00	005°15'22"	141.22	N26°21'34"E
C3	50.01	525.00	005°27'28"	49.99	N55°31'39"W
C4	50.03	525.00	005°27'37"	50.01	N50°04'07"W
C5	50.03	525.00	005°27'37"	50.01	N44°36'30"W
C6	50.02	525.00	005°27'30"	50.00	N39°08'56"W
C7	2.59	525.00	000°16'56"	2.59	N36°16'42"W
C8	22.84	125.00	010°28'02"	22.80	N30°54'13"W
C9	49.87	125.00	022°51'37"	49.54	N14°14'24"W
C10	4.89	125.00	002°14'28"	4.89	N01°41'22"W
C11	62.13	100.00	035°35'52"	61.14	N18°20'18"W
C12	37.42	75.00	028°35'01"	37.03	S14°46'56"E
C13	49.80	100.00	028°32'04"	49.29	S14°48'24"E
C14	1.74	27.50	003°37'16"	1.74	S30°53'04"E
C15	36.05	50.00	041°18'19"	35.27	N55°46'44"W
C16	47.52	50.00	054°27'35"	45.76	N07°53'48"W
C17	39.11	50.00	044°49'01"	38.12	N41°44'30"E
C21	52.63	125.00	024°07'25"	52.24	S17°00'44"E
C22	9.62	125.00	004°24'39"	9.62	S02°44'41"E
C23	46.60	75.00	035°35'52"	45.85	N18°20'18"W
C24	38.61	475.00	004°39'27"	38.60	N38°27'58"W
C25	66.90	475.00	008°04'11"	66.85	N44°49'46"W
C26	66.90	475.00	008°04'11"	66.85	N52°53'58"W
C27	33.81	475.00	004°04'41"	33.80	N58°58'24"W
C28	25.27	355.00	004°04'41"	25.26	N58°58'24"W
C29	50.00	355.00	008°04'11"	49.96	N52°53'58"W
C30	50.00	355.00	008°04'11"	49.96	N44°49'46"W
C31	28.86	355.00	004°39'27"	28.85	N38°27'58"W
C32	37.09	470.00	004°31'19"	37.08	N53°16'17"W
C33	64.74	470.00	007°53'31"	64.69	N47°03'52"W
C34	64.74	470.00	007°53'31"	64.69	N39°10'21"W
C35	64.74	470.00	007°53'31"	64.69	N31°16'49"W
C36	64.74	470.00	007°53'31"	64.69	N23°23'18"W
C37	12.06	470.00	001°28'11"	12.06	N15°25'59"W
C38	34.84	50.00	039°55'44"	34.14	N77°11'31"W
C39	36.65	27.50	076°20'59"	33.99	S58°58'53"E
C40	8.00	75.00	006°06'30"	7.99	S17°45'09"E
C41	95.94	100.00	054°58'07"	92.30	S42°10'57"E
C42	8.98	350.00	001°28'11"	8.98	N15°25'59"W
C43	48.21	350.00	007°53'31"	48.17	N23°23'18"W
C44	48.21	350.00	007°53'31"	48.17	N31°16'49"W
C45	48.21	350.00	007°53'31"	48.17	N39°10'21"W
C46	48.21	350.00	007°53'31"	48.17	N47°03'52"W
C47	27.62	350.00	004°31'19"	27.62	N53°16'17"W
C48	46.46	300.00	008°52'23"	46.41	N51°05'45"W
C49	81.08	300.00	015°29'07"	80.83	N38°55'00"W
C50	81.08	300.00	015°29'07"	80.83	N23°25'53"W
C51	5.19	300.00	000°59'25"	5.19	N15°11'37"W
C52	4.20	125.00	001°55'30"	4.20	S15°39'39"E
C53	57.49	125.00	026°21'10"	56.99	S29°47'59"E
C54	5.41	27.50	011°15'43"	5.40	N37°20'42"W
C55	11.60	27.50	024°09'34"	11.51	N19°38'04"W
C56	200.43	50.00	229°40'22"	90.75	N57°36'32"E
C57	227.93	525.00	024°52'30"	226.14	N48°34'29"W
C58	77.66	125.00	035°35'52"	76.42	N18°20'18"W
C59	117.05	50.00	134°08'01"	92.10	S48°46'59"E
C60	239.73	50.00	274°42'55"	67.74	N60°55'34"E
C61	10.45	27.50	021°46'57"	10.39	N07°23'33"E
C62	12.28	27.50	025°34'30"	12.17	N16°17'11"W
C63	22.73	27.50	047°21'28"	22.09	N05°23'42"W
C64	62.25	125.00	028°32'04"	61.61	S14°48'24"E
C65	206.22	475.00	024°52'30"	204.61	N48°34'29"W
C66	154.12	355.00	024°52'30"	152.92	N48°34'29"W
C67	296.05	470.00	036°05'24"	291.18	N37°29'15"W
C68	249.44	350.00	040°50'02"	244.20	N35°06'55"W
C70	235.27	50.00	269°36'05"	70.96	N37°38'40"E
C71	17.00	27.50	035°25'17"	16.73	N25°15'56"W
C72	61.69	125.00	028°16'40"	61.07	S28°50'14"E
C73	213.81	300.00	040°50'02"	209.31	N35°06'55"W
C74	217.08	500.00	024°52'30"	215.38	N48°34'29"W
C75	69.15	70.00	056°35'59"	66.37	S82°08'15"E
C76	80.39	70.00	065°47'47"	76.04	S82°33'58"W
C77	49.15	125.00	022°31'36"	48.83	N60°55'53"E
C78	231.62	325.00	040°50'02"	226.75	N35°06'55"W
C79	10.00	350.00	001°38'14"	10.00	N18°37'26"W
C80	10.00	350.00	001°38'14"	10.00	N16°58'12"W
C81	33.79	50.00	038°43'16"	33.15	S01°04'36"E
C82	4.75	9.00	030°13'01"	4.69	N70°38'27"W
C83	2.64	5.00	030°13'01"	2.61	N70°38'27"W
C84	4.75	9.00	030°13'01"	4.69	N40°25'26"W
C85	2.64	5.00	030°13'01"	2.61	N40°25'26"W
C86	4.62	9.00	029°23'15"	4.57	N75°42'22"W
C87	2.56	5.00	029°23'15"	2.54	N75°42'22"W
C88	4.67	9.00	029°45'26"	4.62	N46°08'02"W
C89	2.60	5.00	029°45'27"	2.57	N46°08'01"W
C91	0.25	75.00	000°11'28"	0.25	N36°02'30"W
C92	20.99	27.50	043°44'12"	20.49	S54°33'48"E



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N55°31'56"W	8.61'
L2	N85°44'57"W	7.79'
L3	N55°31'56"W	17.62'
L4	N55°31'56"W	8.61'
L5	N25°18'56"W	7.79'
L6	N55°31'56"W	17.62'
L7	N61°00'45"W	8.12'
L8	S89°36'00"W	7.79'
L9	N61°00'45"W	18.22'
L10	N61°00'45"W	9.00'
L11	N31°15'18"W	7.82'
L12	N61°00'45"W	17.26'

NOTE: SEE SHEETS 1-3 FOR LEGAL DESCRIPTION, NOTES, EASEMENTS & LEGEND

# Harmony CDD Damage Report

September 13<sup>th</sup> 2017

Hurricane Irma impact report for Sunday September 10<sup>th</sup> - Monday September 11<sup>th</sup>.

Harmony has not suffered damage on structured buildings.

The boats and the Boat dock located at Buck Lake have no damage. High water in front of boat house is occurring.

## **Lakeshore Park area.**

- Roof tarp of play area has hole in it of approximately 5 inch.
- 1 Live Oak tree is leaning over.
- 2 trees have fallen over the west boardwalk (damage repaired by CDD Field Services).

## **Estates neighborhood.**

- 1 pine tree has fallen and has to be removed.

## **Neighborhood C1 and C2**

- Bluestem Sycamores have suffered damage on tree limbs.
- Beargrass 1 - 40 ft Sycamore tree has snapped off at 4 ft height (removed tree and is ready for stage area). Beargrass suffered severe damage on tree limbs. 1 Sycamore tree in front of 6911 Beargrass has severe limb damage. Tree has to be removed.
- Cupseed Sycamores have suffered damage on tree limbs. 1 tree broke off across from 6919 Cupseed. 1 established tree broke off in front of 6925 Cupseed. 1 tree broke off across from 6931 and across from 6935 Cupseed.
- 1 established Live Oak down at Dahoon Holly.
- Pond Pine damage minimal to only branches.
- Schoolhouse debris from branches.

## **Neighborhood Cherry Hill**

- Dark sky Drive has approximately 20 young trees leaning over. No other damage reported.
- Swale has done a proper water drainage management.

## **Neighborhood Rosewood.**

- 6 Small trees leaning over at Pocket parks on Little Blue Ln.
- 2 small trees broke off.

## **Neighborhood Hawthorne.**

- No known damage.

## **Neighborhood G (Green)**

- Tree leaning on Sundrop Park entrance.
- Tree broke in half on 6879 Sundrop.
- Split tree 6871 Sundrop.
- Broken branches Sundrop square park.
- Leaning trees at 6804 – 6813- 6821 Goldflower.
- Play area lose branches.

# Harmony CDD Damage Report

September 13<sup>th</sup> 2017

## **Five Oaks East.**

- 1 established Live Oak tree down at the last round about.

## **South Lakes.**

- No known damage.

## **Five Oaks Swim club.**

- No known damage.

## **Five Oaks West.**

- Tree at bear statue split in half.
- Live Oak Tree in front of Champions Grill split in half.

## **Town Square.**

- 1 established 50ft Sycamore blown over.
- 1 established 50ft Sycamore split in half.
- 1 laurel tree blown over and broke off at root.
- 1 Laurel split in half.

## **Sebastian Bridge.**

- Fallen established Live Oak tree across from 3526 Sebastian Bridge Lane.
- Broken established 6 inch pine tree across from 3565 Claybrick Rd.
- Broken established 6 inch pine tree across from 3559 Claybrick Rd.

## **Ashley Park.**

- No known damage at Ashley Park pool and Square.

## **Cat Brier.**

- Established Live Oak down across from 3362 Cat Brier.
- Overall limbs fallen off on entire Cat Brier.
- 1 Established Live Oak tree split across from 3338 Cat Brier.
- 1 Established Pine tree down across from 3334 Cat Brier.
- 1 unknown species tree down across from 3324 Cat brier.
- 2 major tree limbs down across from 3314 Cat Brier.

## **Indian Grass and Needlegrass**

- No Known Damage.

# Harmony CDD Damage Report

September 13<sup>th</sup> 2017

**As of Wednesday 09/13/2017 the status of Harmony is the following:**

- All roads are cleared from debris.
- All neighborhoods are cleared from debris.
- Pools are open.
- Parks are open.
- Buck Lake dock is open.
- Parks and play areas are open.
- Town Square is closed for events until further notice.
- Outside boulevards Cat Brier and Five Oaks and Schoolhouse and The Estates still needs clearance of tree limbs and branches. This will be completed by Friday September 15<sup>th</sup>.
- Across from 6911 a Sycamore tree has become a hazard for pedestrians. Caution tape has been placed. Servello is taking action as soon as possible.
- Servello will provide an arborist crew within the next 2 weeks to remove fallen and or leaning trees.
- Servello will continue clearing Harmony this week and will resume regular schedule next week Monday the 18<sup>th</sup> of September.
- A not to exceed proposal of \$7500 will be presented at the Board meeting on September 14<sup>th</sup>. This is for the tree removal and Arborist services.
- OUC streetlights have suffered severe damage throughout Harmony. The HCDD Field Manager has contacted OUC for an ETA on repairs.
- 1 mainline break at the end of Buttonbush Loop has been reported to TOHO. This break is TOHO responsibility.
- No irrigation damage reported.
- No damage reported at the HCDD office and Maintenance area.
- No damage on any HCDD Field services assets.

End of Report





261 SPRINGVIEW COMMERCE DR.

Debary, FL 32713  
PHONE: 386-753-1100

FAX: 386-753-1106

# PROPOSAL

DATE	PROPOSAL #
2017/09/13	35448

NAME & ADDRESS
Harmony CDD 313 Campus St. St. Cloud, FL
30-13-0241 EX-35-101

SHIP TO
ATTN: Gerhard van der Snel 407-301-2235

DESCRIPTION	QTY	AMOUNT
<p><b>Description of clean up work to be completed due to Hurricane Irma</b></p> <p>Remove all fallen and leaning trees in areas listed below; removal will consist of chainsaw work, bobcat to remove large logs, clearing of areas that pose a liability threat and disposal fees.</p> <p>6911 Beargrass, Sycamore tree Town Square, Sycamore tree and Oak tree Lakeshore Park, Live Oak trees and Sycamore Estates, Pine tree Sun Drop Square Park, Sycamore tree Five Oaks, Live Oak Oak Glen Trail, Pine tree</p> <p>NTE does not include sod or tree replacement fees, unforeseeable breaks during tree removals and stump grinding of all tree removals. NTE will allow crew to be onsite 3 days to complete clean up and if crew complete clean up before 3 days, crew will address other areas of concern throughout the property.</p>	NTE	\$7,500.00

*Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.*

The above prices, specifications and conditions are accepted. Not valid after 30 days.  
Full payment is due upon completion. All jobs equal to or totalling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.

**TOTAL \$7,500.00**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free

Client Signature: \_\_\_\_\_

workplace and carries workers compensation insurance.

Servello & Son, Inc.

*Scott Feliciano*