Dowden West Community Development District

Agenda

May 15, 2025

AGENDA

Dowden West
Community Development District

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 8, 2025

Board of Supervisors
Dowden West Community

Dear Board Members:

The Board of Supervisors of the Dowden West Community Development District will meet **Thursday, May 15, 2025 at 9:00 a.m. at GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Appointment of Individuals to Fulfill Board Vacancies in Seats #2, #3 and #5
    B. Administration of Oath of Office to Newly Appointed Board Members
    C. Consideration of Resolution 2025-05 Electing Officers
4. Approval of Minutes of the February 20, 2025 Audit Committee Meeting and Board of Supervisors Meeting
5. Consideration of Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
6. Consideration of Resolution 2025-07 Conveyance of Phase N-4 Tracts
7. Consideration of Resolution 2025-08 Conveyance of Phase N-5 Tracts
8. Consideration of Resolution 2025-09 Conveyance of EW Road Phase 2A Tracts
9. Consideration of Resolution 2025-10 Conveyance of Phase N-5 Utilities
10. Consideration of Resolution 2025-11 Ratifying Conveyance of EW Road Phase 2B Utilities
11. Consideration of Resolution 2025-12 Designating an Assistant Treasurer of the District
12. Consideration of Pond Proposal from Aquatic Weed Management, Inc.
13. Consideration of Series 2024 Requisition #2
14. Ratification of Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Years 2024-2028
15. Approval of Investment Fund
16. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Presentation of Number of Registered Voters – 712
17. Supervisor's Requests
18. Other Business
19. Next Meeting Date
20. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
Rey Malave, District Engineer
Darrin Mossing, GMS

Enclosures

SECTION III

SECTION C

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Dowden West Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are elected to the offices shown:

Chairman _____

Vice Chairman _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of May, 2025.

ATTEST:

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

SECTION IV

MINUTES OF MEETING
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Dowden West Community Development District was held on Thursday, **February 20, 2025** at 9:00 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell	Chairman
Elizabeth Manchester	Vice Chairperson
Stephanie Coffin	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Joe Duncan by telephone	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the audit committee meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Review and Ranking of Proposals and Tally of Audit Committee Members Ranking**

A. DiBartolomeo, McBee, Hartley & Barnes
B. Grau & Associates

Mr. Showe stated we have used both vendors, the only difference is price and that gives 100 points for DiBartolomeo and 93 points for Grau.

On MOTION by Mr. Bell seconded by Ms. Manchester with all in favor DiBartolomeo McBee Hartley & Barnes was ranked no. 1 with 100 points.

FOURTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bell seconded by Ms. Manchester with all in favor the audit committee meeting adjourned at 9:02 a.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dowden West Community Development District was held Thursday, **February 20, 2025** at 9:03 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell	Chairman
Elizabeth Manchester	Vice Chairperson
Stephanie Coffin	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Joe Duncan *by phone*	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Appointment of Individuals to Fill Board Vacancies in Seats 2, 3, and 5
B. Administration of Oath of Office to Newly Appointed Board Member
C. Consideration of Resolution 2025-05 Electing Officers

This item was deferred to a future meeting agenda.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the January 16, 2025 Board Meeting and Acceptance of the January 16, 2025 Audit Committee Meeting**

Mr. Showe: You have the minutes of the January 16, 2025 Board meeting and the January 16, 2025 Audit Committee meeting minutes. Area there any comments, corrections, or changes? Hearing no changes, we would ask for a motion to approve the Board minutes and accept the Audit Committee minutes.

> On MOTION by Ms. Manchester seconded by Mr. Bell with all in favor the Minutes of the January 16, 2025 Board meeting were approved as presented and the January 16, 2025 Audit Committee meeting minutes were accepted.

FIFTH ORDER OF BUSINESS **Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award**

> On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the recommendation of the audit committee of DiBartolomeo being ranked no. 1 was accepted.

SIXTH ORDER OF BUSINESS **Consideration of Lighting Service Agreement with OUC for Starwood Phase N-5**

> On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the Agreement with OUC for Starwood Phase N-5 was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Landscape Management Service Pricing from Yellowstone Landscape for Road Segments 4 & 5 and Ditch Areas**

Mr. Scheerer: On February 6, we had a landscape review go out between the district, Mattamy, and the landscape architect who reviewed the improvements installed on Phase 4 & 5 Dowden Road. There was a small punch list generated from that and they are in the process of correcting. We asked Yellowstone to provide us with an up-to-date agreement for the maintenance of segments 4 & 5. There was also a small swale on the north side of Dowden Road that runs parallel to the chain link fence for the Brightline property that we asked them to include as well.

The pricing in the proposal fits what was adopted in the budget for 2025. The swale was not contemplated at that time so there is a $10,800 cost associated with maintaining the swale. We weren't sure during the walk whether that was something that you were looking for us to maintain. It made sense that we should and at some point, if it is not holding water maybe we can get up to the fence line and keep it clean all the way down on the Dowden Road segments 4 & 5.

> On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the pricing from Yellowstone Landscape for road segments 4 & 5 and ditch areas was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Lazarovich: We wrapped up the east/west connector 2A and 4. We will transmit the bill of sale to OUC. We are still working with the developer on the Dowden Road 4 and 5 segments. We reviewed the plats for the east west connector road phase 2 and 4 and 5 and when the title comes in, we will work on conveyance documents for those.

B. Engineer

Mr. Duncan: We received some tract conveyances to review.

C. Manager

i. Approval of Check Register

> On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

D. Field Manager

Mr. Scheerer: There are no field related issues right now. We will have on the next agenda a quote to maintain the ponds in segments 4 and 5, which are in the budget for this year. We just wanted to see site conditions. We are also going to start the budget for upcoming items and get a

date when we think those improvements are going to be coming online so we can allocate it properly in the budget.

NINTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – March 20, 2025**

Mr. Showe: Our next meeting is scheduled for March 20, 2025.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the meeting adjourned at 9:13 a.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Dowden West Community Development District (**"District"**) prior to June 15, 2025, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 21, 2025
HOUR:	9:00 a.m.
LOCATION:	Offices of GMS-CF, LLC 219 E. Livingston Street Orlando, FL 32801

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2025.

ATTEST:

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Exhibit A: FY 2025/2026 Proposed Budget

Exhibit A

Dowden West

Community Development District

Proposed Budget

FY 2026

Table of Contents

Dowden West

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments - On Roll	$ 817,967	$ 811,206	$ 6,761	$ 817,967	$ 893,769
Special Assessments - Direct	152,311	152,311	-	152,311	76,511
Developer Contributions	602,194	-	-	-	792,448
TOTAL REVENUES	**$ 1,572,472**	**$ 963,517**	**$ 6,761**	**$ 970,278**	**$ 1,762,729**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 2,400	$ -	$ 2,400	$ 2,400	$ 2,400
PR-FICA	184	-	184	184	184
Engineering	15,000	5,574	9,426	15,000	15,000
Attorney	25,000	2,006	22,994	25,000	25,000
Arbitrage Rebate	900	450	-	450	450
Dissemination Agent	3,675	2,144	1,531	3,675	3,896
Annual Audit	5,000	-	3,200	3,200	3,300
Trustee Fees	5,051	4,041	-	4,041	8,869
Assessment Administration	5,250	5,250	-	5,250	5,565
Management Fees	42,500	24,792	17,708	42,500	45,050
Information Technology	1,260	735	525	1,260	1,336
Website Maintenance	840	490	350	840	890
Telephone	300	-	300	300	300
Postage & Delivery	750	36	464	500	500
Printing & Binding	750	23	728	750	750
Insurance General Liability	6,817	6,631	-	6,631	7,294
Legal Advertising	7,500	2,052	2,948	5,000	5,000
Office Supplies	150	0	150	150	150
Other Current Charges	2,000	639	1,361	2,000	2,000
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 125,501**	**$ 55,037**	**$ 64,269**	**$ 119,305**	**$ 128,108**
Operations & Maintenance					
Operations & Maintenance					
Contract Services					
Field Management	$ 17,530	$ 10,226	$ 7,304	$ 17,530	$ 18,582
Landscape Maintenance	799,258	237,783	256,975	494,758	979,162
Lake Maintenance	47,000	6,650	4,750	11,400	48,000
Mitigation Monitoring	10,000	-	10,000	10,000	11,500
Pest Control	-	16,784	12,140	28,923	30,592
Repairs & Maintenance					
General Repairs & Maintenance	2,500	-	2,500	2,500	2,500
Operating Supplies	500	-	500	500	500
Landscape Replacement	20,000	12,962	9,259	22,220	25,000
Irrigation Repairs	7,500	2,375	5,125	7,500	7,500
Alleway Maintenance	5,000	-	5,000	5,000	5,000
Signage	3,500	-	3,500	3,500	3,500

Dowden West

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
Operations & Maintenance (continued)					
Utilities					
Electric	$ 66,000	$ 786	$ 600	$ 1,386	$ 2,000
Water & Sewer	104,280	32,992	22,500	55,492	104,280
Streetlights	331,225	88,989	63,750	152,739	378,807
Other					
Contingency	25,000	-	30,527	30,527	10,000
Property Insurance	7,677	6,997	-	6,997	7,697
TOTAL OPERATIONS & MAINTENANCE	**$ 1,446,971**	**$ 416,543**	**$ 434,429**	**$ 850,973**	**$ 1,634,621**
TOTAL EXPENDITURES	**$ 1,572,472**	**$ 471,580**	**$ 498,698**	**$ 970,278**	**$ 1,762,729**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 491,937**	**$ (491,937)**	**$ -**	**$ -**

Dowden West

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments - Tax Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments - Direct
The District will enter into a Direct Bill Agreement with the Developer to fund the operating expenditures for unplatted lots for the Fiscal Year.

Developer Contributions
The District will enter into a Funding Agreement with the Developer to fund the operating expenditures not covered by assessments for the Fiscal Year.

Expenditures - Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated
$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage Rebate
The District is required to have an annual arbitrage rebate calculation prepared for the Series 2015, Special Assessment Refunding Bonds. The District has contracted with LLS Tax Solutions to perform this calculation.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Trustee Fees
The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Assessment Administration
GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Dowden West

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Information Technology
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone
New internet and Wi-Fi service for Office.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to Florida Department of Commerce for $175.

Expenditures - Field

Field Manager
The supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

VENDOR:	MONTHLY AMOUNT	ANNUAL AMOUNT
Governmental Mgmt Services S-FL, LLC.	$1,548.48	$18,581.76

Landscape Maintenance
The District will enter into a contract for the monthly maintenance of common areas.

Vendor:	MONTHLY AMOUNT	ANNUAL AMOUNT
Yellowstone Landscape-Southeast, LLC.	$52,894.00	$634,728.00
Future Landscape addition		$344,434.00
		$979,162.00

Lake Maintenance
The District will enter into a contract for the monthly maintenance of the District lakes and canal.

Vendor:	MONTHLY AMOUNT	ANNUAL AMOUNT
Aquatic Weed Management, Inc.	$4,000.00	$48,000.00

Mitigation Monitoring
The District will assign this expense to lake mitigation monitoring.

Dowden West

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Pest Control
The District will enter into a contract for the monthly pest & mosquito control.

Vendor:	MONTHLY AMOUNT	ANNUAL AMOUNT
Clarke Environmental Mosquito Mgmt.	$2,549.36	$30,592.30

General Repairs & Maintenance
Any miscellaneous repairs not included in another budget line item.

Operating Supplies
The District may incur expenses to purchase supplies for daily operations.

Landscape Replacement
The cost associated with any replacement of landscaping during the year.

Irrigation Repairs
Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

Alleway Maintenance
This expense will be allocated to the upkeep of the entry roads of the District.

Signage
The cost associated with any purchase, repairs or replacement of mandated signs throughout the District.

Utilities - Electric
Represents current and estimated electric charges of common areas throughout the District.

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
3388289887	12306 Dowden RD	$44	$529
	11953 Landing Point Loop	$49	$592
	11870 Globe St Irrigation	$33	$391
	TBD		$488
		$126	$2,000

Utilities - Water & Sewer
Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

ORANGE COUNTY UTILITIES ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
6344976732	11905 Founders Street	$18	$216
	12082 Dowden Rd	$750	$9,000
	12113 Dowden Rd	$18	$216
	12239 Dowden Rd	$18	$216
	12259 Dowden Rd	$280	$3,360
	12286 Dowden Rd	$225	$2,700
	12306 Dowden Rd	$20	$240
	12311 Dowden Rd	$170	$2,040
	12321 Dowden Rd	$87	$1,044
	12328 Dowden Rd	$190	$2,280
	12333 Dowden Rd	$80	$960
	12364 Dowden Rd	$20	$240
	12388 Dowden Rd	$20	$240
	12412 Dowden Rd	$20	$240
	19027 Exploration Ave	$950	$11,400
	9195 Headsail Ave	$540	$6,480
	9293 Sea Pine Ave	$200	$2,400
	7871 Clove Hitch Way	$350	$4,200
	11870 Globe Street	$450	$5,400
	9447 Launch Point Rd	$40	$480
	9738 Launch Point Rd	$545	$6,540
	TBD		$44,388
		$4,991	$104,280

Dowden West

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Utilities - Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
3388289887	0 Dowden RD	$8,285	$99,414
	0 Sunsail Ave	$5,040	$60,480
	TBD		$218,913
		$13,325	$378,807

Contingency

Any other miscellaneous expenses incurred during the year.

Property Insurance

The District's Property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Dowden West

Community Development District

Proposed Budget

Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 420,744	$ 417,266	$ 3,478	$ 420,744	$ 420,744
Interest Earnings	-	10,303	5,000	15,303	10,000
Carry Forward Surplus [1]	228,256	238,002	-	238,002	267,167
TOTAL REVENUES	**$ 649,000**	**$ 665,571**	**$ 8,478**	**$ 674,049**	**$ 697,911**
EXPENDITURES:					
Interest - 11/1	$ 154,073	$ 154,073	$ -	$ 154,073	$ 151,405
Interest - 5/1	154,073	-	154,073	154,073	151,405
Principal - 5/1	110,000	-	110,000	110,000	115,000
TOTAL EXPENDITURES	**$ 418,145**	**$ 154,073**	**$ 264,073**	**$ 418,145**	**$ 417,810**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ 11,262	$ -	$ 11,262	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ 11,262**	**$ -**	**$ 11,262**	**$ -**
TOTAL EXPENDITURES	**$ 418,145**	**$ 142,810**	**$ 264,073**	**$ 406,883**	**$ 417,810**
EXCESS REVENUES (EXPENDITURES)	**$ 230,855**	**$ 522,761**	**$ (255,594)**	**$ 267,167**	**$ 280,101**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	$ 148,616
	$ 148,616

Dowden West

Community Development District

Series 2018 Special Assessment Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	$ 5,785,000	$ -	$ 156,619	$ 156,619
05/01/24	5,785,000	105,000	156,619	-
11/01/24	5,680,000	-	154,073	415,691
05/01/25	5,680,000	110,000	154,073	-
11/01/25	5,570,000	-	151,405	415,478
05/01/26	5,570,000	115,000	151,405	-
11/01/26	5,455,000	-	148,616	415,021
05/01/27	5,455,000	125,000	148,616	-
11/01/27	5,330,000	-	145,585	419,201
05/01/28	5,330,000	130,000	145,585	-
11/01/28	5,200,000	-	142,433	418,018
05/01/29	5,200,000	135,000	142,433	-
11/01/29	5,065,000	-	139,159	416,591
05/01/30	5,065,000	145,000	139,159	-
11/01/30	4,920,000	-	135,244	419,403
05/01/31	4,920,000	150,000	135,244	-
11/01/31	4,770,000	-	131,194	416,438
05/01/32	4,770,000	160,000	131,194	-
11/01/32	4,610,000	-	126,874	418,068
05/01/33	4,610,000	170,000	126,874	-
11/01/33	4,440,000	-	122,284	419,158
05/01/34	4,440,000	180,000	122,284	-
11/01/34	4,260,000	-	117,424	419,708
05/01/35	4,260,000	190,000	117,424	-
11/01/35	4,070,000	-	112,294	419,718
05/01/36	4,070,000	200,000	112,294	-
11/01/36	3,870,000	-	106,894	419,188
05/01/37	3,870,000	210,000	106,894	-
11/01/37	3,660,000	-	101,224	418,118
05/01/38	3,660,000	220,000	101,224	-
11/01/38	3,440,000	-	95,284	416,508
05/01/39	3,440,000	235,000	95,284	-
11/01/39	3,205,000	-	88,939	419,223
05/01/40	3,205,000	245,000	88,939	-
11/01/40	2,960,000	-	82,140	416,079
05/01/41	2,960,000	260,000	82,140	-
11/01/41	2,700,000	-	74,925	417,065
05/01/42	2,700,000	275,000	74,925	-
11/01/42	2,425,000	-	67,294	417,219
05/01/43	2,425,000	290,000	67,294	-
11/01/43	2,135,000	-	59,246	416,540
05/01/44	2,135,000	310,000	59,246	-
11/01/44	1,825,000	-	50,644	419,890
05/01/45	1,825,000	325,000	50,644	-
11/01/45	1,500,000	-	41,625	417,269
05/01/46	1,500,000	345,000	41,625	-
11/01/46	1,155,000	-	32,051	418,676
05/01/47	1,155,000	365,000	32,051	-
11/01/47	790,000	-	21,923	418,974
05/01/48	790,000	385,000	21,923	-
11/01/48	405,000	-	11,239	418,161
05/01/49	405,000	405,000	11,239	416,239
		$ 5,785,000	**$ 5,233,255**	**$ 11,018,255**

Dowden West

Community Development District

Proposed Budget

Debt Service Series 2024 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments - On Roll	$ 166,725	$ 164,669	$ 2,056	$ 166,725	$ 224,799
Special Assessments - Direct	58,075	58,785	-	58,785	-
Interest Earnings	-	4,986	3,000	7,986	6,000
Carry Forward Surplus [1]	103,749	108,724	-	108,724	102,161
TOTAL REVENUES	**$ 328,549**	**$ 337,164**	**$ 5,056**	**$ 342,220**	**$ 332,960**
EXPENDITURES:					
Interest - 11/1	$ 103,749	$ 103,749	$ -	$ 103,749	$ 86,310
Interest - 5/1	86,310	-	86,310	86,310	85,210
Principal - 5/1	50,000	-	50,000	50,000	50,000
TOTAL EXPENDITURES	**$ 240,059**	**$ 103,749**	**$ 136,310**	**$ 240,059**	**$ 221,520**
TOTAL EXPENDITURES	**$ 240,059**	**$ 103,749**	**$ 136,310**	**$ 240,059**	**$ 221,520**
EXCESS REVENUES (EXPENDITURES)	**$ 88,490**	**$ 233,415**	**$ (131,254)**	**$ 102,161**	**$ 111,440**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	$ 85,210
	$ 85,210

Dowden West
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/25	3,260,000	-	86,310	222,620
05/01/26	3,260,000	50,000	85,210	-
11/01/26	3,210,000	-	85,210	220,420
05/01/27	3,210,000	55,000	84,055	-
11/01/27	3,155,000	-	84,055	223,110
05/01/28	3,155,000	55,000	82,845	-
11/01/28	3,100,000	-	82,845	220,690
05/01/29	3,100,000	60,000	81,580	-
11/01/29	3,040,000	-	81,580	223,160
05/01/30	3,040,000	60,000	80,260	-
11/01/30	2,980,000	-	80,260	220,520
05/01/31	2,980,000	65,000	78,885	-
11/01/31	2,915,000	-	78,885	222,770
05/01/32	2,915,000	70,000	77,400	-
11/01/32	2,845,000	-	77,400	224,800
05/01/33	2,845,000	70,000	75,860	-
11/01/33	2,775,000	-	75,860	221,720
05/01/34	2,775,000	75,000	74,265	-
11/01/34	2,700,000	-	74,265	223,530
05/01/35	2,700,000	80,000	72,390	-
11/01/35	2,620,000	-	72,390	224,780
05/01/36	2,620,000	80,000	70,290	-
11/01/36	2,540,000	-	70,290	220,580
05/01/37	2,540,000	85,000	68,125	-
11/01/37	2,455,000	-	68,125	221,249
05/01/38	2,455,000	90,000	65,828	-
11/01/38	2,365,000	-	65,828	221,655
05/01/39	2,365,000	95,000	63,400	-
11/01/39	2,270,000	-	63,400	221,799
05/01/40	2,270,000	100,000	60,840	-
11/01/40	2,170,000	-	60,840	221,680
05/01/41	2,170,000	105,000	58,150	-
11/01/41	2,065,000	-	58,150	221,299
05/01/42	2,065,000	110,000	55,328	-
11/01/42	1,955,000	-	55,328	220,655
05/01/43	1,955,000	120,000	52,309	-
11/01/43	1,835,000	-	52,309	224,618
05/01/44	1,835,000	125,000	49,093	-
11/01/44	1,710,000	-	49,093	223,186
05/01/45	1,710,000	130,000	45,649	-
11/01/45	1,580,000	-	45,649	221,298
05/01/46	1,580,000	140,000	41,903	-
11/01/46	1,440,000	-	41,903	223,805
05/01/47	1,440,000	145,000	37,948	-
11/01/47	1,295,000	-	37,948	220,896
05/01/48	1,295,000	155,000	33,786	-
11/01/48	1,140,000	-	33,786	222,571
05/01/49	1,140,000	165,000	29,346	-
11/01/49	975,000		29,346	223,691
05/01/50	975,000	175,000	24,628	-
11/01/50	800,000		24,628	224,256
05/01/51	800,000	185,000	19,633	-
11/01/51	615,000		19,633	224,266
05/01/52	615,000	195,000	14,361	-
11/01/52	420,000		14,361	223,721
05/01/53	420,000	205,000	8,811	-
11/01/53	215,000		8,811	222,621
05/01/54	215,000	215,000	5,966	-
		$ 3,260,000	**$ 3,276,622**	**$ 6,451,966**

Dowden West

Community Development District

Non-Ad Valorem Assessments Comparison

2025-2026

Description	O&M Units	Bonds Units 2018	Bonds Units 2024	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit		
				FY 2026	**FY2025**	**Increase/ (decrease)**	**FY 2026**		**FY2025**		**Increase/ (decrease)**	**FY 2026**	**FY2025**	**Increase/ (decrease)**
							2018	**2024**	**2018**	**2024**				
Townhome	364	208	156	**$713.61**	$713.61	**$0.00**	$500.00	$498.87	$500.00	$498.87	**$0.00**	**$1,712.48**	$1,712.48	**$0.00**
Single Family - 40'	225	201	24	**$1,141.78**	$1,141.78	**$0.00**	$800.00	$917.92	$800.00	$917.92	**$0.00**	**$2,859.70**	$2,859.70	**$0.00**
Single Family - 50'	207	118	89	**$1,427.23**	$1,427.23	**$0.00**	$1,000.00	$1,147.40	$1,000.00	$1,147.40	**$0.00**	**$3,574.63**	$3,574.63	**$0.00**
Single Family - 60'	81	54	27	**$1,712.67**	$1,712.67	**$0.00**	$1,200.00	$1,376.88	$1,200.00	$1,376.88	**$0.00**	**$4,289.55**	$4,289.55	**$0.00**
Unplatted - Admin	569	0	0	**$143.05**	$143.05	**$0.00**	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$143.05**	$143.05	**$0.00**
Total	1446	581	296											

SECTION VI

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM BEACHLINE SOUTH RESIDENTIAL, LLC TO THE DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, attached hereto as **Exhibit "A"** (the "Conveyance Documents"), from Beachline to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Beachline, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit "A,"** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District, and approves and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 2025.

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
3. Owner's Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

Parcel ID Nos. 34-23-31-2005-04-003
34-23-31-2005-04-005
34-23-31-2005-04-006
34-23-31-2005-04-010
34-23-31-2005-04-012

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of $0.70 is being paid herein.

SPECIAL WARRANTY DEED

Dowden West Community Development District – Starwood Phase N-4

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2025 by **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (the "Grantor"), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Orange County, Florida, more particularly described as follows (the "Property").

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), taxes for the year 2025 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By: _____

Print: Elizabeth Manchester

Title: Vice President

Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

_____
(Signature)
_____
(Print Name)
Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

_____
(Signature)
_____
(Print Name)
Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester, as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public
Print Name:_____
My Commission expires: _____
My Commission No.: _____

<u>EXHIBIT "A"</u>
DESCRIPTION OF THE PROPERTY

Tracts 4L, 4E, 4C, 4F and 4J, STARWOOD PHASE N-4, according to the Plat thereof, as recorded in Plat Book 114, Pages 119 through 125, of the Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – Starwood Phase N-4

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District on the real property described on Exhibit "A" attached hereto (the "Property"), and the extent, nature and location of such improvements, equipment and personal property is more fully set forth in Exhibit "A" attached hereto (collectively, the "Improvements"); and

WHEREAS both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. The Developer represents and warrants to the District that to the best of Developer's knowledge, Developer has good and lawful right, title and interest in the Improvements located on the Property and that such Improvements are free and clear of any and all liens, encumbrances, claims and demands, Developer will freely and fully warrant and defend such Improvements

against the lawful claims of any person claiming by, through or under the Developer, but against none other, and that such Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

4. The District understands and acknowledges that the District is accepting all Improvements described and conveyed herein in their "as-is" condition; provided, however, the Developer hereby specifically warrants that such Improvements and all work associated with the design and installation of such Improvements shall be free from any defective workmanship and all materials and equipment used in the installation of such Improvements were new and of good quality as is customarily used for the installation of such Improvements. This warranty shall survive the conveyance of the Improvements for a period of two (2) years.

5. This Agreement may be executed in any number of counterparts, including by electronic or digital signature in accordance with Chapter 668, Florida Statutes, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Dowden West Community Development District – Starwood Phase N-4

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

_____
_____

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Dowden West Community Development District – Starwood Phase N-4

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

By:

_____

By: _____
Secretary/Asst. Secretary

Print: Ralph Charles Bell

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Ralph Charles Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida

Print Name:_____
My Commission Expires:____
My Commission No.:_

EXHIBIT "A"

IMPROVEMENTS

- The Roadway alley (with stormwater conveyance system) on Tract 4C of the Property;
- The Stormwater Pond on Tract 4L of the Property;
- The Wetlands & Wetland Buffer on Tract 4E of the Property;
- The Roadway alley (with stormwater conveyance system) on Tract 4F of the Property; and
- The Roadway alley (with stormwater conveyance system) on Tract 4J of the Property.

PROPERTY

Tracts 4L, 4E, 4C, 4F and 4J, STARWOOD PHASE N-4, according to the Plat thereof, as recorded in Plat Book 114, Pages 119 through 125, of the Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Dowden West Community Development District – Starwood Phase N-4

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Elizabeth Manchester ("Affiant") as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of her own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Starwood Phase N-4, as recorded in Plat Book 114, Pages 119 through 125, of the Official Records of Orange County, Florida (the "Plat") and in the ALTA Commitment for Title Insurance issued by First American Title Insurance Company, Commitment No. 2240-2819029, with an effective date of April 18, 2025 at 8:00 A.M. (the "Title Commitment").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property or the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or the Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or the Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements and to induce First American Title Insurance Company to issue a title policy covering the Property.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Title Commitment and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of _____; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by the District and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. Affiant is an officer or representative of Owner, and Affiant attests that Owner does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____ , **2025**

Signed, sealed and delivered in our presence:

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester, as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts 4L, 4E, 4C, 4F and 4J, STARWOOD PHASE N-4, according to the Plat thereof, as recorded in Plat Book 114, Pages 119 through 125, of the Public Records of Orange County, Florida.

IMPROVEMENTS

- The Roadway alley (with stormwater conveyance system) on Tract 4C of the Property;
- The Stormwater Pond on Tract 4L of the Property;
- The Wetlands & Wetland Buffer on Tract 4E of the Property;
- The Roadway alley (with stormwater conveyance system) on Tract 4F of the Property; and
- The Roadway alley (with stormwater conveyance system) on Tract 4J of the Property.

AGREEMENT REGARDING TAXES

Dowden West Community Development District – Starwood Phase N-4

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this ____ day of _____, 2025, by and between **BEACHLINE SOUTH RESIDENTAL, LLC**, a Florida limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Developer"), and **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District").

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District's status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property from Developer to the District, Developer and the District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2024 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2025, subject to the adjustment of the amount of the ad-valorem taxes and assessments for 2025 if the Property is deemed exempt in accordance with Section 5 hereof.

4. District shall, within thirty (30) days of receipt, forward to the Developer, at its address set forth above and via U.S. mail, any correspondence, notice or bill from Orange County Tax Collector relating to the Property for tax year 2025 that the District actually receives in its office.

5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity or the Property is not otherwise deemed exempt already, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2025, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

6. Developer hereby agrees to pay any and all excise or documentary stamp taxes (including documentary stamp tax and intangible tax) plus any penalties or late charges, now due and owing or hereinafter assessed in connection with this Agreement and/or the Special Warranty Deed between Developer and District dated as of even date herewith.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Dowden West Community Development District – Starwood Phase N-4

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

X _____

Print: _____

X _____

Print: _____

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

PROPERTY

Tracts 4L, 4E, 4C, 4F and 4J, STARWOOD PHASE N-4, according to the Plat thereof, as recorded in Plat Book 114, Pages 119 through 125, of the Public Records of Orange County, Florida.

CERTIFICATE OF DISTRICT ENGINEER

Dowden West Community Development District – Phase N-4

I, **Reinardo Malave**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 ("Dewberry"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the "District").

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in Exhibit "A" attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Improvements from the Developer to the District and the District's conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Dowden West Community Development District Phase N-4

DATED: _____, 2025

Witness: _____
Print: _____

_____
Reinardo Malave, PE
State of Florida License No.: 35188
on behalf of the company,
Dewberry Engineers Inc.

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by **REINARDO MALAVE** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract 4L, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

Tract 4E, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

Tract 4C, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

Tract 4F, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

Tract 4J, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

IMPROVEMENTS

SECTION VII

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM BEACHLINE SOUTH RESIDENTIAL, LLC TO THE DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, attached hereto as **Exhibit "A"** (the "Conveyance Documents"), from Beachline to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Beachline, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit "A,"** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District, and approves and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 2025.

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
3. Owner's Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

Parcel ID Nos. 03-24-31-8960-05-004
03-24-31-8960-05-002
03-24-31-8960-05-008
03-24-31-8960-05-003
03-24-31-8960-05-009

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of $0.70 is being paid herein.

SPECIAL WARRANTY DEED

Dowden West Community Development District – Starwood Phase N-5

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2025 by **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (the "Grantor"), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Orange County, Florida, more particularly described as follows (the "Property").

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), taxes for the year 2025 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By: _____

Print: Elizabeth Manchester

Title: Vice President

Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

_____
(Signature)
_____
(Print Name)
Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

_____
(Signature)
_____
(Print Name)
Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester, as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public
Print Name:_____
My Commission expires: _____
My Commission No.: _____

<u>EXHIBIT "A"</u>
DESCRIPTION OF THE PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – Starwood Phase N-5

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District on the real property described on Exhibit "A" attached hereto (the "Property"), and the extent, nature and location of such improvements, equipment and personal property is more fully set forth in Exhibit "A" attached hereto (collectively, the "Improvements"); and

WHEREAS both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. The Developer represents and warrants to the District that to the best of Developer's knowledge, Developer has good and lawful right, title and interest in the Improvements located on the Property and that such Improvements are free and clear of any and all liens, encumbrances, claims and demands, Developer will freely and fully warrant and defend such Improvements

against the lawful claims of any person claiming by, through or under the Developer, but against none other, and that such Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

4. The District understands and acknowledges that the District is accepting all Improvements described and conveyed herein in their "as-is" condition; provided, however, the Developer hereby specifically warrants that such Improvements and all work associated with the design and installation of such Improvements shall be free from any defective workmanship and all materials and equipment used in the installation of such Improvements were new and of good quality as is customarily used for the installation of such Improvements. This warranty shall survive the conveyance of the Improvements for a period of two (2) years.

5. This Agreement may be executed in any number of counterparts, including by electronic or digital signature in accordance with Chapter 668, Florida Statutes, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Dowden West Community Development District – Starwood Phase N-5

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Dowden West Community Development District – Starwood Phase N-5

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

By:

_____

By: _____
Secretary/Asst. Secretary

Print: Ralph Charles Bell

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Ralph Charles Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

EXHIBIT "A"

IMPROVEMENTS

PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Dowden West Community Development District – Starwood Phase N-5

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Elizabeth Manchester ("Affiant") as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of her own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Starwood Phase N-5, as recorded in Plat Book 116, Page 110, of the Official Records of Orange County, Florida (the "Plat") and in the ALTA Commitment for Title Insurance issued by First American Title Insurance Company, Commitment No. _____, with an effective date of _____ at 8:00 A.M. (the "Title Commitment").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property or the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or the Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or the Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements and to induce First American Title Insurance Company to issue a title policy covering the Property.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Title Commitment and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of _____; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by the District and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. Affiant is an officer or representative of Owner, and Affiant attests that Owner does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____ , **2025**

Signed, sealed and delivered in our presence:

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester, as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

IMPROVEMENTS

•

AGREEMENT REGARDING TAXES

Dowden West Community Development District – Starwood Phase N-5

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this ____ day of _____, 2025, by and between **BEACHLINE SOUTH RESIDENTAL, LLC**, a Florida limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Developer"), and **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District").

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District's status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property from Developer to the District, Developer and the District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2024 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2025, subject to the adjustment of the amount of the ad-valorem taxes and assessments for 2025 if the Property is deemed exempt in accordance with Section 5 hereof.

4. District shall, within thirty (30) days of receipt, forward to the Developer, at its address set forth above and via U.S. mail, any correspondence, notice or bill from Orange County Tax Collector relating to the Property for tax year 2025 that the District actually receives in its office.

5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity or the Property is not otherwise deemed exempt already, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2025, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

6. Developer hereby agrees to pay any and all excise or documentary stamp taxes (including documentary stamp tax and intangible tax) plus any penalties or late charges, now due and owing or hereinafter assessed in connection with this Agreement and/or the Special Warranty Deed between Developer and District dated as of even date herewith.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Dowden West Community Development District – Starwood Phase N-5

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

X _____

Print: _____

X _____

Print: _____

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

CERTIFICATE OF DISTRICT ENGINEER

Dowden West Community Development District – Phase N-5

I, **Reinardo Malave**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 ("Dewberry"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the "District").

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in Exhibit "A" attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Improvements from the Developer to the District and the District's conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Dowden West Community Development District Phase N-5

DATED: _____, 2025

Witness: _____
Print: _____

_____
Reinardo Malave, PE
State of Florida License No.: 35188
on behalf of the company,
Dewberry Engineers Inc.

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by **REINARDO MALAVE** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

IMPROVEMENTS

SECTION VIII

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM BEACHLINE SOUTH RESIDENTIAL, LLC TO THE DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, attached hereto as **Exhibit "A"** (the "Conveyance Documents"), from Beachline to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Beachline, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit "A,"** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District, and approves and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 2025.

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
3. Owner's Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

Parcel ID Nos. 34-23-31-1930-00-004
34-23-31-1930-00-002
34-23-31-1930-00-003
34-23-31-1930-00-007
34-23-31-1930-00-008
34-23-31-1930-00-009
34-23-31-1930-10-000
34-23-31-1930-11-000
34-23-31-1930-12-000
34-23-31-1930-00-005
34-23-31-1930-00-006

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of $0.70 is being paid herein.

SPECIAL WARRANTY DEED

Dowden West Community Development District – East West Connector 2A

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2025 by **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (the "Grantor"), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS ($10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Orange County, Florida, more particularly described as follows (the "Property").

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that

Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), taxes for the year 2025 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By: _____

Print: Elizabeth Manchester

Title: Vice President

Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

_____
(Signature)

_____
(Print Name)
Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

_____
(Signature)

_____
(Print Name)
Address: 4901 Vineland Road, Suite 450,
Orlando, Florida 32811

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester, as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public
Print Name:_____
My Commission expires: _____
My Commission No.: _____

<u>EXHIBIT "A"</u>
DESCRIPTION OF THE PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – East West Connector 2A

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District on the real property described on Exhibit "A" attached hereto (the "Property"), and the extent, nature and location of such improvements, equipment and personal property is more fully set forth in Exhibit "A" attached hereto (collectively, the "Improvements"); and

WHEREAS both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. The Developer represents and warrants to the District that to the best of Developer's knowledge, Developer has good and lawful right, title and interest in the Improvements located on the Property and that such Improvements are free and clear of any and all liens, encumbrances, claims and demands, Developer will freely and fully warrant and defend such Improvements

against the lawful claims of any person claiming by, through or under the Developer, but against none other, and that such Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

4. The District understands and acknowledges that the District is accepting all Improvements described and conveyed herein in their "as-is" condition; provided, however, the Developer hereby specifically warrants that such Improvements and all work associated with the design and installation of such Improvements shall be free from any defective workmanship and all materials and equipment used in the installation of such Improvements were new and of good quality as is customarily used for the installation of such Improvements. This warranty shall survive the conveyance of the Improvements for a period of two (2) years.

5. This Agreement may be executed in any number of counterparts, including by electronic or digital signature in accordance with Chapter 668, Florida Statutes, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Dowden West Community Development District – East West Connector 2A

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Dowden West Community Development District – East West Connector 2A

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

By:

_____

By: _____
Secretary/Asst. Secretary

Print: Ralph Charles Bell

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Ralph Charles Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

EXHIBIT "A"

IMPROVEMENTS

PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Dowden West Community Development District – East West Connector 2A

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Elizabeth Manchester ("Affiant") as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of her own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of East West Connector 2A, as recorded in Plat Book 114, Page 114, of the Official Records of Orange County, Florida (the "Plat") and in the ALTA Commitment for Title Insurance issued by First American Title Insurance Company, Commitment No. _____, with an effective date of _____ at 8:00 A.M. (the "Title Commitment").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property or the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or the Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or the Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements and to induce First American Title Insurance Company to issue a title policy covering the Property.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Title Commitment and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of _____; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by the District and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. Affiant is an officer or representative of Owner, and Affiant attests that Owner does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____ , **2025**

Signed, sealed and delivered in our presence:

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester, as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

IMPROVEMENTS

•

AGREEMENT REGARDING TAXES

Dowden West Community Development District – East West Connector 2A

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this ____ day of _____, 2025, by and between **BEACHLINE SOUTH RESIDENTAL, LLC**, a Florida limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Developer"), and **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District").

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District's status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property from Developer to the District, Developer and the District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2024 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2025, subject to the adjustment of the amount of the ad-valorem taxes and assessments for 2025 if the Property is deemed exempt in accordance with Section 5 hereof.

4. District shall, within thirty (30) days of receipt, forward to the Developer, at its address set forth above and via U.S. mail, any correspondence, notice or bill from Orange County Tax Collector relating to the Property for tax year 2025 that the District actually receives in its office.

5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity or the Property is not otherwise deemed exempt already, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2025, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

6. Developer hereby agrees to pay any and all excise or documentary stamp taxes (including documentary stamp tax and intangible tax) plus any penalties or late charges, now due and owing or hereinafter assessed in connection with this Agreement and/or the Special Warranty Deed between Developer and District dated as of even date herewith.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Dowden West Community Development District – East West Connector 2A

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

X _____

Print: _____

X _____

Print: _____

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X _____

Print: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

CERTIFICATE OF DISTRICT ENGINEER

Dowden West Community Development District – East West Connector 2A

I, **Reinardo Malave**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 ("Dewberry"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the "District").

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in Exhibit "A" attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Improvements from the Developer to the District and the District's conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Dowden West Community Development District - East West Connector 2A

DATED: _____, 2025

Witness: _____
Print: _____

_____
Reinardo Malave, PE
State of Florida License No.: 35188
on behalf of the company,
Dewberry Engineers Inc.

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by **REINARDO MALAVE** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

IMPROVEMENTS

SECTION IX

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF INFRASTRUCTURE IMPROVEMENTS FROM BEACHLINE SOUTH RESIDENTIAL, LLC TO THE DISTRICT AND FROM THE DISTRICT TO ORANGE COUNTY, FLORIDA; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, Owner's Affidavit and Certificate of District Engineer, attached hereto as **Exhibit "A"** (the "Conveyance Documents"), from Beachline to the District, and thereafter from the District to Orange County, Florida, a charter county and political subdivision of the State of Florida (hereinafter, "Orange County"); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Beachline, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit "A,"** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District and thereafter to Orange County, and approves and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 2025

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between the Dowden West Community Development District and Orange County, Florida;
3. Owner's Affidavit; and
4. Certificate of District Engineer

BILL OF SALE ABSOLUTE AND AGREEMENT

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)
Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements (collectively, the "Improvements") located on the real property described on Exhibit "A-1" attached hereto (the "Property"), which comprise a portion of the potable water, reclaimed water and sanitary sewer system located within the boundaries of the District, as more specifically depicted on Exhibit "A-2" attached hereto (the "System"); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements for the System located on the Property, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements for the System located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. The Developer represents and warrants to the District that to the best of Developer's knowledge, Developer has good and lawful right, title and interest in the Improvements for the System located on the Property and that such Improvements are free and clear of any and all liens, encumbrances, claims and demands, Developer will freely and fully warrant and defend such Improvements against the lawful claims of any person claiming by, through or under the Developer, but against none other, and that such Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

4. The District understands and acknowledges that the District is accepting all Improvements described and conveyed herein in their "as-is" condition; provided, however, the Developer hereby specifically warrants that such Improvements and all work associated with the design and installation of such Improvements shall be free from any defective workmanship and all materials and equipment used in the installation of such Improvements were new and of good quality as is customarily used for the installation of such Improvements. This warranty shall survive the conveyance of the Improvements for a period of two (2) years.

5. This Agreement may be executed in any number of counterparts, including by electronic or digital signature in accordance with Chapter 668, Florida Statutes, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

By: _____

By: _____
Secretary/Asst. Secretary

Print: Ralph Charles Bell

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Chuck Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

EXHIBIT "A"

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements located on the real property described on Exhibit "A-1", which comprise a portion of the potable water, reclaimed water and sanitary sewer system, as more specifically depicted on Exhibit "A-2".

EXHIBIT "A-1"

PROPERTY

STARWOOD N-5

LEGAL DESCRIPTION:

EXHIBIT "A-2"

SYSTEM

ATTACHED.

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
219 E. LIVINGSTON STREET
ORLANDO, FLORIDA 32801

Bill of Sale

Water, Reclaimed Water & Sanitary Sewer System

Meridian Parks Phase N-5

{OCU Permit [_____]}

Dowden West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Seller"), for and in consideration of the sum of one dollar ($1.00) and other valuable consideration paid to Seller by **County of Orange,** a charter county and political subdivision of the State of Florida ("Buyer"), the receipt and sufficiency of which are hereby acknowledged does hereby grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, lift stations, fittings, equipment, and other goods that comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

PROJECT: Meridian Parks Phase N-5
Plat Book 116 Page 110
Please see the attached Exhibit "A" – Legal Description
Section 34 Township 23 South, Range 31 East and
Section 3 Township 24 South, Range 31 East
Orange County, Florida

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owners of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

By: _____

Name: _____

Title: _____

IN WITNESS WHEREOF, Seller has executed this Agreement at _____,
Florida on _____, 2025.

SIGNED, SEALED AND DELIVERED

By:_____

IN THE PRESENCE OF:

_____
Witness

_____
Attest:

Exhibit A

STARWOOD N-5

LEGAL DESCRIPTION:

OWNER'S AFFIDAVIT

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)
Dowden West Community Development District

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Elizabeth Manchester ("Affiant") as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says as of January 10, 2025:

1. That Affiant knows of her own knowledge that, as of the date of that certain Bill of Sale Absolute and Agreement Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5), dated as of _____, 2025, entered into by and between Dowden West Community Development District and Owner (the "Bill of Sale"), the Owner was the owner of certain pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements, as described on Exhibit "A" attached hereto, and as more specifically depicted on Exhibit "A-2" of the Bill of Sale (the "Improvements"), which Improvements are located on certain real property in Orange County, Florida, as more particularly described on Exhibit "A-1" attached hereto (the "Land"), and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements and Land, as described in the Bill of Sale, are free and clear of all liens and encumbrances except for the restrictions, covenants, conditions, easements and other matters of record, including but not limited to matters affecting title included in that certain plat of Starwood Phase N-5, as recorded on November 18, 2024, in Plat Book 116, Page 110 of the Official Records of Orange County, Florida (the "Plat"), and taxes for the year 2025 and subsequent years.

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District and for the District's future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the recording date of the Plat and the effective date of the Bill of Sale for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of _____; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. Affiant is an officer or representative of Owner, and Affiant attests that Owner does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____ , **2025**

Signed, sealed and delivered in our presence:

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by Elizabeth Manchester, as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements located on the real property described on Exhibit "A-1" attached hereto, which comprise a portion of the potable water, reclaimed water and sanitary sewer system, as more specifically depicted on Exhibit "A-2" of that certain Bill of Sale Absolute and Agreement Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5), dated as of [_____, 2025], entered into by and between Dowden West Community Development District and Beachline South Residential, LLC.

EXHIBIT "A-1"

STARWOOD N-5

LEGAL DESCRIPTION:

CERTIFICATE OF DISTRICT ENGINEER

Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)
Dowden West Community Development District

I, **Reinardo Malave**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 ("Dewberry"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the "District").

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in Exhibit "A" attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Improvements from the Developer to the District and the District's conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have

actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)
Dowden West Community Development District

DATED: _____, 2025

Witness: _____
Print: _____

_____
Reinardo Malave, PE
State of Florida License No.: 35188
on behalf of the company,
Dewberry Engineers Inc.

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2025, by **REINARDO MALAVE** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

STARWOOD N-5

LEGAL DESCRIPTION:

A PORTION PARTICULARLY OF SECTION DESCRIBED 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S6S21'19"E, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 3752.70 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CERTAIN LINE RUN, N14'35'41"W, A DISTANCE OF 367.89 FEET,· THENCE N64'40'07"W, A DISTANCE OF 186.52 FEET,· THENCE N04'33'16"W, A DISTANCE OF 471.86 FEET; THENCE N0675'44"W, A DISTANCE OF 694.15 FEET,· THENCE N22"56'20"W, A DISTANCE OF 543.54 FEET,· THENCE S53"51'21"E, A DISTANCE OF 71.98 FEET; THENCE N36'08'39"E, A DISTANCE OF 50.00 FEET,· THENCE S53"51'21"E, A DISTANCE OF 280.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01'10'13 A CHORD BEARING OF S54'26'28"E AND A CHORD DISTANCE OF 20.53 FEET,· THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86'20'47 A CHORD BEARING OF S11"51'11"E AND A CHORD DISTANCE OF 20.53 FEET,· THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF TANGENCY,· THENCE S3179'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05'35'31 A CHORD BEARING OF S58'40'48"E AND A CHORD DISTANCE OF 100.00 FEET,· THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE,· THENCE N3179'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38'28'17'; A CHORD BEARING OF N50'33'21"E AND A CHORD DISTANCE OF 9.88 FEET,· THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19·79'54•; A CHORD BEARING OF S71'22'06"E AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO THE POINT OF TANGENCY; THENCE S81'02'03"E, A DISTANCE OF 196.57 FEET,· THENCE

508'57'57"W, A DISTANCE OF 45.00 FEET; THENCE 581"02'03"£, A DISTANCE OF 108.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 02'13'03 A CHORD BEARING OF 579"55'31"E AND A CHORD DISTANCE OF 36.46 FEET,· THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.46 FEET TO THE END OF SAID CURVE; THENCE 506'27'17"W, A DISTANCE OF 238.74 FEET,· THENCE 516'53'30"[, A DISTANCE OF 1403.95 FEET; THENCE 526'38'4/"W, A DISTANCE OF 449.68 FEET TO A POINT ON THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE N63'21'19"W, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 752.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,792,189 SQUARE FEET OR 41.14 ACRES MORE OR LESS.

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

SECTION X

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE CONVEYNACE OF INFRASTRUCTURE IMPROVEMENTS FROM BEACHLINE SOUTH RESIDENTIAL, LLC TO THE DISTRICT AND FROM THE DISTRICT TO ORANGE COUNTY, FLORIDA; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, Owner's Affidavit and Certificate of District Engineer, attached hereto as **Exhibit "A"** (the "Conveyance Documents"), from Beachline to the District, and thereafter from the District to Orange County, Florida, a charter county and political subdivision of the State of Florida (hereinafter, "Orange County"); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Beachline, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit "A,"** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Ratification of Acquisition and Transfer of the Improvements. The Board hereby ratifies the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District and thereafter to Orange County, and ratifies and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 2025.

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between the Dowden West Community Development District and Orange County, Florida;
3. Owner's Affidavit; and
4. Certificate of District Engineer

BILL OF SALE ABSOLUTE AND AGREEMENT
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements
(East West Connector Road 2B)
Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this 22nd day of April, 2025, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements (collectively, the "Improvements") located on the real property described on Exhibit "A-1" attached hereto (the "Property"), which comprise a portion of the potable water, reclaimed water and sanitary sewer system located within the boundaries of the District, as more specifically depicted on Exhibit "A-2" attached hereto (the "System"); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements for the System located on the Property, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements for the System located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. The Developer represents and warrants to the District that to the best of Developer's knowledge, Developer has good and lawful right, title and interest in the Improvements for the System located on the Property and that such Improvements are free and clear of any and all liens, encumbrances, claims and demands, Developer will freely and fully warrant and defend such Improvements against the lawful claims of any person claiming by, through or under the Developer, but against none other, and that such Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

4. The District understands and acknowledges that the District is accepting all Improvements described and conveyed herein in their "as-is" condition; provided, however, the Developer hereby specifically warrants that such Improvements and all work associated with the design and installation of such Improvements shall be free from any defective workmanship and all materials and equipment used in the installation of such Improvements were new and of good quality as is customarily used for the installation of such Improvements. This warranty shall survive the conveyance of the Improvements for a period of two (2) years.

5. This Agreement may be executed in any number of counterparts, including by electronic or digital signature in accordance with Chapter 668, Florida Statutes, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements
(East West Connector Road 2B)

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:_____

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22nd day of April, 2025, by Elizabeth Manchester as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [X] personally known to me or [ ] has produced _____ as identification.

LAURA TRUSSELL
Notary Public - State of Florida
Commission # HH 496910
My Comm. Expires Feb 26, 2028
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: Laura Trussell
My Commission Expires: 2/26/28
My Commission No.: 496910

COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements
(East West Connector Road 2B)

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

By: _____

Print: Ralph Charles Bell

Title: Chairman

ATTEST:

By: Stephannie Coffin
Secretary/Asst. Secretary

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22nd day of April, 2025, by Ralph Charles Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by Stephannie Coffin as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [X] personally known to me or [ ] has produced _____ as identification.

LAURA TRUSSELL
Notary Public - State of Florida
Commission # HH 496910
My Comm. Expires Feb 26, 2028
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: Laura Trussell
My Commission Expires: 2/26/28
My Commission No.: 496910

EXHIBIT "A"

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements located on a portion of the real property described on Exhibit "A-1", which comprise the potable water, reclaimed water and sanitary sewer system, as more specifically depicted on Exhibit "A-2".

EXHIBIT "A-1"

PROPERTY

LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1648.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF N59°35'59"W AND A CHORD DISTANCE OF 551.40 FEET;AND ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 11°50'34", A CHORD BEARING OF N75°06'46"W AND A CHORD DISTANCE OF 194.36 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.71 FEET TO A POINT OF TANGENCY; THENCE N81°02'03"W, A DISTANCE OF 108.76 FEET; THENCE N08°57'57"E, A DISTANCE OF 45.00 FEET; THENCE N81°02'03"W, A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19°19'54", A CHORD BEARING OF N71°22'06"W AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38°28'17", A CHORD BEARING OF S50°33'21"W AND A CHORD DISTANCE OF 9.88 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY; THENCE S31°19'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05°35'31", A CHORD BEARING OF N58°40'48"W AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE; THENCE N31°19'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN

NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE S53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE S81°02'03"E, A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A

CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE S46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD BEARING OF S63°20'07"E AND A CHORD DISTANCE OF 606.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 618.25 FEET TO THE END OF SAID CURVE; THENCE S07°05'37"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 07°13'13", A CHORD BEARING OF N79°17'46"W AND A CHORD DISTANCE OF 125.31 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.39 FEET TO THE POINT OF BEGINNING. .

CONTAINING 794,083 SQAURE FEET OR 18.23 ACRES MORE OR LESS.

EXHIBIT "A-2"

SYSTEM

ATTACHED.

Drawing Index

Civil

Legal Description:

32-23-31-0000-00-002
ALL OF SECTIONS 34 & 35-23-31 (LESS COMM AT NE COR OF SAID SEC 35 TH S00-11-37W 446.8 FT FOR POB TH S89-44-52W 5315.87 FT TH S89-46-02W 2050.28 FT TO PT ON A CURV CONCV SLY HAVING A RAD OF 11200 FT A CHORD BEARING OF S87-29-04W A CENTRAL ANGLE OF 04-33-55 AND AN ARC DIST OF 892.42 FT TH S85-12-06W 2984.16 FT TO PT ON A CURV CONCV SELY HAVING A RAD OF 6300 FT A CHORD BEARING OF S75-34-21W A CENTRAL ANGLE OF 19-15-31 AND AN ARC DIST OF 2117.59 FT TH S 65-55-36W 1852.64 FT TO PT ON A CURV CONCV NWLY HAVING A RAD OF 3246.2 FT A CHORD BEARING OF S80-39-34W A CENTRAL ANGLE OF 29-12-01 AND AN ARC DIST OF 1655.19 FT TO S R/W LINE TH N33-000-37E 1712.4 FT TH N49-19-48W 197.16 FT TH N37-39-28E 198.45 FT TO PT ON A CURV CONCV SELY HAVING A RAD OF 626.2 FT A CHORD BEARING OF N60-53-31E A CENTRAL ANGLE OF 27-45-47 AND AN ARC DIST OF 327.32 FT TH S00-14-49E 149.32 FT TH N89-45-01E 800 FT TH N00-14-49W 151.07 FT TH N88-55-29E 171.66 FT TH S78-14-59E 1249.44 FT TH N77-48-43E 1328.7 FT TH S88-54-10E 452.77 FT TH S83-54-10E 452.77 FT TH S73-32-40E 208.78 FT TH N89-45-22E 280 FT TH N42-46-53E 102.59 FT TH N89-45-22E 250 FT TH N85-56-32E 601.33 FT TH N81-47-06E 252.44 FT TH N89-45-20E 3343.65 FT TH N89-44-52E 5317.43 FT TH S00-11-37W 200.01 FT FOR POB PER 20150551865) & THAT PART OF SECTIONS 32 & 33-23-31 LYING N OF A LINE EXTENDING FROM NW COR OF SEC 32 TO SE COR OF SEC 33 (LESS BEE LINE RD R/W) & (LESS EXPY AUTHY RD R/W & LESS MITIGATION AREA) SEE 4088/2688 5492/1772 & ALL OF SEC 03-24-31 (LESS THE SE1/4 OF NE1/4 OF SE1/4 THEREOF) & THAT PART OF SEC 03-24-31 LYING NLY OF A LINE EXTENDING FROM NW COR OF SEC TO NE COR OF SE1/4 & INCLUDING THE ADJACENT 1/2 OF WEWAHOOTEE RD & (LESS THOSE PARCELS DECS AS PARCEL N1A-1, N1A-2, N2A-3 & N14 PER DOC# 20170032694) & (LESS THOSE PARCELS DESC AS WETLAND 1 THRU 6 PER DOC# 20170032695) & (LESS THOSE PARCELS DESC AS PARCEL HS-1 & HS-2 PER DOC# 20170032696) & (LESS PARCEL DESC AS PARCEL DOWDEN PH 3 PER DOC# 20170032697) & (LESS PARCEL DESC AS DISCOVERY PARCEL PER DOC# 20170032698) & (LESS BEG AT SW CORNER OF THE NW 1/4 OF SEC 33-23-31 TH S61-17-20E 2817.59 FT TH N28-42-40E 1239.39 FT TH N26-20-46W 197.19 FT TH N06-12-01W 483.54 FT TH N14-44-42W 312.79 FT TH S65-56-36W 1393.36 FT TO PONT OF NONTANGENCY OF CURVE CONCAVE NWLY W/RAD 3246.20 FT DELTA 29-13-55 CHORD BRG S80-40-08W 1638.29 FT TH RUN WLY ALONG ARC OF SAID CURVE 1656.19 FT TO POINT OF NONTANGENCY TH S33-00-33W 206.46 FT TH S63-45-18E 644.85 FT TO POB. PER DOC 20180414599) & (LESS COMM AT NW COR OF SEC 3 TH S63-21-19E 3752.7 FT TH N14-35-41W 367.89 FT TH N64-40-07W 186.52 FT TH N4-33-16W 471.86 FT TH N6-15-44W 694.15 FT TH N22-56-20W 660.31 FT TO POB TH N22-56-20W 77.81 FT TH N9-46-59W 776.05 FT TO POINT ON A NON-TANGENT CURVE CONCAVE SLY HAVING A RADIUS OF 854.93 FT A CENTRAL ANGLE OF 2-24-12 A CHORD BRG OF S89-45-9E 35.86 FT TH ELY ALONG ARC OF CURVE 35.86 FT TO THE END OF CURVE TH N3-27-16W 27.77 FT TH N13-14-6E 147.77 FT TH N31-19-36E 30.9 FT TH N10-41-5W 417.56 FT TH N32-10-0W 510.76 FT TH NORTH 214.61 FT TH N84-53-6E 831.31 FT TH S13-59-45E 216.08 FT TH S28-29-44E 1511.81 FT TH N40-44-14E 745.19 FT TH S76-11-33E 786.91 FT TH S16-56-45E 366.38 FT TH S67-6-48W 1332.34 FT TH S7-27-21W 661.33 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE SLY HAVING A RADIUS OF 1002 FT A CENTRAL ANGLE OF 6-59-40 A CHORD BRG OF N77-32-13W 122.24 FT TH WLY ALONG CURVE 122.32 FT TO A POINT OF TANGENCY TH N81-2-3W 305.34 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE NELY HAVING A RADIUS OF 995 FT A CENTRAL ANGLE OF 27-10-42 A CHORD BRG OF N67-26-42W 467.57 FT TH NWLY ALONG CURVE AN ARC DISTANCE OF 471.98 FT TO A POINT OF TANGENCY TH N53-51-21W 452.25 FT TO POB AND COMM AT NW COR OF SEC 3 TH S63-21-19E 3752.7 FT TH N14-35-41W 367.89 FT TH N64-40-7W 186.52 FT TH N4-33-16W 471.86 FT TH N6-15-44W 694.15 FT TH N22-56-20W 738.12 FT TH N9-46-59W 776.05 FT TO A POINT ON A NONTANGENT CURVE CONCAVE SLY HAVING A RADIUS OF 854.93 FT A CENTRAL ANGLE OF 2-24-12 A CHORD BRG OF S89-45-9E 35.86 FT TH ELY ALONG AN ARC OF CURVE 35.86 FT TO END OF CURVE TH N3-27-16W 27.77 FT TH N13-14-6E 147.77 FT TH N31-19-36E 30.9 FT TH N10-41-5W 417.56 FT TH N32-10-0W 510.76 FT TH NORTH 222.92 FT TH N12-52-15W 113.9 FT TO POB TH S81-57-51W 523.12 FT TH S51-47-0W 50 FT TH S69-31-53W 35.87 FT TH S0-28-7E 114.62 FT TH S89-31-53W 50 FT TH S0-28-7E 21.59 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE NWLY HAVING A RADIUS OF 6 FT A CENTRAL ANGLE OF 89-16-59 A CHORD BRG OF S44-10-23W 8.43 FT TH SWLY ALONG ARC OF CURVE 9.35 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SLY HAVING A RADIUS OF 2299.5 FT A CENTRAL ANGLE OF 0-16-26 A CHORD BRG OF S88-40-39W 10.99 FT TH WLY ALONG ARC OF CURVE 10.99 FT TO END OF CURVE TH S1-27-34E 50 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE SLY HAVING A RADIUS OF 2249.5 A CENTRAL ANGLE OF 6-31-52 A CHORD BRG OF S85-16-31W 256.28 FT TH WLY ALONG ARC OF CURVE 256.41 FT TO THE POINT OF TANGENCY TH S82-0-36W 377.02 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE NELY HAVING A RADIUS OF 704 FT A CENTRAL ANGLE OF 5-42-54 A CHORD BRG OF S19-32-56E 70.19 FT TH SELY ALONG ARC OF CURVE 70.22 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SWLY HAVING A RADIUS OF 5971 FT A CENTRAL ANGLE OF 4-35-34 A CHORD BRG OF S20-8-6E 480.25 FT TH SELY ALONG ARC OF CURVE A DISTANCE OF 480.38FT FT TO END OF CURVE TH S72-12-11W 349.78 FT TH N1-45-57W 43.19 FT TH N29-7-51W 89.14 FT TH N9-34-1W 136.35 FT TH N27-58-4W 97.02 FT TH N12-35-13W 84.03 FT TH N22-56-52W 120.59 FT TH N31-31-00W 88.17 FT TH N72-44-32W 77.48 FT TH N34-15-44W 392.72 FT TH N67-40-22W 149.99 FT TH N48-17-55W 95.04 FT TH N51-17-4E 409.72 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE NWLY HAVING A RADIUS OF 1017.43 FT A CENTRAL ANGLE OF 37-32-17 CHORD BRG OF N32-30-55E 654.73 FT TH NELY ALONG ARC OF CURVE A DISTANCE OF 666.58 FT TO THE POINT OF TANGENCY TH N13-44-46E 161.98 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SELY HAVING A RADIUS OF 1028.85 FT A CENTRAL ANGLE OF 71-2-20 A CHORD BRG OF N49-28-26E 1201.56 FT TH NELY ALONG ARC OF CURVE A DISTANCE OF 1283.11 FT TO POINT OF TANGENCY TH N85-12-6E 796.45 TO THE POINT OF CURVATURE OF A CURVE CONCAVE SLY HAVING A RADIUS 7576.94 FT A CENTRAL ANGLE OF 1-2-52 A CHORD BRG OF N85-43-32E 138.55 FT TH ELY ALONG ARC OF CURVE 138.55 FT TO END OF CURVE TH S7-20-10E 859.93 FT TH S13-59-45E 253.16 FT TH S77-51-13W 758.24 FT TH S28-41-2E 90.51 FT TH S14-56-44E 174.84 FT TH S25-37-4E 141.2 FT TH S5-21-41E 273.01 FT TO POB PER DOC 20200373346)

34-23-31-0000-00-004
COMM AT THE SW CORNER OF THE NW 1/4 OF SEC 33-23-31 TH S61-17-20E 6053.07 FT TO THE SECORNER OF THE SE 1/4 OF SEC 33 TH N89-13-33W 9.69 FT TO THE NW CORNER OF THE NW 1/4 OFSEC 3-24-31 TH S63-21-19E 3430.3 FT TO POB TH N9-59-20E 8.33 TH N54-7-43W 77.1 FT TH N11-12-41W40.52 FT TH N10-32-35W 47.12 FT TH N35-42-27W 43.48 FT TH S88-28-4W 45.68 FT TH N60-30-18W36.73 FT TH N22-17-37W 53.03 FT TH N54-21-25E 83.45 FT TH N72-25-31E 105.21 FT TH N48-1-9W 53.3FT TH S69-24-59W 61.48 FT TH S88-24-59W 155.77 FT TH N4-13-21W 90.35 FT TH N1-5-49E 64.38 FT THN28-13-36W 87.99 FT TH N76-13-16W 79.88 FT TH N40-9-54W 98.76 FT TH N39-10-4E 72.16 FT TH N63-46-58E 67.15 FT TH S23-19-53E 62.76 FT TH N11-3-44E 103.25 FT TH N5-21-44E 102.13 FT TH N58-41-29W 70.38 FT TH N25-59-53E 55.64 FT TH N28-58-30E 124.17 FT TH N22-25-54W 71.1 FT TH N18-12-55W99.67 FT TH N30-38-24W 88.47 FT TH N14-17-50W 116.88 FT TH N36-33-49W 93 FT TH N37-20-05W137.61 FT TH N59-15-37W 103.79 FT TH N41-31-50W 123.13 FT TH N37-48-31W 114.63 FT TH N30-8-39W99.93 FT TH N4-51-24E 120.31 FT TH N24-50-4W 105.83 FT TH N1-55-24E 82.33 FT TH N15-46-56E 96.65FT TH N4-19-16W 105.22 FT TH N3-53-52E 68.33 FT TH N21-7-53W 49.81 FT TH N6-30-1W 68.2 FT THN38-3-23W 45.33 FT TH N29-46-44W 80.18 FT TH N3-46-45W 126.92 FT TH N2-10-52E 178.85 FT TH N10-59-46W 121.84 FT TH N42-53-18W 51.69 FT TH N75-53-22W 77.32 FT TH N80-9-32W 59.17 FT TH S45-11-16W 47.5 FT TH N16-43-7E 60.99 FT TH N4-31-10E 90.67 FT TH N11-11-59E 76.39 FT TH N16-14-45E58.55 FT TH S51-16-45E 85.37 FT TH S7-31-0W 98.46 FT TH S78-14-41E 34.92 FT TH S14-26-50W 61.97 FTTH S13-13-42E 68.19 FT TH N26-5-27E 100.59 FT TH N11-33-55E 122.55 FT TH N3-35-57E 148.07 FTTHN31-33-47W 146.61 FT TH N75-35-36W 63.84 FT TH S62-2-10W 32.65 FT TH S6-52-37E 105.13 FT TH S69-2-13W 85.19 FT TH N42-44-37WW 102.26 FT TH N12-45-12W 124.9 FT TH N34-25-46E 77.29 FT TH N59-16-57E 95.83 FT TH N32-22-59W 139.99 FT TH N25-34-38W 100.78 FT TH N20-16-14E 101.22 FT TH N22-42-21W 98.25 FT TH N8-30-36E 115.03 FT TH N49-34-28W 67.44 FT TH N38-13-0W 84.94 FT TH N51-47-0E 25 FT TH N81-57-51E 523.12 FT TH S12-52-15E 113.9 FT TH S0E 522.92 FT TH S32-10-0E 510.76 FT THS10-41-5E 417.56 FT TH S31-19-36W 30.9 FT TH S13-14-6W 147.77 FT TH S3-27-16E 27.77 FT TO PT OFNON-TANG CURV CONCAV SLY HAV RAD OF 854.93 FT & CENTRAL ANGLE OF 2-24-12 & CHORDBEARING OF N89-45-9W TH ALONG CURV 35.86 FT TH S9-46-59E 776.05 FT TH S22-56-20E 738.12 FTTH S6-15-44E 694.15 FT TH S6-33-16E 471.86 FT TH S84-40-7E 186.52 FT TH S14-35-41E 367.89 FT THN63-21-19W 322.4 FT TO POB

34-23-31-0000-00-005
COMM AT NW COR OF SEC 3-24-31 TH S63-21-19E 3752.7 FT TH N14-35-41W 367.89 FT TH N64-40-07W186.52 FT TH N4-33-16W 471.86 FT TH N6-15-44W 694.15 FT TH N22-56-20W 660.31 FT TO POB TH N22-58-20W 77.81 FT TH N9-46-59W 776.05 FT TO POINT ON A NON-TANGENT CURVE CONCAVE SLYHAVING A RADIUS OF 854.93 FT A CENTRAL ANGLE OF 2-24-12 A CHORD BRG OF S89-45-9E 35.86FT TH ELY ALONG ARC OF CURVE 35.86 FT TO THE END OF CURVE TH N3-27-16W 27.77 FT TH N13-14-6E 147.77 FT TH N31-19-36E 30.9 FT TH N10-41-5W 417.56 FT TH N32-10-0W 510.76 FT TH NORTH214.61 FT TH N84-53-6E 831.31 FT TH S13-59-45E 216.08 FT TH S28-29-44E 1511.81 FT TH N40-44-14E745.19 FT TH S76-11-33E 786.91 FT TH S16-56-45E 366.38 FT TH S67-6-48W 1332.34 FT TH S7-27-21W661.33 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE SLY HAVING A RADIUS OF 1002 FT ACENTRAL ANGLE OF 6-59-40 A CHORD BRG OF N77-32-13W 122.24 FT TH WLY ALONG CURVE122.32 FT TO A POINT OF TANGENCY TH N81-2-3W 305.34 FT TO A POINT OF CURVATURE OF ACURVE CONCAVE NELY HAVING A RADIUS OF 995 FT A CENTRAL ANGLE OF 27-10-42 A CHORDBRG OF N67-26-42W 467.57 FT TH NWLY ALONG CURVE AN ARC DISTANCE OF 471.98 FT TO APOINT OF TANGENCY TH N53-51-21W 452.25 FT TO POB

Project Description:

THE PROJECT COMPRISES A PORTION OF THE STARWOOD PLANNED DEVELOPMENT, AND PROPOSES 3,863 LF OF RESIDENTIAL COLLECTOR ROAD. IT IS LOCATED SOUTH OF SR 528, EAST OF SR 417, NORTH OF WEWAHOOTEE PD AND MOSS PARK PD, AND WEST OF INTERNATIONAL CORPORATE PARK (PD). THE PROPOSED USES WITHIN THE PROJECT ARE CONSISTENT WITH THE SURROUNDING PLANNED DEVELOPMENTS AND THE PLANNED ROADWAY IMPROVEMENTS. THE PROJECT IS CONSISTENT WITH THE FUTURE LAND USE DESIGNATIONS FOR THE PROPERTY, OFFICE LOW INTENSITY AND CONSERVATION. THE PROJECT DENSITY IS BELOW THE MAXIMUM ALLOWED FOR OFFICE LOW INTENSITY. THE PROJECT EXCEEDS THE MINIMUM REQUIREMENTS FOR OPEN SPACE AND NEIGHBORHOOD PARK LEVEL OF SERVICE.

THESE PLANS HAVE BEEN DESIGNED AS PER THE LATEST OCU 2021 STANDARDS AND SPECIFICATIONS MANUAL.

MERIDIAN PARKS

FINAL RECORD DRAWINGS

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE: AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

City of Orlando, Florida
Orange County Utilities
EAST WEST COLLECTOR ROAD (PHASE 2B) CONSTRUCTION PLANS

Submittal NOVEMBER 2023

Developer
BEACHLINE SOUTH RESIDENTIAL, LLC
4901 VINELAND ROAD, SUITE 450
ORLANDO FL 32811
CONTACT: CHUCK BELL
PHONE: 407-215-8261
EMAIL: CHUCK.BELL@MATTAMYCORP.COM

Civil Engineer
DEWBERRY ENGINEERS, INC.
800 N. MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
CONTACT: NICOLE P. STALDER, P.E., LEED AP
PHONE: 321-354-9707

Surveyor (Boundary & Topo)
DEWBERRY ENGINEERS, INC.
800 NORTH MAGNOLIA AVE.
SUITE 1000
ORLANDO, FLORIDA 32803
CONTACT: BILL HINKLE
PHONE: 321-354-9837

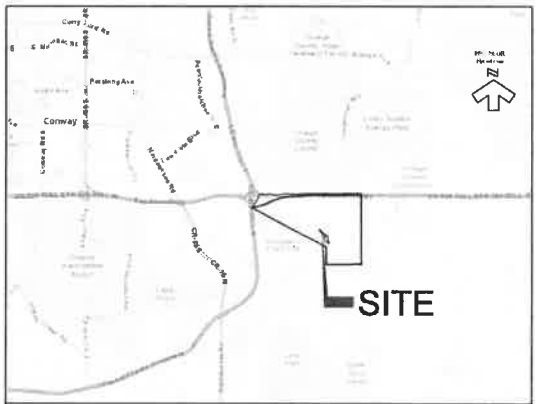
Legal Counsel
SHUTTS & BOWEN LLP
300 SOUTH ORANGE AVENUE
SUITE 1000
ORLANDO, FL 32801
CONTACT: JULI SIMAS JAMES
PHONE: 407-835-6774

Landscape Architect
NAK DESIGN STRATEGIES
300 SOUTH ORANGE AVENUE
SUITE 1000
ORLANDO, FLORIDA 32801
CONTACT: RYAN SEACRIST, PLA, ASLA
PHONE: 305-504-5373

Environmental Consultant
BIO-TECH CONSULTING, INC
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
CONTACT: JAY BAKER
PHONE: 407-894-5969

Geotechnical Engineer
DEVO ENGINEERING COMPANY
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
CONTACT: DR. DEVO SEEREERAM
PHONE: 407-290-2371

NOTE:
THE EAST WEST COLLECTOR ROAD (PHASES 2A & 2B) WILL BE DEDICATED TO THE CITY OF ORLANDO.



SITE LOCATION

Parcel ID. Numbers
32-23-31-0000-00-002
34-23-31-0000-00-004
34-23-31-0000-00-005

OCU Permit # 23-U-121

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #3794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS
The information shown on this "As-Built" drawing is as by the contractor and believed to be correct. The contractor hereby certifies that the information on this drawing is based upon field measurements and observations.
BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME
Nicole Petersen Stalder 10/25/2024
Not valid without the signature and original raised seal of a Florida Registered Engineer.

Digitally signed by Nicole P Stalder
Date: 2024.10.25 15:37:00-04'00'
This item has been digitally signed and sealed by Nicole Petersen Stalder PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NICOLE PETERSEN STALDER LICENSE No. 64720 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE
COVER

PROJECT: J:\STAR-2\Final E-W Road Phase 2
SHEET NO.
C01

12:23:46 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\01-STAR2 E-W PH2B Cover.dgn

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK

FOR SAMPLE POINTS BETWEEN STA 1044+60 AND 1050+35
PLEASE SEE MERIDIAN PHASE 2A WATER ASBUILT

EX. D217

EX. D22

MATCH LINE
STA 1054+80 GH

EAST WEST COLLECTOR ROAD (PHASE 2B)

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROOKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

1048+00

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS
"Record Drawings" or "As-Builts" were furnished to me by the contractor, subcontractor, or employee under my direct supervision and to the best of my knowledge and belief, are believed that to be a true and correct representation of compliance with my knowledge of the field conditions at time of construction. This statement is based upon site inspections and/or review of field data.

BROOKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

Nicole Peterson Sasser 10/25/2024
N. Sasser
No valid without the signature and the original raised Florida Registered Engineer Stamp.

SCALE NORTH

0' 40' 80'

PROFILE SCALE:
1"=40' HORZ.
1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT # 50168025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

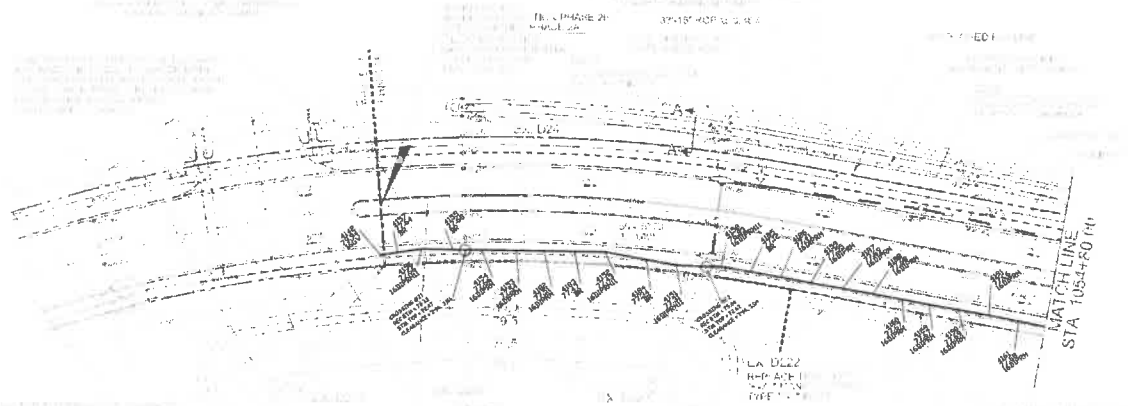
ROADWAY PLAN & PROFILE (WATER)

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C06

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK



EAST WEST COLLECTOR ROAD (PHASE 2B)

LEGEND

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

1051+00

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #6794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS
"I hereby certify that the "As-Built" were furnished to me by the contractor listed below, or an employee thereof, or an agent hereof, who represent these drawings to be a true and correct record of the work performed and is in compliance with my knowledge and belief based upon information furnished to me by others. This statement is based upon as-built information furnished to me by others."

BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

Nicole Patrenos Sabter 10/25/2024
N. E. Patrenos
Nicole E. Patrenos
Registered Engineer.

SCALE NORTH

0' 40' 80'

PROFILE SCALE:
1"=40' HORZ.
1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

ROADWAY PLAN & PROFILE (RECLAIM)

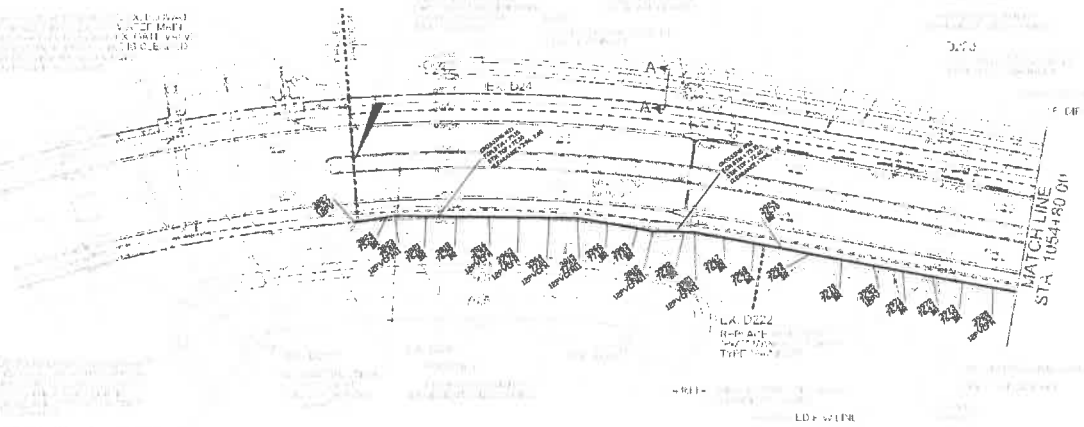
PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C06A

12:25:28 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\DCU\Phase 2B\Record Drawings\Complete\06A-STAR2 E-W PH2B Profile-P

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK



ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROOKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #8794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR'S AS-BUILT FINAL RECORD DRAWINGS
I hereby state that these "As-Built" record drawings, furnished by the contractor listed below, is an accurate record of the work as supervised and reviewed by me in compliance with my knowledge and belief of the contractor's work. The statement is based upon site observations of the construction.

BROOKMAN CONSTRUCTION COMPANY
CONTRACTOR'S NAME

Nicole Petersen Sadler 10/25/2024
FL PE # 81276
Please refer to the signature and the original seal of a Florida Registered Engineer.

SCALE NORTH

0' 40' 80'

PROFILE SCALE:
1"=40' HORZ.
1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

ROADWAY PLAN & PROFILE (SANITARY)

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

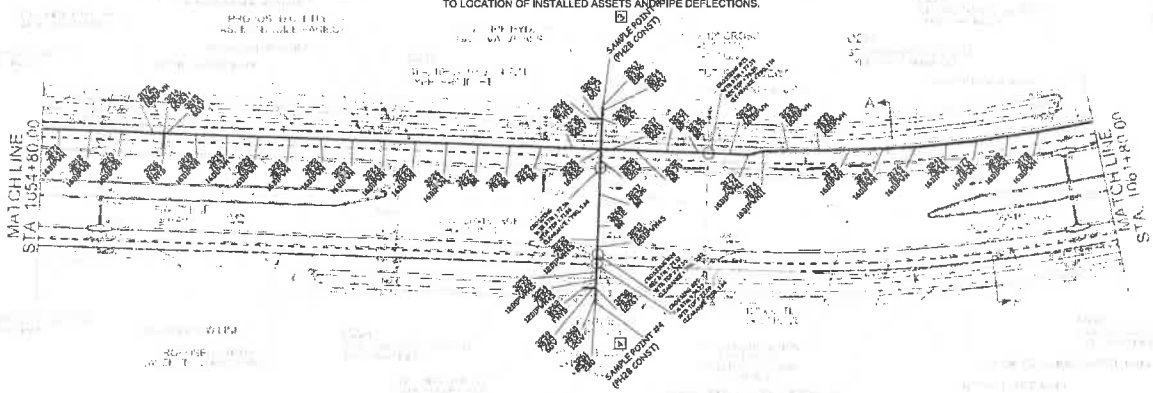
C06B

12:25:48 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\DGN\Phase 2B\Record Drawings\Complete\06B-STAR2 E-W PH2B Profile-0

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.



EAST WEST COLLECTOR ROAD (PHASE 2B)

Dewberry

Dewberry Engineers Inc.
500 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
LICENSE: EB#0 BUSINESS #8794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTORS CERTIFICATE
I hereby state that these "As-Built" drawings show the work the contractor has performed more or less in the manner specified, and that the installations have deviated more than the tolerances allowed by the specifications and are in compliance with my knowledge and belief, except as noted herein. The statement is based upon site observations of the construction.

BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

Nicole Petersen Sadler 10/25/2024
FL PE # 74720
Nicole Petersen, the signature and the original seal of a Florida Registered Engineer.

SCALE NORTH

0' 40' 80'

PROFILE SCALE:
1"=40' HORZ.
1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

ROADWAY PLAN & PROFILE (WATER)

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

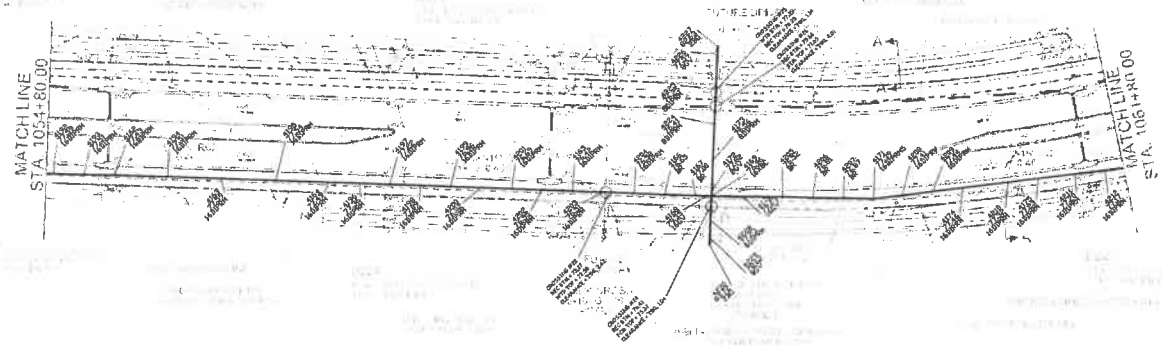
C07

12:26:06 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 3\OCU\Phase 2B\Record Drawings\Complete\07 -STAR2 E-W PH2B Profile-06

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE: AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.



EAST WEST COLLECTOR ROAD (PHASE 2B)

LEGEND

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #3794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR AS-BUILTS
"Record Drawings" (Redlines)
I hereby state that these "As-Builts" represent the actual field conditions as constructed by the contractor listed below, or an employee under my direct supervision. I also state that these "As-Builts" are believe them to be accurate and correct representations of what was actually constructed. I have reviewed the "As-Builts" and observations at the construction site.

BROCKMAN SITE DEVELOPMENT
CONTRACTORS NAME

Mario Polanco Salter 10/25/2024
FL PE # 67720
Not valid without the signature and original raised seal of a Florida Registered Engineer.

SCALE NORTH

0' 40' 80'

PROFILE SCALE:
1"=40' HORZ.
1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SGH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

ROADWAY PLAN & PROFILE (RECLAIM)

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C07A

12:26:22 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\07A-STAR2 E-W PH2B Profile-0

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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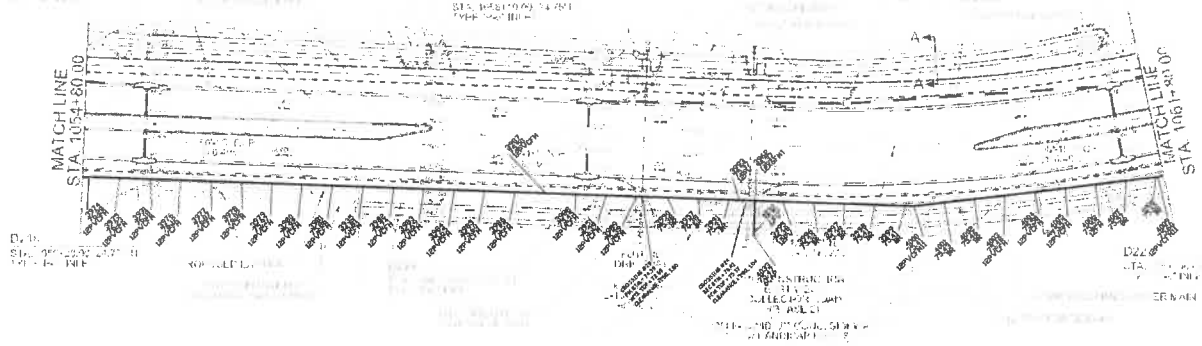


EAST WEST COLLECTOR ROAD (PHASE 2B)

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #3794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS
I (we) hereby certify that the "As-Builts" were furnished to me (us) by the contractor named below or his employer under my (our) supervision and that they (or a reproduction thereof) have been reviewed by me (us) and are in compliance with my knowledge and belief of the field conditions. This statement is based upon site inspections performed by others.

BROCKMAN SITE DEVELOPMENT
CONTRACTORS NAME

Nicole Peterson Sutter 10/25/2024
P.E. NAME DATE
Not valid without the signature and the original seal of a Florida licensed Engineer.

SCALE NORTH

0' 40' 80'

PROFILE SCALE:
1"=40' HORZ.
1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

ROADWAY PLAN & PROFILE (SANITARY)

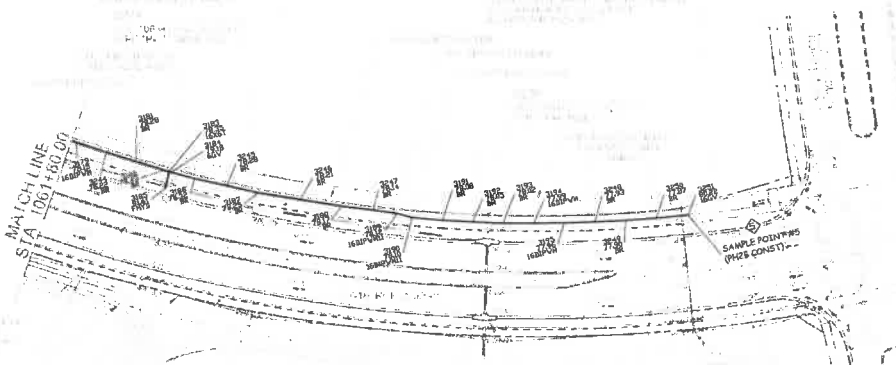
PROJECT: J:\STAR-2\East E-W Road Phase 2

SHEET NO.

C07B

12:26:37 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\DCU\Phase 2B\Record Drawings\Complete\07B-STAR2 E-W PH2B Profile-0

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK



EAST WEST COLLECTOR ROAD (PHASE 2B)

LEGEND

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

MATCH LINE - SEE SHEET No. C07

1062+00 1063+00 1064+00 1065+00 1066+00 1067+00

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS 4754

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR'S "AS-BUILT" FINAL RECORD DRAWINGS
I hereby state that these "As-Built" drawings are true, accurate and complete. Based upon, I or an employee Blood Hatfer, I or an employee under my direct supervision have reviewed these drawings and find the same to be in compliance with my knowledge of the field conditions at the time. The statement is based upon site inspection and/or field survey.
BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

Nicole Peterson Salter 10/25/2023
PE # 84720
Note: Only the signature and Re-certified seal of a Florida Registered Engineer.

SCALE NORTH

0' 40' 80'

PROFILE SCALE:
1"=40' HORZ.
1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

ROADWAY PLAN & PROFILE (WATER)

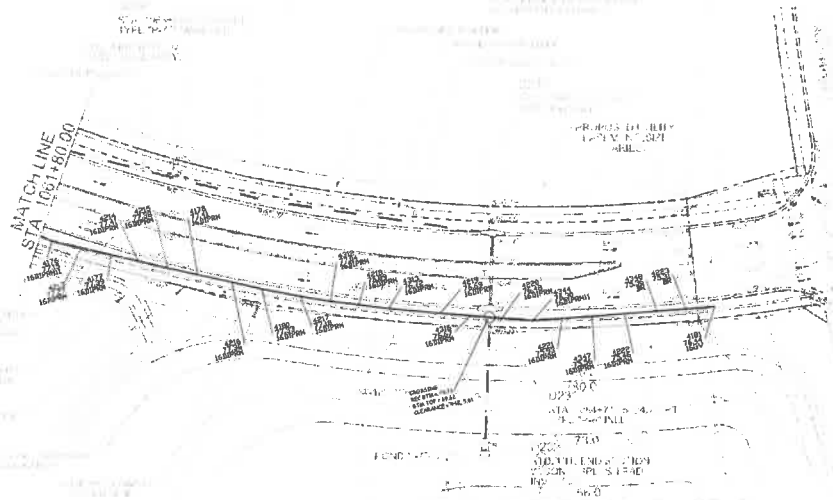
PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C08

12:26:50 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\DCU\Phase 2B\Record Drawings\Complete\C8 =STAR2 E-W PH2B Profile-01

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK



ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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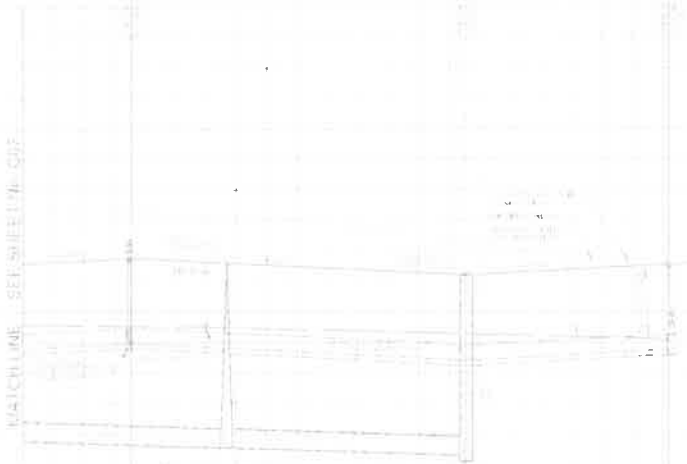


Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
Engineering Business #2794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS
The information on this "As-Built" was furnished to me by the contractor or his representative or employee under my direction or in his absence, I assume no responsibility for the accuracy of the information. This information has not been checked for compliance with my knowledge of the design intent of the project. This information is based upon site data furnished to me by others.

BROOKMAN SITE DEVELOPMENT
CONTRACTORS NAME

Nicole Peterson Stabler 10/25/2024
P.E. Number 70507
No valid without the signature and the original seal of a Florida Registered Engineer.

SCALE NORTH

0' 40' 80'

PROFILE SCALE: 1"=40' HORZ. 1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

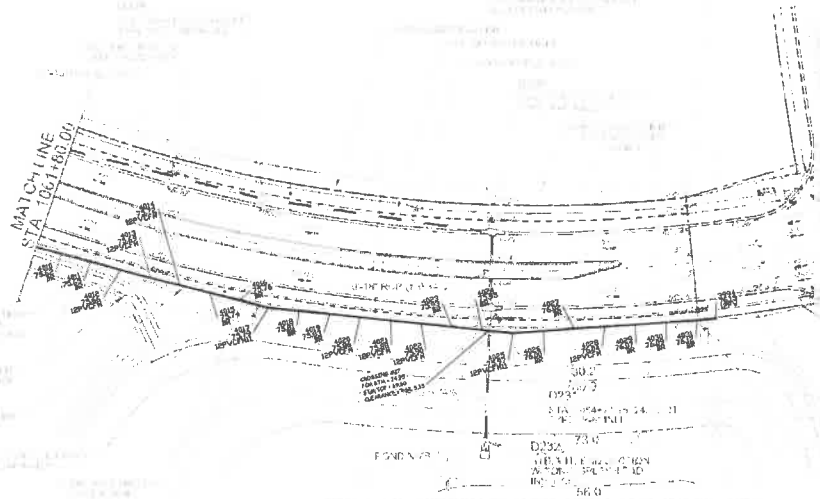
ROADWAY PLAN & PROFILE (RECLAIM)

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C08A

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK



LEGEND

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

MATCH LINE - SEE SHEET No. C07

84

4

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Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #4794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS
"I hereby certify that the "as-built" data shown on this drawing, if any, was furnished to me by the contractor, or his agent or employee under my direct supervision. I have diligently sought to verify the accuracy of the data for compliance with my knowledge of the contract documents. This statement is based upon the information furnished to me."
BROCKMAN SITE DEVELOPMENT
CONTRACTORS NAME

Notes Potomac Gatter 10/25/2024
Print Name Date
Not valid without the signature and the original raised seal of a Florida Licensed Engineer.

SCALE NORTH
0' 40' 80'

PROFILE SCALE:
1"=40' HORZ.
1"=4' VERT.

REVISIONS

No.	DATE	BY	Description

PROJECT #	60108025
DRAWN BY	SKH
APPROVED BY	HS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

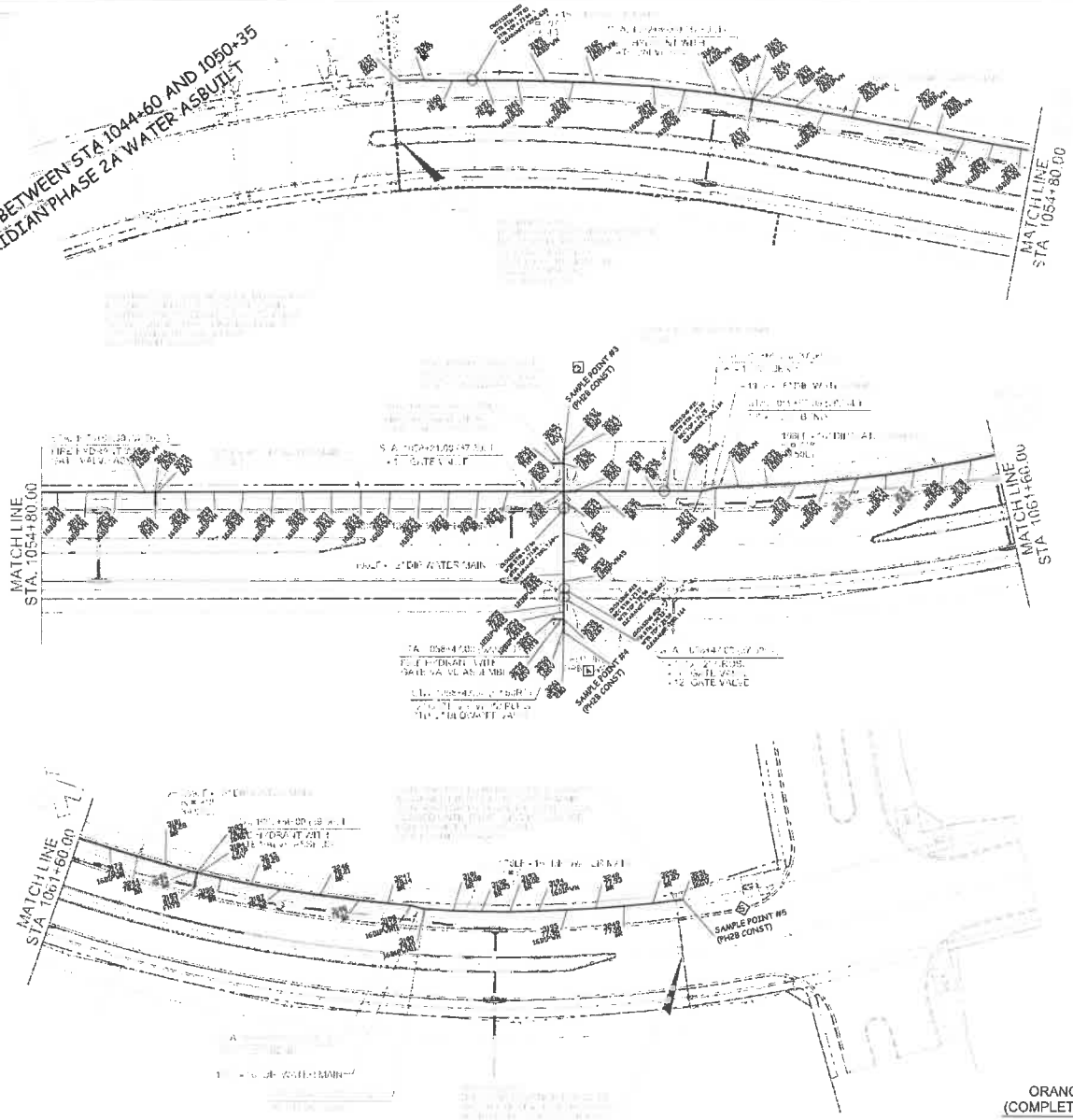
ROADWAY PLAN & PROFILE (SANITARY)

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C08B

FOR SAMPLE POINTS BETWEEN STA 1044+60 AND 1050+35
PLEASE SEE MERIDIAN PHASE 2A WATER ASBUILT



ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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NOTE USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK

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500 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS -8794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTORS "AS-BUILT" FINAL RECORD DRAWINGS
"I hereby certify that the "As-Built" drawings were furnished to me by the contractor listed below, I or an independent surveyor under my supervision have reviewed these drawings and find the information to be in compliance with my knowledge of the field conditions at the time of work. This statement is based upon site visits, observation, and review of the information provided by the contractor."

BROCKMAN SITE DEVELOPMENT	Nicole Peterson Sadler 10/25/2024
CONTRACTOR'S NAME	Print name, date, the signature and the raised seal of a Florida Registered Engineer.

SCALE NORTH

0' 40' 80'

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

WATER MAIN SITE PLAN

PROJECT: J:\STAR-2\East E-W Road Phase 2

SHEET NO.

C09

WATER MAIN VALVES

ID Number	Plan Sheet #	Easting	Northing	Elevation	Valve Type	Main Type	Valve Size	Valve Manufacturer	Valve Model #	# of Turns to Close	Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments
3137	C23 / C31	592562.827	1491417.782	80.213	Gate	Water Main	16" WM GV	AMERICAN FC	SERIES 2500	50	NO	NO	NO	AFC (WATEROUS PLANT)	
3165	C24 / C31	592754.653	1491259.832	78.689	Gate	Water Main	6" WM GV	AMERICAN FC	SERIES 2500-1	20	NO	NO	NO	AFC (WATEROUS PLANT)	
3184	C26 / C32	593446.199	1490601.35	78.177	Gate	Water Main	6" WM GV	AMERICAN FC	SERIES 2500-1	20	NO	NO	NO	AFC (WATEROUS PLANT)	
3215	C25 / C31	592947.5683	1491036.004	78.41	Gate	Water Main	6" WM GV	AMERICAN FC	SERIES 2500-1	20	NO	NO	NO	AFC (WATEROUS PLANT)	
3230	C25 / C31	593133.4396	1490669.852	80.8	Gate	Water Main	16" WM GV	AMERICAN FC	SERIES 2500	50	NO	NO	NO	AFC (WATEROUS PLANT)	
3237	C25 / C31	593150.979	1490664.401	80.81	Gate	Water Main	16" WM GV	AMERICAN FC	SERIES 2500	50	NO	NO	NO	AFC (WATEROUS PLANT)	
3251	C26 / C32	593772.0275	1490497.8634	80.32	Gate	Water Main	16" WM GV	AMERICAN FC	SERIES 2500	50	NO	NO	NO	AFC (WATEROUS PLANT)	
3258	C25 / C31	593141.4417	1490844.6222	80.44	Gate	Water Main	12" WM GV	AMERICAN FC	SERIES 2500-1	32	WORM GEAR	126 to 1	NO	VAL MATIC	
3259	C25 / C31	593079.4552	1490788.5489	79.05	Gate	Water Main	6" WM GV	AMERICAN FC	SERIES 2500-1	20	NO	NO	NO	AFC (WATEROUS PLANT)	
3260	C25 / C31	593076.6989	1490793.1621	79.07	Gate	Water Main	12" WM GV	AMERICAN FC	SERIES 2500-1	32	WORM GEAR	126 to 1	NO	VAL MATIC	
3261	C25 / C31	593074.3	1490799.9	80.87	Blowoff	Water Main	2"	NO	NO	NO	NO	NO	NO	NO	
3264	C25 / C31	593164.6	1490866.6	80.67	Gate	Water Main	12" WM GV	AMERICAN FC	SERIES 2500-1	38	WORM GEAR	126 to 1	NO	AFC (WATEROUS PLANT)	
3265	C25 / C31	593159.3	1490864.3	79.73	Gate	Water Main	6" WM GV	AMERICAN FC	SERIES 2500-1	20	NO	NO	NO	AFC (WATEROUS PLANT)	
3267	C25 / C31	593166.6	1490868.5	83.96	Blowoff	Water Main	2"	NO	NO	NO	NO	NO	NO	NO	

WATER MAIN FITTINGS

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Fitting Type	Comments
3163	C24 / C31	592704.863	1491308.982	78.162	Water Main	Bend 5-5/8°	16"
3165	C24 / C31	592755.882	1491260.843	78.123	Water Main	Tee	16" X 6"
3173	C25 / C31	593213.024	1490779.17	78.743	Water Main	Bend 11 1/4°	16"
3174	C25 / C31	593221.661	1490773.876	78.598	Water Main	Bend 11 1/4°	16"
3183	C25 / C32	593447.033	1490602.883	78.35	Water Main	Tee	16" X 6"
3189	C25 / C32	593586.428	1490541.945	78.11836	Water Main	Bend 11 1/4°	16"
3190	C25 / C32	593595.299	1490537.034	78.10431	Water Main	Bend 11 1/4°	16"
3214	C25 / C31	592948.7278	1491057.104	78.56	Water Main	Tee	16" X 6"
3236	C25 / C31	593146.336	1490849.289	78.69	Water Main	Cross	16" X 12"
3252	C25 / C31	593103.8481	1490808.951	78.02	Water Main	Bend 45°	12"
3253	C25 / C31	593100.2223	1490805.508	72.53788	Water Main	Bend 45°	12"
3254	C25 / C31	593084.631	1490790.704	78.26	Water Main	Bend 45°	12"
3255	C25 / C31	593088.2568	1490794.147	72.60212	Water Main	Bend 45°	12"
3258	C25 / C31	593080.8324	1490787.098	78.22	Water Main	Tee	12" X 6"
3263	C25 / C31	593160.639	1490862.868	78.91555	Water Main	Tee	12" X 6"

FIRE HYDRANTS

ID Number	Plan Sheet #	Easting	Northing	Elevation	Manufacturer	Model #	Comments
3167	C24 / C31	592749.3720	1491254.9390	84.1	AMERICAN DARLING	B-84-B	6"
3185	C26 / C32	593441.907	1490592.881	81.61	AMERICAN DARLING	B-84-B	6"
3216	C25 / C31	592942.2178	1491051.2	81.59	AMERICAN DARLING	B-84-B	6"
3262	C25 / C31	593075.5026	1490792.7	83.11	AMERICAN DARLING	B-84-B	6"
3266	C25 / C31	593155.1709	1490868.6	82.34	AMERICAN DARLING	B-84-B	6"

GENERAL INFO

Date of submittal	09.13.24
GENERAL INFO	10.10.2023
Project Name	Meridian Phase 2B Water
Surveyor Name	Michael D Barbee
Surveyor License	6754
Surveyor Company	Brockman Site
Contractor Name	Brockman Site
Contractor Company	Brockman Site
OC Project Number	
Version	2.0

Recommended for ease of coordination between the Engineer and the Contractor's As-built Surveyor for calculating deflections from surveyed coordinates and elevations: Provide a unique asset ID (top of pipe shots and fittings) for each utility and type, numbered sequentially along the pipe run (including changes in direction) from start to finish of the pipe. Then branches and services of the same utility type can be numbered. It is recommended that each utility (water, wastewater or reclaimed water) numbering format be distinguishable from the other. This will allow organization and convenient sorting after the individual asset table worksheet tabs are combined in the spreadsheet program prior to copying and pasting to the deflection table spreadsheet.

*Worksheet tabs and columns that are hidden or grayed out are for Orange County Utilities internal use only.

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #3794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS. Represented drawings "As-Built" were furnished to us by the contractor and/or his surveyor under his direct supervision. We, and our employee, have examined these "As-Built" drawings and found them to be in conformance with my knowledge and belief as a record document. This statement is based upon site inspections and/or surveyed data.

BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

No date Professional Seal or signature and the original seal is a Florida Registered Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

WATER MAIN ASSET TABLES

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C10

WATER MAIN LOCATIONS

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Type of Shot	Construction Method	Material	Pressure Class	Manufacturer	Comments
3160	C24 / C31	592593.31	1491395.449	78.471	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3161	C24 / C31	592629.996	1491368.668	78.122	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3162	C24 / C31	592672.827	1491335.559	78.074	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3164	C24 / C31	592737.664	1491278.973	77.947	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3170	C24 / C31	592860.007	1491150.87	78.683	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3171	C25 / C31	592901.229	1491107.201	78.407	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3172	C25 / C31	592943.784	1491062.303	78.547	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3175	C25 / C31	593262.504	1490735.067	78.718	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3176	C25 / C31	593294.972	1490706.182	78.54	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3177	C25 / C31	593326.3	1490681.024	78.301	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3178	C25 / C31	593359.289	1490657.069	78.193	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3179	C26/ C32	593391.988	1490635.275	78.154	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3181	C26/ C32	593427.086	1490614.034	78.28	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3182	C26/ C32	593443.803	1490604.707	78.428	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3186	C26/ C32	593462.337	1490594.923	78.32136	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3187	C26/ C32	593501.104	1490576.292	78.25	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3188	C26/ C32	593552.211	1490554.904	78.17072	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3191	C26/ C32	593614.243	1490530.755	78.0758	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3192	C26/ C32	593633.405	1490525.207	78.04703	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3193	C26/ C32	593652.596	1490519.978	78.01847	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3194	C26/ C32	593672.121	1490515.397	77.98965	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3195	C26/ C32	593691.653	1490511.168	77.96088	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3196	C26/ C32	592577.288	1491407.357	78.09348	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3197	C24 / C31	592611.665	1491382.072	78.29499	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3198	C24 / C31	592645.664	1491356.558	78.10171	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3199	C24 / C31	592661.332	1491344.448	78.08	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3201	C24 / C31	592721.264	1491293.978	78.055	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3202	C24 / C31	592752.068	1491264.643	78.08439	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3203	C24 / C31	592762.86	1491253.604	78.15147	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3204	C24 / C31	592777.097	1491238.848	78.21565	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3205	C24 / C31	592790.76	1491224.093	78.34333	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3206	C24 / C31	592804.594	1491209.521	78.46667	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3207	C24 / C31	592832.327	1491180.296	78.61999	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3208	C24 / C31	592846.233	1491165.644	78.65	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3209	C24 / C31	592873.763	1491136.328	78.59	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3211	C24 / C31	592887.694	1491121.958	78.5	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3212	C25 / C31	592915.663	1491092.488	78.45867	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3213	C25 / C31	592929.859	1491077.53	78.35896	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3218	C25 / C31	592962.936	1491042.162	78.56352	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3219	C25 / C31	592977.147	1491027.212	78.57355	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3220	C25 / C31	592991.366	1491012.281	78.56357	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3221	C25 / C31	593005.566	1490997.327	78.5936	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3222	C25 / C31	593019.782	1490982.398	78.60363	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3223	C25 / C31	593033.981	1490967.431	78.61366	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3224	C25 / C31	593048.193	1490952.504	78.62368	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3225	C25 / C31	593062.403	1490937.567	78.63371	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3226	C25 / C31	593076.622	1490922.614	78.64374	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3227	C25 / C31	593090.819	1490907.681	78.65376	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3228	C25 / C31	593105.031	1490892.737	78.66379	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3229	C25 / C31	593119.229	1490877.8	78.67355	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3232	C25 / C31	593161.857	1490832.965	78.7039	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3233	C25 / C31	593176.069	1490818.034	78.71392	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3234	C25 / C31	593190.276	1490803.087	78.72395	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3235	C25 / C31	593204.484	1490788.142	78.73398	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3238	C25 / C31	593233.261	1490762.886	78.63403	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3239	C25 / C31	593247.882	1490748.976	78.67701	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3240	C25 / C31	593278.688	1490720.525	78.644	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3241	C25 / C31	593310.536	1490693.453	78.4355	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3242	C25 / C31	593342.745	1490668.997	78.247	Water main	Shot on Pipe	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3244	C26/ C32	593409.487	1490624.605	78.217	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3245	C26/ C32	593481.671	1490585.558	78.27568	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3246	C26/ C32	593526.608	1490565.548	78.21032	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3247	C26/ C32	593571.338	1490547.654	78.14143	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3248	C26/ C32	593711.398	1490507.208	77.93189	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3249	C26/ C32	593731.23	1490503.662	77.90288	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3250	C26/ C32	593751.159	1490500.593	77.87384	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 250	AMERICAN DIP	16"
3257	C26/ C32	593125.092	1490829.12	78.355	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 350	AMERICAN DIP	12"
3268	C26/ C32	593110.172	1490814.635	78.12	Water main	Restraint Joint Limit	Open Cut	DIP	CLASS 350	AMERICAN DIP	12"

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #3794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR VERIFIES THE FINAL RECORD DRAWINGS reflect all changes to the construction plans transmitted to me by the contractor listed below. I, or an authorized representative, have inspected these changes in the field and find the information to be in substantial compliance with my knowledge. In compliance with my knowledge, the information shown on this record drawing is believed correct as the contractor has represented it to be.

BROOKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

Nicole Petersen Stalder 10/25/2024
FL PE # 87207
Nicole Petersen Stalder, the signature and the original seal of a Florida Registered Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROOKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL O. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

WATER MAIN ASSET TABLES

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C11

ORANGE COUNTY UTILITIES - DEFLECTION ANALYSIS

DUCTILE IRON PIPE

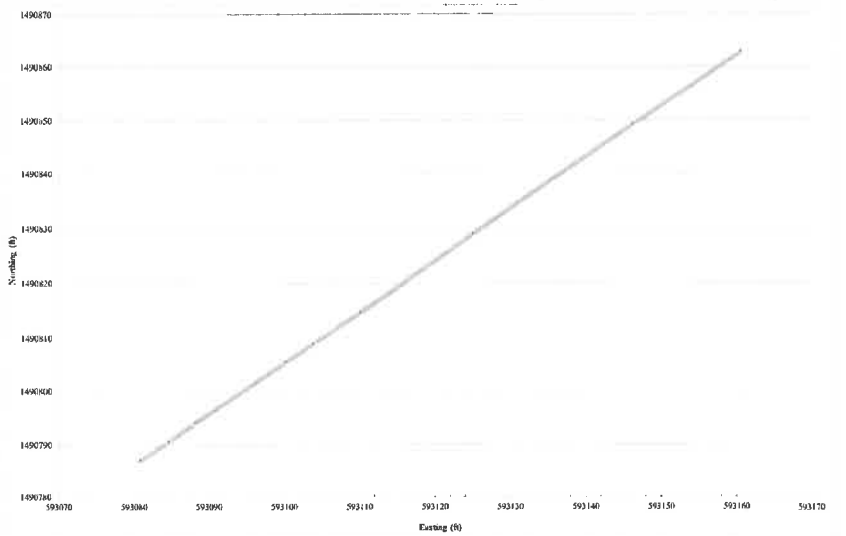
Date Submitted **09.13.24**
Project Name **Meridian Parks 2B / Water**
Contractor **Brockman**
Surveyor **Michael D Barbee**
OCU ID Sequence #
Contract #
Drawing Sheet #
Utility Type **Water Main**
Pipe Manufacturer **American**
Pipe Diameter **12**
Pipe Pressure Class **350**

DIP Manufacturer Deflection	13	in
DIP Manufacturer Angle of Offset	3	deg
DIP Manufacturer Radius of Curvature	376	ft
DIP Laying Length of Pipe	18	ft
OCU Allowable Deflection	9	in
OCU Allowable Angle of Offset	2.25	deg
OCU Allowable Radius of Curvature	501	ft
Laying Length of Pipe	18	ft

	Pipe Description	Calc from Survey Data
[illegible]	0	0
[illegible]	4	4
[illegible]	0	0
[illegible]	0	0
[illegible]	0	0
[illegible]	2	0
# BLLSOCLR	0	0
# SLLFATS	0	0

# of Shots 10
Installed Pipe 115.0 ft

Version 20130306



AREF

	ID	Easting (X)	Northing (Y)	Elev (Z)	Description	Distance between points AB (as-built)	Calc. Fitting Angle (Alpha)	Radius of Curve** (R/Z)	Average Offset Angle*** per laying length	Average Offset*** per laying length	Initial Automated Comments	Notes
		ft	ft	ft		ft	degrees	ft	degrees	inches		
1	5256	593146.336	1490869.300	78.99	CROSS	-	-	-				
2	5263	593160.818	1490862.868	78.9/8560	FFF	20	-	-	-	-		
4	5246	593146.336	1490869.300	78.69	CROSS	-	-	-	-			
5	5257	593123.002	1490862.412	78.56	TOP PIPE	29	-	3247	0.32	1.2		
6	5268	593101.172	1490854.733	78.12	TOP PIPE	24	-	557	1.85	7.0		
7	5252	593103.6681	1490888.993	78.42	45 BEND	9	47	-	Calc 45 Bend	-		
8	5253	593106.2233	1490865.508	72.5/078	45 BEND	7	48	-	Calc 45 Bend	-		
9	5255	593068.2968	1490794.149	72.5/0121	45 BEND	12	49	-	Calc 45 Bend	-		
10	5256	593061.631	1490780.736	78.26	45 BEND	8	49	-	Calc 45 Bend	-		
11	5274	593060.3134	1490787.069	78.22	TEE	5	-	-	-			

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
EANUMBER: 2809 BUSINESS #5794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS. "Record As-Built Redlines" were furnished to me by the contractor and/or from an employee under my direction. A supervision have entered these "Record As-Built Redlines" in compliance with my knowledge and belief of the construction. This statement is based upon site observations and/or information furnished by others.
BROOKMAN SITE DEVELOPMENT
CONTRACTORS NAME
Nicole Peterson Stabler 10/25/2024
PE NO. 85470
Not valid without the signature and the original seal of a Florida licensed Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

WATER MAIN DEFLECTION TABLES

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C11A

ORANGE COUNTY UTILITIES - DEFLECTION ANALYSIS

DUCTILE IRON PIPE

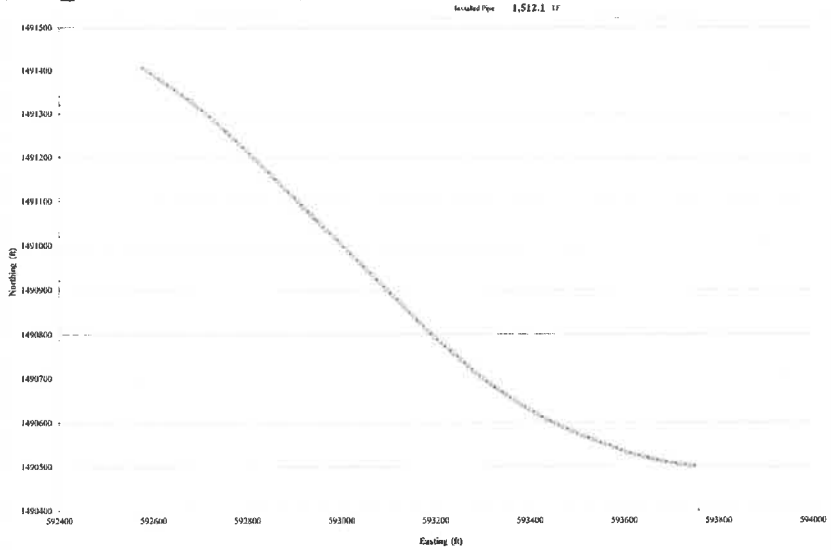
Date Submitted **09.13.24**
Project Name **Meridian Parks 2B / Water**
Contractor **Brockman**
Surveyor **Michael D Barbee**
OCU Inspector
Contract #
Drawing Sheet
Utility Type **Water Main**
Pipe Manufacturer **American**
Pipe Diameter **16**
Pipe Pressure Class **250**

DIP Manufacturer Deflection	12	m
DIP Manufacturer Angle of Offset	3	deg
DIP Manufacturer Radius of Curvature	356	ft
DIP Laying Length of Pipe	18	ft
OCU Allowable Deflection	9	m
OCU Allowable Angle of Offset	2.25	deg
OCU Allowable Radius of Curvature	501	ft
Laying Length of Pipe		ft

	Pipe Description	Calc. Field Stations Data
# 90 Bends	0	0
Cut Pipe	0	0
# 22.5 Bends	0	0
# 11.25 Bends	4	4
# 5.625 Bends	2	2
# TEE	3	3
# BLIND CAP	0	0
# SLEEVES	0	0

# of Stations 75
Installed Pipe **1,512.1** LF

Version 20130408



	ID	Easting (X) ft	Northing (Y) ft	Elev (Z) ft	Description	Distance between points AB (m) ft	Calc. Fitting Angle (Ø/2)* degrees	Radius of Curve** (R) ft	Average Offset Angle*** per laying length degrees	Average Offset**** per laying length inches	Initial Assumed Comments	Notes
1	3195	592572.292	1491207.357	78.08497	TOP PIPE	-	-	-	-	-		
2	3196	592593.31	1491305.649	78.121	TOP PIPE	20	-	755	1.37	5.1		
3	3197	592611.645	1491402.672	78.29069	TOP PIPE	23	-	14353	0.07	0.3		
4	3198	592629.986	1491500.695	78.422	TOP PIPE	23	-	775	1.33	5.0		
5	3199	592648.326	1491598.719	78.40121	TOP PIPE	20		276146	0.00	0.0		
6	3200	592661.3316	1491694.486	78.38	TOP PIPE	20	-	23653	0.04	0.2		
7	3202	592672.827	1491791.799	78.474	TOP PIPE	15	-	817	1.26	4.8		
8	3203	592704.867	1491886.992	78.362	5625 BEND	42	3	-	Calc 5 Bend			
9	3204	592721.2035	1491981.978	78.065	TOP PIPE	22	-	4941139	0.00	0.0		
10	3205	592737.664	1492076.975	77.963	5625 BEND	22	2	-	Calc 5 Bend			
11	3207	592757.0486	1492166.663	78.086783	TOP PIPE	20	-	15306	0.07	0.3		
12	3208	592752.362	1492260.933	78.123	11.25	5	1	-	TEE			
13	3209	592762.9662	1492353.664	78.151473	TOP PIPE	10	-	28941	0.04	0.1		
14	3210	592774.0962	1492448.646	78.215654	TOP PIPE	21	-	900	1.05	4.0		
15	3211	592790.3596	1492536.695	78.341334	TOP PIPE	20	-	1019	0.94	2.4		
16	3212	592806.5902	1492628.723	78.402667	TOP PIPE	20	-	12680	0.08	0.3		
17	3213	592832.3283	1492718.286	78.45993	TOP PIPE	40	-	12024	0.06	0.3		
18	3214	592866.2332	1492803.664	78.646897	TOP PIPE	20	-	2264	0.46	1.7		
19	3215	592906.007	1492885.637	78.681	TOP PIPE	20	-	2097	0.49	1.9		
20	3216	592951.7028	1492966.728	78.51	TOP PIPE	20	-	1632	0.63	2.4		
21	3217	592987.4998	1493058.976	78.5	TOP PIPE	20	-	724	1.42	5.4		
22	3218	592964.229	1493157.201	78.407	TOP PIPE	20	-	592	1.74	6.6		
23	3219	592915.6638	1493247.646	78.456887	TOP PIPE	21	-	1164	0.90	3.4		
24	3220	592929.839	1493347.38	78.350767	TOP PIPE	21	-	892	1.16	4.4		
25	3222	592943.784	1493446.593	78.547	TOP PIPE	21	-	669	1.54	5.8		
26	3224	592918.7278	1493527.136	78.56	TEE	7	0	-	TEE			
	3226	592952.9357	1493624.162	78.545186	TOP PIPE	21	-	60075	0.02	0.1		
28	3229	592971.6612	1493621.212	78.575546	TOP PIPE	21	-	23252	0.04	0.2		
29	3230	592981.8651	1493812.261	78.565555	TOP PIPE	21	-	14347	0.07	0.3		
30	3231	592989.9635	1493912.37	78.549401	TOP PIPE	21	-	14371	0.07	0.3		
31	3232	592999.7621	1494009.239	78.605636	TOP PIPE	21	-	10907	0.09	0.4		
32	3233	592993.9961	1494094.613	78.603456	TOP PIPE	21	-	11605	0.09	0.3		
33	3234	592968.1928	1494192.856	78.626061	TOP PIPE	21	-	55496	0.02	0.1		
34	3235	592962.4033	1494287.267	78.651307	TOP PIPE	21	-	74433	0.01	0.1		
35	3236	592978.6212	1494382.614	78.667131	TOP PIPE	21	-	423346	0.00	0.0		
36	3237	592990.8693	1494482.861	78.675781	TOP PIPE	21	-	143764	0.01	0.0		
37	3238	593005.9513	1494582.717	78.6179	TOP PIPE	21	-	796619	0.01	0.0		
38	3239	593019.2298	1494682.716	78.67549	TOP PIPE	21	-	248497	0.00	0.0		

	ID	Easting (X) ft	Northing (Y) ft	Elev (Z) ft	Description	Distance between points AB (m) ft	Calc. Fitting Angle (Ø/2)* degrees	Radius of Curve** (R) ft	Average Offset Angle*** per laying length degrees	Average Offset**** per laying length inches	Initial Assumed Comments	Notes
39	[illegible]	[illegible]	1494849.268	78.19	CROSS	39	-	149335	0.01	0.0		
40	[illegible]	[illegible]	1494832.969	78.315897	TOP PIPE	23	-	46423	0.03	0.1		
41	[illegible]	[illegible]	1494918.634	78.713921	TOP PIPE	21	-	29673	0.03	0.1		
42	[illegible]	[illegible]	1494917.967	[illegible]	TOP PIPE	21	-	245451	0.00	0.0		
43	[illegible]	[illegible]	1494908.641	[illegible]	TOP PIPE	21	-	24502	0.04	0.2		
44	[illegible]	[illegible]	[illegible]	[illegible]	11 BEND	12	15	-	Calc 11 Bend			
45	[illegible]	[illegible]	[illegible]	[illegible]	11 BEND	10	12	-	Calc 11 Bend	-		
46	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	16	-	8962	0.12	0.4		
47	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	-	704043	0.01	0.0		
48	[illegible]	[illegible]	1495735.067	[illegible]	TOP PIPE	20	-	725	1.42	5.4		
49	[illegible]	[illegible]	1495720.525	[illegible]	TOP PIPE	22	-	2166	0.48	1.8		
50	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	22	2	572	1.80	6.8		
51	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	-	1120	0.92	3.5		
52	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	2	556	1.86	7.0		
53	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	-	2975	0.35	1.3		
54	[illegible]	[illegible]	1496257.069	78.193	TOP PIPE	20	2	811	1.27	4.8		
55	[illegible]	[illegible]	1496357.275	78.154	TOP PIPE	39	2	738	1.40	5.3		
56	[illegible]	[illegible]	[illegible]	78.217	TOP PIPE	20	-	3064	0.34	1.3		
57	[illegible]	[illegible]	[illegible]	78.26	TOP PIPE	21	-	620	1.66	6.3		
58	[illegible]	[illegible]	1496661.907	[illegible]	TOP PIPE	19	-	1979	0.52	2.0		
59	[illegible]	[illegible]	1496662.883	[illegible]	TEE	4	2	-	TEE	-		
60	[illegible]	[illegible]	[illegible]	78.121535	TOP PIPE	17	-	679	1.52	5.7		
61	[illegible]	[illegible]	[illegible]	78.229679	TOP PIPE	24	-	3427	0.30	1.1		
62	[illegible]	[illegible]	[illegible]	78.73	TOP PIPE	23	3	533	1.94	7.3		
63	[illegible]	[illegible]	[illegible]	78.210335	TOP PIPE	28	-	5864	0.18	0.7		
64	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	28	-	761	1.36	5.1		
65	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	-	296615	0.03	0.1		
66	[illegible]	[illegible]	[illegible]	[illegible]	11 BEND	16	8	-	Calc 11 Bend			
67	3196	[illegible]	[illegible]	[illegible]	11 BEND	10	11	-	Calc 11 Bend	-		
68	3198	[illegible]	[illegible]	[illegible]	TOP PIPE	20	2	522	1.98	7.5		
69	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	-	1257	0.82	3.1		
70	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	2	563	1.83	6.9		
71	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	-	1159	0.89	3.4		
72	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	-	1312	0.79	3.0		
73	[illegible]	[illegible]	[illegible]	[illegible]	TOP PIPE	20	-	960	1.07	4.1		
74	[illegible]	[illegible]	1496601.962	77.92261	TOP PIPE	20	-	833	1.24	4.7		
75	[illegible]	[illegible]	1496566.583	77.473616	TOP PIPE	20	-	-	-	-		

Dewberry

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500 NORTH MAGNOLIA AVE
SUITE 1000
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ENGINEERING BUSINESS -3794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILT" FINAL RECORD DRAWINGS
I hereby certify that the "as-builter" items as listed are by the contractor field before, I or an inspector have believed these items to be correct and complete in compliance with my knowledge and belief based upon inspection. This statement is based upon as-built information provided by the contractor.
BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME
Nicole Petersen Sutter 10/25/2024
P.E. No. 81762
Nicole Petersen Sutter the signature and the original seal of a Florida Registered Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

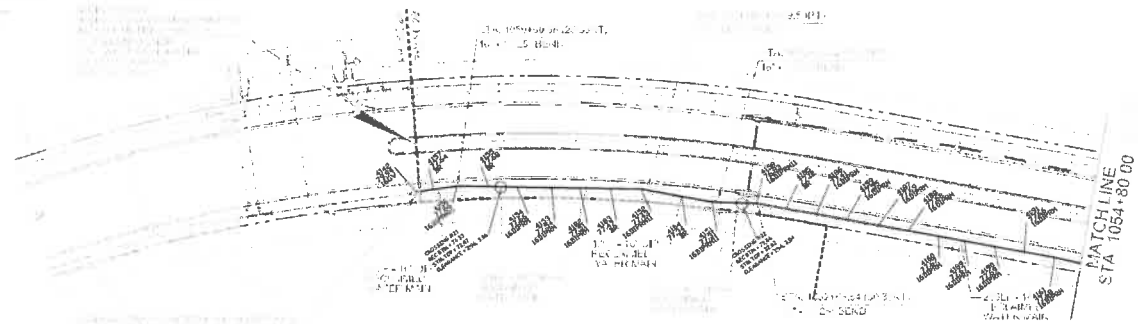
TITLE

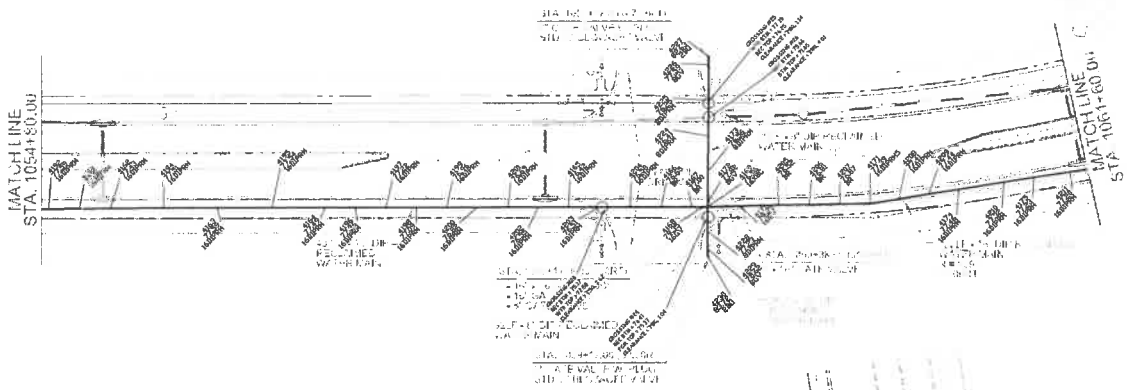
WATER MAIN DEFLECTION TABLES

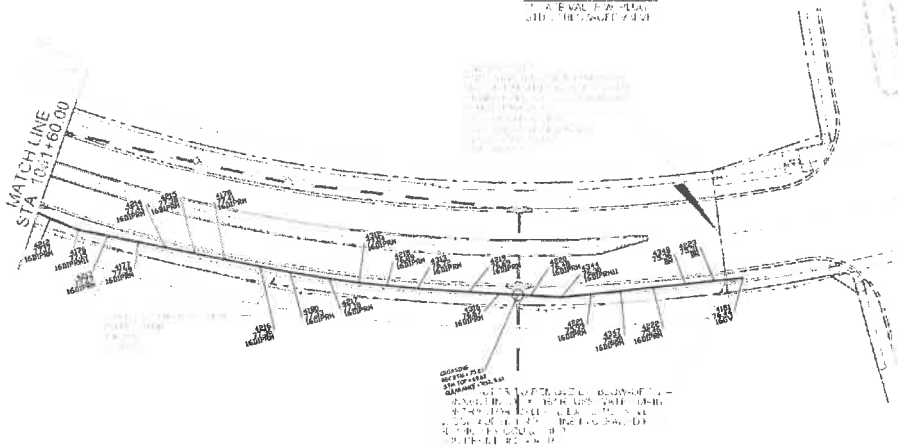
PROJECT: J:\STAR-2\East E-W Road Phase 2
SHEET NO.

C11B

12:28:32 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\118-STAR2 E-W PH2A AssetTabl







NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

Dewberry

Dewberry Engineers Inc.
500 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #4794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILT" CERTIFICATION STATEMENT
I hereby state that these "As-Built" plans accurately depict the work as installed to the best of my knowledge, information and belief based on an inspection under my direct supervision. I understand that these "As-Built" and bottom liners to be submitted to the Engineer of Record for review, are based on my knowledge of what was actually constructed, as reported to me by others, and not on my observations of the construction.
BROCKMAN SITE DEVELOPMENT
CONTRACTORS NAME

Nelio Pereira Sabbe 10/25/2024
FL DPE # 67750
Not valid without the signature and original raised seal of a Florida Registered Engineer.

SCALE NORTH
0' 40' 80'

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

RECLAIMED WATER MAIN SITE PLAN

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C12

12:29:59 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\12-STAR2 E-W PH2B Plan-Recla

RECLAIMED WATER MAIN VALVES

ID Number	Plan Sheet #	Easting	Northing	Elevation	Valve Type	Main Type	Valve Size	Valve Manufacturer	Valve Model #	# of Turns to Close	Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments
4142	C23 / C24 / C31	592519.672	1491362.147	79.943	Gate	Reclaimed Water Main	16" RM GV	AMERICAN FC	SERIES 2500	50	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4168	C25 / C31	593142.7824	1490753.847	79.353	Gate	Reclaimed Water Main	16" RM GV	AMERICAN FC	SERIES 2500	50	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4170	C25 / C31	593159.371	1490737.169	79.252	Gate	Reclaimed Water Main	16" RM GV	AMERICAN FC	SERIES 2500	50	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4172	C25 / C31	593147.145	1490753.592	77.816	Gate	Reclaimed Water Main	8" RM GV	AMERICAN FC	SERIES 2500-1	20	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4181	C26 / C32	593770.306	1490430.315	76.436	Gate	Reclaimed Water Main	16" RM GV	AMERICAN FC	SERIES 2500	50	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4226	C25 / C31	593212.7549	1490815.435	77.595	Gate	Reclaimed Water Main	8" RM GV	AMERICAN FC	SERIES 2500-1	20	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4227	C25 / C31	593218.3860	1490818.9523	82.63	Blowoff	Reclaimed Water Main	2"	NO	NO	NO	NO	NO	NO	NO	
4229	C25 / C31	593125.0154	1490751.1270	78.62	Gate	Reclaimed Water Main	8" RM GV	AMERICAN FC	SERIES 2500-1	20	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4230	C25 / C31	593121.7178	1490730.0315	83.72	Blowoff	Reclaimed Water Main	2"	NO	NO	NO	NO	NO	NO	NO	

RECLAIMED WATER MAIN FITTINGS

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Fitting Type	Comments
4151	C23 / C24 / C31	592672.297	1491242.379	77.305	Reclaimed Water Main	Bend 11 1/4°	16"
4152	C23 / C24 / C31	592639.634	1491276.844	77.426	Reclaimed Water Main	Bend 11 1/4°	16"
4156	C23 / C24 / C31	592543.461	1491349.39	77.656	Reclaimed Water Main	Bend 11 1/4°	16"
4158	C23 / C24 / C31	592695.39	1491224.468	76.833	Reclaimed Water Main	Bend 11 1/4°	16"
4169	C25 / C31	593144.768	1490751.737	76.96	Reclaimed Water Main	Cross	16" X 8"
4171	C25 / C31	593219.626	1490676.062	77.393	Reclaimed Water Main	Bend 5-5/8°	16"
4176	C26 / C32	593356.768	1490571.035	77.148	Reclaimed Water Main	Bend 11 1/4°	16"
4344	C26 / C32	593651.931	1490448.175	76.3	Reclaimed Water Main	Bend 11 1/4°	16"

GENERAL INFO

Date of submittal	10.04.24
Collection Date	10.10.2023
Project Name	Meridian Phase 2A Reclaim
Surveyor Name	Michael D Barbee
Surveyor License	6754
Surveyor Company	Brockman Site
Contractor Name	Brockman Site
Contractor Company	Brockman Site
OC Project Number	
Version	2.0

Recommended for ease of coordination between the Engineer and the Contractor's As-built Surveyor for calculating deflections from surveyed coordinates and elevations: Provide a unique asset ID (top of pipe shots and fittings) for each utility and type, numbered sequentially along the pipe run (including changes in direction) from start to finish of the pipe. Then branches and services of the same utility type can be numbered. It is recommended that each utility (water, wastewater or reclaimed water) numbering format be distinguishable from the other. This will allow organization and convenient sorting after the individual asset table worksheet tabs are combined in the spreadsheet program prior to copying and pasting to the deflection table spreadsheet.

*Worksheet tabs and columns that are hidden or grayed out are for Orange County Utilities internal use only.

RECLAIMED WATER MAIN LOCATIONS

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Type of Shot	Construction Method	Material	Pressure Class	Manufacturer	Comments
4153	C23 / C24 / C31	592593.076	1491311.964	77.542	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4154	C23 / C24 / C31	592574.97	1491325.622	77.659	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4155	C23 / C24 / C31	592560.016	1491336.902	77.677	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4157	C23 / C24 / C31	592529.623	1491356.794	77.635	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4159	C23 / C24 / C31	592736.574	1491181.144	77.54535	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4160	C23 / C24 / C31	592778.826	1491136.696	77.673	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4161	C23 / C24 / C31	592832.017	1491080.741	77.679	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4162	C25 / C31	592874.767	1491035.523	77.429	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4163	C25 / C31	592923.119	1490984.905	77.588	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4164	C25 / C31	592972.035	1490933.446	77.491	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4165	C25 / C31	593081.997	1490817.77	76.422	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4166	C25 / C31	593123.707	1490773.893	76.647	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4167	C25 / C31	593137.698	1490759.197	77.005	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4173	C25 / C31	593161.708	1490767.635	76.562	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	350	AMERICAN	
4174	C25 / C31	593266.345	1490640.283	77.464	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4175	C25 / C31	593305.871	1490610.013	77.235	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4177	C26 / C32	593392.429	1490553.568	77.392	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4178	C26 / C32	593444.859	1490527.864	77.41	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE:407.843.5120
ENGINEERING BUSINESS #4754

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS: The information shown hereon was furnished to me by the contractor, subcontractor, or an employee under my direct supervision. I have reviewed the "As-Builts" and believe them to be in conformance with my knowledge of the field conditions at the time. This statement is based upon my knowledge, information and belief. BROCKMAN SITE DEVELOPMENT CONTRACTOR'S NAME

Nicole Petersen Rattler 10/25/2024
P.E. No. 75722
No field without the signature and the original raised seal of a Florida Licensed Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

RECLAIMED WATER MAIN ASSET TABLES

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C13

RECLAIMED WATER MAIN LOCATIONS

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Type of Shot	Construction Method	Material	Pressure Class	Manufacturer	Comments
4180	C26 / C32	593483.783	1490508.921	77.329	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4182	C23 / C24 / C31	592607.718	1491300.919	77.5065	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4183	C23 / C24 / C31	592623.67	1491288.866	77.46578	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4184	C23 / C24 / C31	592658.539	1491256.896	77.34478	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4185	C23 / C24 / C31	592708.844	1491210.315	77.118	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4186	C23 / C24 / C31	592722.643	1491195.799	77.41	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4187	C23 / C24 / C31	592751.168	1491165.792	77.69255	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4188	C23 / C24 / C31	592764.933	1491151.311	77.68278	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4189	C23 / C24 / C31	592790.675	1491124.232	77.67	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4190	C23 / C24 / C31	592804.475	1491109.714	77.69	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4191	C23 / C24 / C31	592818.256	1491095.217	77.66	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4192	C25 / C31	592846.824	1491064.24	77.58975	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4193	C25 / C31	592860.794	1491049.831	77.50957	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4194	C25 / C31	592898.996	1491010.281	77.50903	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4195	C25 / C31	592947.937	1490958.797	77.53948	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4196	C25 / C31	592985.601	1490919.175	77.35851	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4197	C25 / C31	592999.408	1490904.651	77.22241	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4198	C25 / C31	593013.155	1490890.19	77.0896	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4199	C25 / C31	593026.96	1490875.667	76.95568	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4200	C25 / C31	593040.712	1490861.201	76.82308	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4201	C25 / C31	593054.483	1490846.714	76.68563	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4202	C25 / C31	593068.233	1490832.249	76.55352	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4203	C25 / C31	593096.189	1490802.841	76.51	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4204	C25 / C31	593109.948	1490788.367	76.57956	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4205	C25 / C31	593177.51	1490718.788	76.52	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4206	C25 / C31	593191.549	1490704.546	76.811	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4207	C25 / C31	593205.626	1490690.341	76.87062	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4208	C25 / C31	593234.596	1490664.598	77.41247	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4209	C25 / C31	593250.558	1490652.374	77.43616	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4210	C25 / C31	593289.942	1490622.212	77.32249	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4211	C25 / C31	593324.962	1490595.393	77.20173	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4212	C25 / C31	593340.896	1490583.19	77.17475	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4213	C26 / C32	593374.501	1490562.349	77.26665	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4214	C26 / C32	593408.975	1490545.529	77.41	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4215	C26 / C32	593426.92	1490536.703	77.38	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4216	C26 / C32	593465.843	1490517.658	77.36	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4217	C26 / C32	593507.512	1490498.594	77.18	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4218	C26 / C32	593543.365	1490484.346	76.8907	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4219	C26 / C32	593594.27	1490466.923	76.69062	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4220	C26 / C32	593632.954	1490454.382	76.48	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4221	C26 / C32	593671.28	1490445.256	75.93266	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4222	C26 / C32	593711.708	1490439.156	75.45971	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4223	C26 / C32	593751.546	1490433.145	75.31	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4224	C25 / C31	593178.723	1490783.568	76.405	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	350	AMERICAN	
4225	C25 / C31	593195.739	1490799.502	76.25	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	350	AMERICAN	
4228	C25 / C31	593133.228	1490740.907	77.23249	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	350	AMERICAN	
4312	C26 / C32	593525.977	1490490.879	77.038	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4313	C26 / C32	593562.168	1490477.536	76.725	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4316	C26 / C32	593613.302	1490460.81	76.67	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4347	C26 / C32	593690.629	1490442.336	75.557	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4348	C26 / C32	593732.787	1490435.976	75.361	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #3794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILT" FINAL RECORD DRAWINGS "Record Drawings" as-built plans were furnished to me by the contractor named below and are believed to be true and correct to the best of my knowledge and belief. The information shown hereon is in compliance with my knowledge of the requirements of the specifications. This statement is based upon site inspections and/or review of contractor's as-built information.

BROCKMAN SITE DEVELOPMENT — CONTRACTOR'S NAME

Nicole Peterson Sadler 10/24/2024
P.E. # 84346
No visit without the signature and the original seal of a Florida Registered Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

RECLAIMED WATER MAIN ASSET TABLES

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C14

ORANGE COUNTY UTILITIES - DEFLECTION ANALYSIS

DUCTILE IRON PIPE

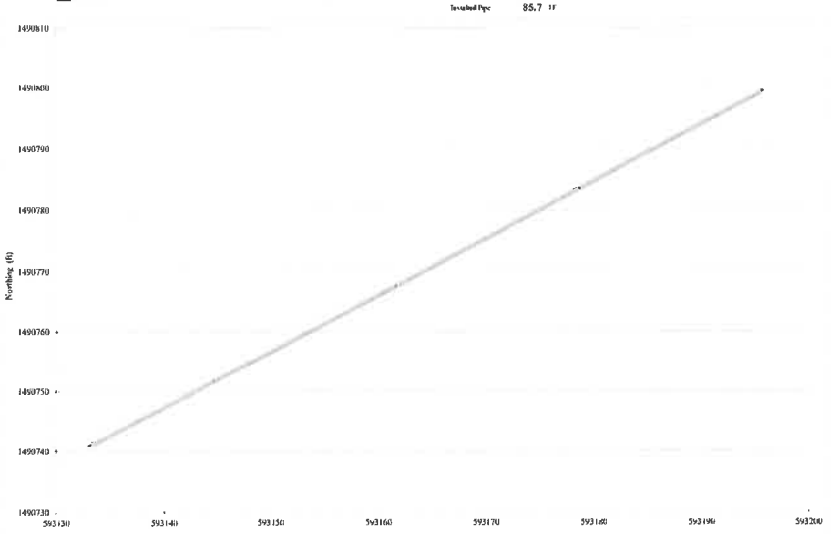
Date Submittal **10.04.24**
Project Name **Meridian Parks 2B / Reclaim**
Contractor **Brockman**
Surveyor **Michael D Barbee**
OCU ID Sequence #
Contract #
Drawing Sheet #
Utility Type **Water Main**
Pipe Manufacturer **Ameriron**
Pipe Diameter **8**
Pipe Pressure Class **350**

DIP Manufacturer Deflection	12	in
DIP Manufacturer Angle of Offset	3	deg
DIP Manufacturer Radius of Curvature	476	ft
DIP Laying Length of Pipe	18	ft
OCU Allowable Deflection	9	in
OCU Allowable Angle of Offset	225	deg
OCU Allowable Radius of Curvature	501	ft
Laying Length of Pipe	18	ft

	Per Description	Calc from Survey Data
# of Bends	0	0
# 45 Bends	0	0
# 22.5 Bends	0	0
# 11.25 Bends	0	0
# 5x25 Bends	0	0
# TEE	0	0
# REDUCER	0	0
# SLEEVES	0	0

# of Shots 0
Installed Pipe 85.7 LF

Version 2012.03.06



Meridian Parks 2B / Reclaim

	ID	Easting (X)	Northing (Y)	Elev (Z)	Description	Distance between points AB (Ft)	Calc. Fitting Angle (Deg)*	Radius of Curve** (ATF)	Average Offset Angle*** per laying length	Average Offset**** per laying length	Initial Automated Comments	Notes
		ft	ft	ft		ft	degrees	ft	degrees	inches		
1	4160	593144.766	1490751.737	76.963	CROSS		-			-		
2	4171	593161.7878	1490767.632	76.541	TOP PIPE	23	-	2198	0.47	1.8		
3	4221	593170.7233	1490763.766	76.105	TOP PIPE	23	-	271718	0.00	0.0		
4	4251	593188.7632	1490750.502	76.55	TOP PIPE	23	-	-				
6	4160	593144.766	1490751.737	76.963	CROSS	-	-	-	-	-		
7	4228	593115.2283	1490769.97	77.23	TOP PIPE	16	-	-				

Dewberry
Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #8794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" REVIEWED BY ENGINEER: I hereby state that these "As-Builts" have been reviewed by the contractor listed below, or an employee thereof, and that to the best of my knowledge, these "As-Builts" and datums them to be correct and that the work shown on the land was actually constructed, or in the process of being constructed, as observed by me during my periodic observations of the construction.

BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

Nick Primrose, Sidney 10/25/2024
FL PE # 84725
Name of Registered Professional Engineer and the state in which he is a Registered Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE
RECLAIMED WATER MAIN DEFLECTION TABLES

PROJECT: J:\STAR-2\final E-W Road Phase 2

SHEET NO.
C15

ORANGE COUNTY UTILITIES - DEFLECTION ANALYSIS

DUCTILE IRON PIPE

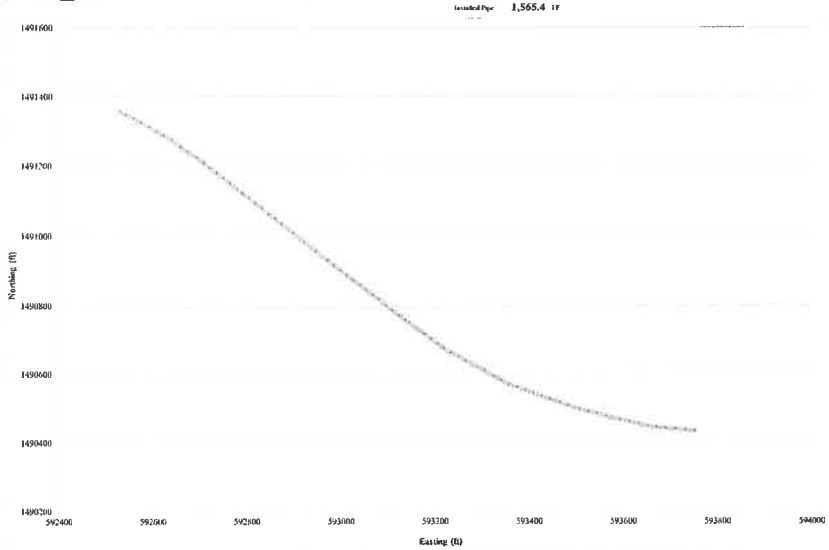
Date Submitted 10.04.24
Project Name Meridian Parks 2B / Reclaim
Contractor Brockman
Surveyor Michael D Barbee
OCU ID Inspector #
Contract #
Drawing Sheet#
Utility Type Water Main
Pipe Manufacturer American
Pipe Diameter 16
Pipe Pressure Class 350

DIP Manufacturer Deflection	12	in
DIP Manufacturer Angle of Offset	3	deg
DIP Manufacturer Radius of Curvature	376	ft
DIP Laying Length of Pipe	18	ft
OCU Allowable Deflection	9	in
OCU Allowable Angle of Offset	2.25	deg
OCU Allowable Radius of Curvature	501	ft
Laying Length of Pipe	18	ft

	Pipe Description	Calc from Survey Data
1 30 Bends	0	0
1 45 Bends	0	0
1 22.5° Bends	0	0
1 11.25° Bends	6	6
1 5.625° Bends	1	1
1 TEE	0	0
1 RED BULK	0	0
1 SLIP VES	0	0

# of Shots 73
Installed Pipe 1,565.4 LF

Viewed 20130108



Meridian Parks 2B / Revision

	ID	Easting (X)	Northing (Y)	Elev (Z)	Description
		ft	ft	ft	
39	4166	593125.3066	1490771.842	76.85	TOP PIPE
40	4167	593137.468	1490759.147	77.01	TOP PIPE
41	4168	593144.768	[illegible]	[illegible]	END
42	4203	593177.595	1490716.788	76.82	TOP PIPE
43	4200	593199.940	1490704.546	76.81	TOP PIPE
44	4207	593207.626	1490693.141	76.67	TOP PIPE
45	4171	593219.626	1490676.972	77.39	5925 BEND
46	4246	593234.950	1490664.590	77.41	TOP PIPE
47	4209	593256.557	1490652.334	77.44	TOP PIPE
48	4174	593286.3454	1490640.203	77.46	TOP PIPE
49	4210	593297.416	1490622.212	77.42	TOP PIPE
50	4175	593305.871	1490610.013	77.24	TOP PIPE
51	4211	593321.9623	[illegible]	77.2	TOP PIPE
52	4212	593342.995	1490580.19	77.18	TOP PIPE
53	4176	593356.766	1490571.035	77.15	11.25 BEND
54	4213	593371.3698	1490562.349	77.27	TOP PIPE
55	4177	593382.4270	[illegible]	77.302	TOP PIPE
56	4214	593406.9745	1490545.529	77.41	TOP PIPE
57	4215	593426.9169	1490534.703	77.38	TOP PIPE
58	4178	593444.829	[illegible]	77.41	TOP PIPE
59	4216	593463.8614	[illegible]	77.46	TOP PIPE
60	4180	593481.781	[illegible]	77.43	TOP PIPE
61	4217	593507.3122	[illegible]	77.16	TOP PIPE
62	4182	593525.977	[illegible]	77.01	TOP PIPE
63	4218	593543.1652	1490482.346	76.89	TOP PIPE
64	4183	593562.169	1490477.586	[illegible]	TOP PIPE
65	4219	593594.2694	1490466.925	[illegible]	TOP PIPE
66	4184	593613.3018	1490460.34	76.67	TOP PIPE
67	4220	593632.9943	1490453.342	76.48	TOP PIPE
68	4168	593654.934	[illegible]	76.3	11.25 BEND
69	4221	593671.28	1490442.256	35.443841	TOP PIPE
70	4343	593693.6279	1490441.338	75.517	TOP PIPE
71	4222	593711.6978	1490439.136	35.456788	TOP PIPE
72	4346	593732.7866	1490435.169	75.261	TOP PIPE
73	4223	593751.9063	[illegible]	75.13	TOP PIPE

Calculations including elevation (XYZ)

	Distance between points A/B (ft)	Calc. Fitting Angle (0-22°)	Radius of Curvature** (XYZ)	Average Offset Angle*** per laying length	Average Offset*** per laying length	Initial Automated Comments	Notes
	ft	degrees	ft	degrees	inches		
39	20	-	1412	0.73	2.8		
40	20	-	673	1.53	5.8		
41	10	-	1176	0.88	3.3		
42	46	-	1367	0.75	2.8		
43	20	-	1693	0.61	2.3		
44	20	-	847	1.22	4.6		
45	20	8	-	Calc 5 Bend	-		
46	19	-	45153	0.02	0.1		
47	20	-	41109	0.03	0.1		
48	20	-	4339	0.24	0.9		
49	30	-	34418	0.03	0.1		
50	20	-	9491	0.11	0.4		
51	24	-	33076	0.03	0.1		
52	20	-	39732	0.03	0.1		
53	20	11	-	Calc 11 Bend	-		
54	20	-	582298	0.00	0.0		
55	20	-	3172	0.33	1.2		
56	18	-	3539	0.29	1.1		
57	20	-	6891	0.16	0.6		
58	20	-	3458	0.30	1.1		
59	23	-	26406	0.04	0.1		
60	20	2	534	1.93	7.3		
61	26	-	1555	0.66	2.5		
62	20	2	531	1.94	7.3		
63	19	-	1612	0.64	2.4		
64	20	-	928	1.11	4.2		
65	34	-	3163	0.33	1.2		
66	20	-	2080	0.50	1.9		
67	21	-	160953	0.01	0.0		
68	20	10	-	Calc 11 Bend	-		
69	20	-	46046	0.02	0.1		
70	20	-	1397	0.74	2.8		
71	21	-	320958	0.00	0.0		
72	21	-	10372	0.10	0.4		
73	19						

Meridian Parks 2B / Revision

	ID	Easting (X)	Northing (Y)	Elev (Z)	Description
		ft	ft	ft	
1	4152	592579.621	1491356.794	77.34	TOP PIPE
2	4150	592543.463	1491341.39	77.16	11.25 BEND
3	4151	592540.0161	1491339.942	77.18	TOP PIPE
4	4154	592574.9701	1491325.622	77.60	TOP PIPE
5	4153	592591.076	1491319.986	77.54	TOP PIPE
6	4162	592607.7185	1491304.919	77.31	TOP PIPE
7	4163	592623.9703	1491288.896	77.47	TOP PIPE
8	4172	592639.636	1491276.644	77.45	11.25 BEND
9	4164	592658.7595	1491270.665	77.35	TOP PIPE
10	4151	592672.2297	1491255.579	77.18	11.25 BEND
11	4156	592695.10	1491234.468	76.91	11.25 BEND
12	4157	592709.3663	1491210.315	77.12	TOP PIPE
13	4166	592722.6613	1491195.749	77.48	TOP PIPE
14	4159	592739.3741	1491181.144	77.54	TOP PIPE
15	4163	592751.1678	1491165.795	77.69	TOP PIPE
16	4188	592766.4832	1491151.511	77.6	TOP PIPE
17	4180	592778.8259	1491130.605	77.57	TOP PIPE
18	4189	592790.8472	1491124.232	77.57	TOP PIPE
19	4190	592804.4753	1491104.714	77.49	TOP PIPE
20	4191	592818.2530	1491085.217	77.46	TOP PIPE
21	4181	592832.0848	1491066.741	77.38	TOP PIPE
22	4192	592846.9236	1491046.24	77.30	TOP PIPE
23	4193	592861.7942	1491026.633	77.53	TOP PIPE
24	4182	592874.367	1491005.723	77.45	TOP PIPE
25	4194	592888.1993	1490986.251	77.51	TOP PIPE
26	4184	592925.1185	1490949.915	77.39	TOP PIPE
27	4195	592937.1973	1490934.747	77.41	TOP PIPE
28	4184	592952.8152	1490933.146	77.39	TOP PIPE
29	4196	592965.601	1490910.175	77.46	TOP PIPE
30	4197	592979.406	1490890.154	77.52	TOP PIPE
31	4198	592993.1535	1490869.119	77.60	TOP PIPE
32	4199	593006.9603	1490847.607	76.95	TOP PIPE
33	4200	593020.7115	1490826.208	76.42	TOP PIPE
34	4201	593034.4835	1490804.714	76.60	TOP PIPE
35	4202	593048.2333	1490783.230	76.55	TOP PIPE
36	4165	593061.9971	1490761.77	76.62	TOP PIPE
37	4203	593075.1067	1490723.941	76.51	TOP PIPE
38	4204	593104.947	1490730.367	76.98	TOP PIPE

Calculations including elevation (XYZ)

	Distance between points A/B (ft)	Calc. Fitting Angle (0-22°)	Radius of Curvature** (XYZ)	Average Offset Angle*** per laying length	Average Offset*** per laying length	Initial Automated Comments	Notes
	ft	degrees	ft	degrees	inches		
1	-	-	-				
16	9	-	-	Calc 11 Bend			
21	-	-	9711	0.11	0.4		
19	-	-	4903	0.21	0.8		
23	-	-	5611	0.18	0.7		
18	-	-	52323	0.02	0.1		
20	-	-	13323935	0.00	0.0		
20	10	-	-	Calc 11 Bend	-		
27	-	-	26067	0.04	0.1		
20	9	-	-	Calc 11 Bend	-		
29	9	-	-	Calc 11 Bend	-		
20	-	-	53298	0.02	0.1		
20	-	-	2500	0.41	1.6		
20	-	-	31738	0.03	0.1		
21	-	-	3214	0.36	1.4		
20	-	-	4345103	0.00	0.0		
20	-	-	176671	0.03	0.1		
17	-	-	18642	0.06	0.2		
20	-	-	8014	0.13	0.5		
20	-	-	7991	0.13	0.5		
20	-	-	722	1.43	5.4		
22	2	-	547	1.89	7.1		
20	-	-	5526	0.19	0.7		
20	-	-	2574	0.40	1.5		
35	-	-	7218	0.14	0.5		
25	-	-	9670	0.11	0.4		
36	-	-	854419	0.00	0.0		
35	-	-	5264	0.20	0.7		
20	-	-	51773	0.02	0.1		
20	-	-	42501	0.02	0.1		
20	-	-	718203	0.00	0.0		
20	-	-	37042	0.03	0.1		
20	-	-	39145	0.03	0.1		
20	-	-	39120	0.03	0.1		
20	-	-	39372	0.03	0.1		
20	-	-	1865	0.55	2.1		
21	-	-	23474	0.04	0.2		
20	-	-	423802217	0.00	0.0		

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #8794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILT" FINAL RECORD DRAWINGS
"To the best of our knowledge these drawings and specifications have deviated from the original design in the field only in accordance with any exceptions noted or shown on these drawings. This statement is based upon site observations and/or information furnished by others."
BROCKMAN SITE DEVELOPMENT CONTRACTORS NAME
Nicole Petersen Sadler 10/25/2024
Name of Surveyor
Nicole Petersen Sadler 10/25/2024
Name of Engineer
No signature and the original seal of a Florida Registered Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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REVISIONS

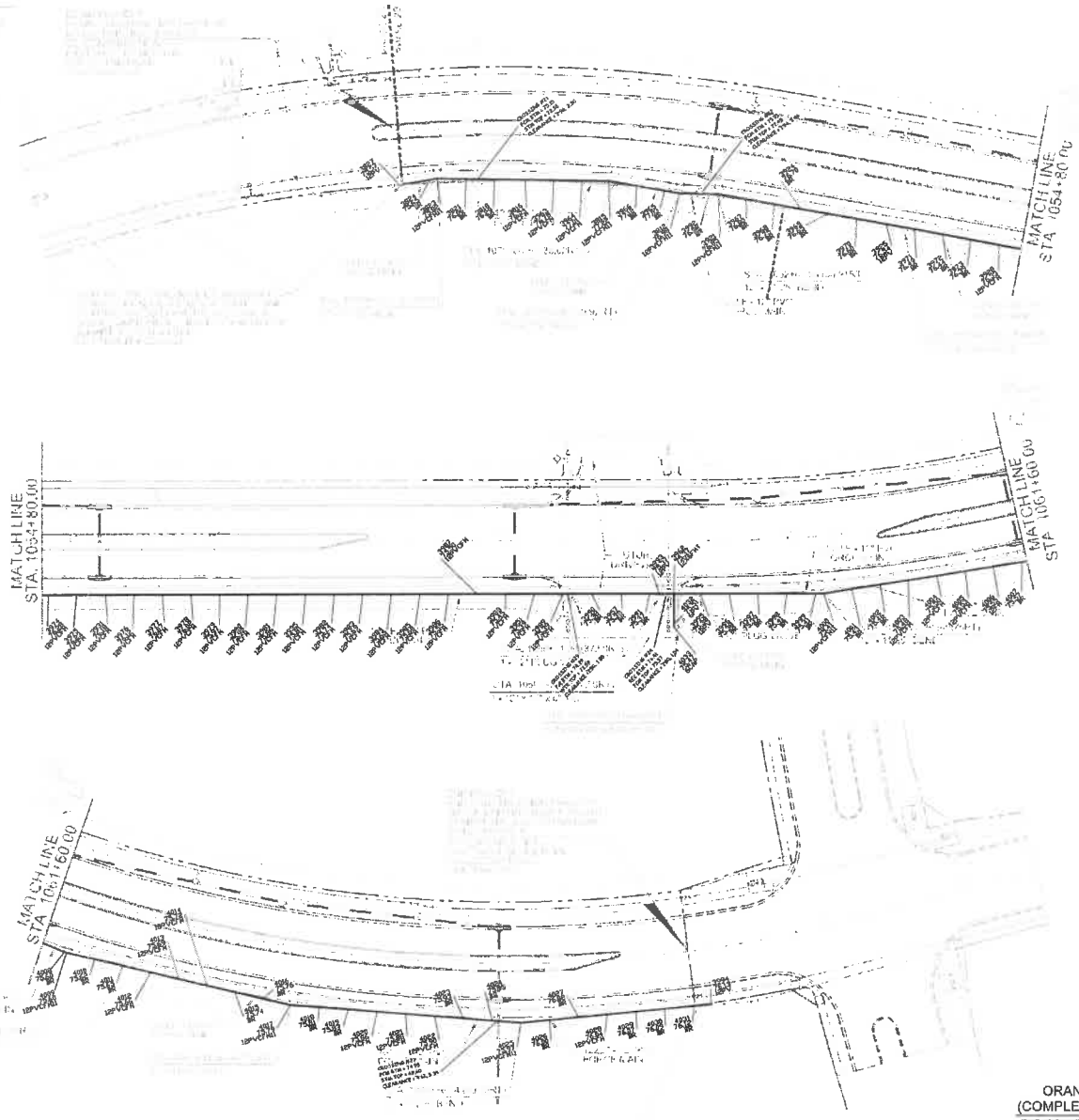
No.	DATE	BY	Description

PROJECT # 50108026
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE
RECLAIMED WATER MAIN DEFLECTION TABLES

PROJECT: J:\STAR-2\First E-W Road Phase 2

SHEET NO.
C15A



NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK

ORANGE COUNTY UTILITIES RECORD DRAWINGS
(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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12:31:47 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\16-STAR2 E-W PH2B Plan-Sanitary

Dewberry

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800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #3794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR'S "AS-BUILT" FINAL RECORD DRAWINGS
"I hereby certify that the "As-Built" were furnished to me by the contractor and that I have an employee under my direct supervision who has personally made the "As-Built" and that I have reviewed the "As-Built" and found it to be in compliance with my knowledge of the construction of the project. The statement is based upon information furnished to me by the contractor."

BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

Nicole Peterson Calder 10/25/2024
Name Date
Not valid without the signature and the original seal of a Florida Registered Engineer.

SCALE NORTH
0' 40' 80'

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

FORCE MAIN SITE PLAN

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C16

FORCE MAIN VALVES

ID Number	Plan Sheet #	Easting	Northing	Elevation	Valve Type	Main Type	Valve Size	Valve Manufacturer	Valve Model #	# of Turns to Close	Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments
3827	C24 / C42	592516.215	1491356.206	75.57	Plug	Force Main	12" FM PV	VALMATIC	5712F / WGX.3	31.5	GS100.3	126 to 1	NO	AUMA	
3925	C24 / C42	592773.9977	1491133.148	76.54	Plug	Force Main	12" FM PV	VALMATIC	5712F / WGX.3	31.5	GS100.3	126 to 1	NO	AUMA	
3993	C25 / C42	593136.27	1490751.483	75.37	Plug	Force Main	12" FM PV	VALMATIC	5712F / WGX.3	31.5	GS100.3	126 to 1	NO	AUMA	
3994	C26 / C43	593769.3208	1490421.587	76.13	Plug	Force Main	12" FM PV	VALMATIC	5712F / WGX.3	31.5	GS100.3	126 to 1	NO	AUMA	
3995	C25 / C42	593155.6751	1490730.856	75.38	Plug	Force Main	12" FM PV	VALMATIC	5712F / WGX.3	31.5	GS100.3	126 to 1	NO	AUMA	
4032	C25 / C42	593128.0096	1490728.476	75.51	Plug	Force Main	6" FM PV	VALMATIC	5716F / WGX.3	12.75	GS100.3	51 to 1	NO	AUMA	

FORCE MAIN FITTINGS

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Fitting Type	Comments
3812	C24 / C42	592670.534	1491235.793	76.98	Force Main	Bend 11 1/4°	12"
3815	C24 / C42	592635.776	1491272.193	77.225	Force Main	Bend 11 1/4°	12"
3823	C24 / C42	592539.94	1491344.024	75.822	Force Main	Bend 11 1/4°	12"
3921	C24 / C42	592692.053	1491219.476	76.849	Force Main	Bend 11 1/4°	12"
3962	C25 / C42	593143.335	1490744.046	75.37	Force Main	Tee	12" X 6"
4000	C25 / C42	593215.1177	1490668.541	75.41	Force Main	Bend 11 1/4°	12"
4009	C26 / C43	593343.1765	1490570.49	75.59834	Force Main	Bend 11 1/4°	12"
4017	C26 / C43	593485.445	1490495.553	75.7861	Force Main	Bend 11 1/4°	12"
4025	C26 / C43	593637.6815	1490442.596	75.97433	Force Main	Bend 11 1/4°	12"
4033	C25 / C42	593126.5602	1490728.096	75.47	Force Main	Cap	6"

GENERAL INFO

Date of submittal	10.21.24
Collection Date	10.10.2023
Project Name	Meridian Phase 2B Forcemain
Surveyor Name	Michael D Barbee
Surveyor License	6754
Surveyor Company	Brockman Site
Contractor Name	Brockman Site
Contractor Company	Brockman Site
OC Project Number	
Version	2.0

Recommended for ease of coordination between the Engineer and the Contractor's As-built Surveyor for calculating deflections from surveyed coordinates and elevations: Provide a unique asset ID (top of pipe shots and fittings) for each utility and type, numbered sequentially along the pipe run (including changes in direction) from start to finish of the pipe. Then branches and services of the same utility type can be numbered. It is recommended that each utility (water, wastewater or reclaimed water) numbering format be distinguishable from the other. This will allow organization and convenient sorting after the individual asset table worksheet tabs are combined in the spreadsheet program prior to copying and pasting to the deflection table spreadsheet.

*Worksheet tabs and columns that are hidden or grayed out are for Orange County Utilities internal use only.

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS # 4794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)

MERIDIAN PARKS

CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS
The information shown on "As-Builts" was furnished to me by the contractor and I have relied on it as an employee under my direct supervision. I have reviewed the "As-Builts" and believe them to be in compliance with my knowledge of the information furnished to me. The information is based upon site inspections by the contractor.

BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME

Nicole Marcon Stabler 10/25/2024
P.E. No. 64370
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

FORCE MAIN ASSET TABLES

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C17

FORCE MAIN LOCATIONS

ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Type of Shot	Construction Method	Material	Pressure Class	Manufacturer	Comments
3816	C24 / C42	592589.129	1491307.156	76.54259	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3818	C24 / C42	592572.117	1491319.906	76.2924	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3821	C24 / C42	592556.179	1491331.853	76.05889	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3824	C24 / C42	592535.257	1491346.369	75.646	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3924	C24 / C42	592732.193	1491177.188	76.70039	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3928	C24 / C42	592828.968	1491075.234	76.33266	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3931	C25 / C42	592870.219	1491031.776	76.1759	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3935	C25 / C42	592966.439	1490930.408	75.81013	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3951	C25 / C42	593076.274	1490814.695	75.393	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3957	C25 / C42	593117.893	1490770.849	75.3781	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3963	C24 / C42	592605.102	1491295.184	76.77553	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3964	C24 / C42	592620.993	1491283.286	77.01153	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3965	C24 / C42	592663.285	1491243.385	77.03204	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3966	C24 / C42	592649.53	1491257.789	77.121	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3967	C24 / C42	592705.778	1491205.017	76.80087	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3968	C24 / C42	592719.467	1491190.595	76.74675	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3969	C24 / C42	592745.905	1491162.743	76.64828	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3970	C24 / C42	592759.614	1491148.3	76.5962	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3971	C24 / C42	592787.713	1491118.697	76.48944	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3972	C24 / C42	592801.415	1491104.263	76.43737	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3973	C24 / C42	592815.159	1491089.783	76.38513	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3974	C25 / C42	592842.669	1491060.8	76.28059	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3975	C25 / C42	592856.36	1491046.377	76.22854	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3976	C25 / C42	592883.942	1491017.319	76.12	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3977	C25 / C42	592897.655	1491002.872	76.07164	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3978	C25 / C42	592911.383	1490988.41	76.01948	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3979	C25 / C42	592925.051	1490974.01	75.96758	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3980	C25 / C42	592938.761	1490959.567	75.91538	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3981	C25 / C42	592952.459	1490945.135	75.8633	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3982	C25 / C42	592980.148	1490915.965	75.73797	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3983	C25 / C42	592993.854	1490901.526	75.68449	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3984	C25 / C42	593007.558	1490887.089	75.65406	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3985	C25 / C42	593021.289	1490872.622	75.60155	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3986	C25 / C42	593034.995	1490858.183	75.54966	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3987	C25 / C42	593048.72	1490843.724	75.49757	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3988	C25 / C42	593062.413	1490829.298	75.44549	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3989	C25 / C42	593090.007	1490800.227	75.38807	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3990	C25 / C42	593103.708	1490785.793	75.38319	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3991	C25 / C42	593131.618	1490756.39	75.37317	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3992	C24 / C42	592686.863	1491223.408	76.88153	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3996	C25 / C42	593169.758	1490716.253	75.38472	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3997	C25 / C42	593183.641	1490701.65	75.39246	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3998	C25 / C42	593197.524	1490687.047	75.4102	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3999	C25 / C42	593211.407	1490672.444	75.40793	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4001	C25 / C42	593231.03	1490656.374	75.43339	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4002	C25 / C42	593246.843	1490644.233	75.45667	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4003	C25 / C42	593262.756	1490632.065	75.48006	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4004	C25 / C42	593278.569	1490619.924	75.50334	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4005	C25 / C42	593294.482	1490607.757	75.52674	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4006	C25 / C42	593310.295	1490595.616	75.55002	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4007	C25 / C42	593326.208	1490583.448	75.57341	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4008	C26 / C43	593342.031	1490571.357	75.59669	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4010	C26 / C43	593361.005	1490561.103	75.62187	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4011	C26 / C43	593378.834	1490551.715	75.6454	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4012	C26 / C43	593396.663	1490542.328	75.65893	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4013	C26 / C43	593414.491	1490532.941	75.69146	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4014	C26 / C43	593432.32	1490523.554	75.71599	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4015	C26 / C43	593450.149	1490514.167	75.73952	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4016	C26 / C43	593467.977	1490504.78	75.76305	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4018	C26 / C43	593504.474	1490488.96	75.80963	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4019	C26 / C43	593523.504	1490482.336	75.83316	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4020	C26 / C43	593542.533	1490475.713	75.85669	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4021	C26 / C43	593561.562	1490469.09	75.88022	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4022	C26 / C43	593580.591	1490462.467	75.90374	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4023	C26 / C43	593599.621	1490455.843	75.92727	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4024	C26 / C43	593618.65	1490449.22	75.9508	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4026	C26 / C43	593657.579	1490439.422	75.99788	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4027	C26 / C43	593677.476	1490436.248	76.02139	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4028	C26 / C43	593697.374	1490433.074	76.04492	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4029	C26 / C43	593717.271	1490429.9	76.06845	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4030	C26 / C43	593737.168	1490426.726	76.09198	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4031	C26 / C43	593757.066	1490423.552	76.11551	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #4794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

CONTRACTOR "AS-BUILTS" FINAL RECORD DRAWINGS. I/We hereby certify that the "as-builts" shown hereon were furnished to me by the undersigned and that I/We have no knowledge or reason to believe that the information shown on these "as-builts" and believe them to be correct. I/We also certify that all of the utilities and appurtenances shown on these "as-builts" are actually constructed in the location and to the grades shown.
BROCKMAN SITE DEVELOPMENT
CONTRACTOR'S NAME
Hunter Pierson Sadler 10/25/2024
Print Name Date
No note added on signature and date without signature of Florida Registered Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

FORCE MAIN ASSET TABLES

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C18

12:31:57 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 3\OCU\Phase 2B\Record Drawings\Complete\18-STAR2 E-W PH2B Asset Table

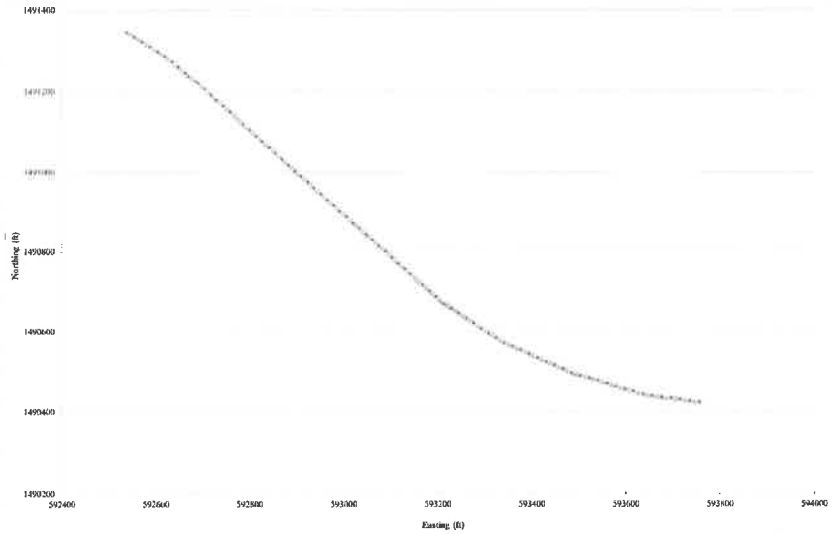
ORANGE COUNTY UTILITIES - DEFLECTION ANALYSIS

PVC PIPE

Date Submitted 10.27.24
Project Name Meridian Parks 2B
Contractor Brockman
Surveyor Michael D Barbee
O.C.U. Inspector
Customer
Drawing Sheet
Utility Type Force Main
Pipe Manufacturer North American Pipe Corp (NAPCO)
Pipe Diameter 12
Pipe Pressure Class DR18

	Per Description	Calc from Scan or Data
# 90 Bends	0	0
# 45 Bends	0	0
# 22.5 Bends	0	0
# 11.25 Bends	8	8
# 45 Bends	0	0
# TEE	1	1
# [illegible]	0	0
# SLEEVES	0	0
# CROSS	0	0
# of Shots	91	
Installed Pipe	1,566.2	LF

Version 2018.0314



Meridian Parks 2B

	ID	Lastting (X)	Northing (Y)	Elev (Z)	Description	Distance between points AB (ft)	Calc. Fitting Angle (ft)	Radius of Curve** (ft)	Average Offset Angle*** per laying length	Average Offset**** per laying length	Initial Automated Comments	Notes
		ft	ft	ft		ft	degrees	ft	degrees	inches		
1	3a24	592535.2573	1491349.949	75.15	TOP PIPE	-	-	-	-	-		
2	3a25	592519.94	1491344.624	75.42	11 BEND	5	10	-	Calc 11 Bend	-		
3	3a24	592556.1791	1491337.853	76.30	TOP PIPE	20	-	732938	0.02	0.3		
4	3a26	592571.1174	1491339.95	76.39	TOP PIPE	20	-	97144	0.01	0.0		
5	3a26	592590.1704	1491340.156	76.54	TOP PIPE	21	-	76075	0.01	0.1		
6	3a63	592605.1622	1491335.184	76.78	TOP PIPE	20	-	29806	0.04	0.3		
7	3a64	592620.9931	1491326.266	77.01	TOP PIPE	20	-	17511	0.07	0.3		
8	3a15	592635.778	1491322.191	77.23	11 BEND	18	9	-	Calc 11 Bend	-		
9	3a65	592664.3348	1491323.760	77.12	TOP PIPE	20	-	19834	0.06	0.2		
10	3a65	592684.2847	1491324.338	77.03	TOP PIPE	20	-	62238	0.02	0.1		
11	3a42	592870.534	1491335.795	76.26	11 BEND	10	9	-	Calc 11 Bend	-		
12	3a43	592890.963	1491335.409	76.08	TOP PIPE	20	-	24529	0.05	0.2		
13	3a21	592910.053	1491336.470	75.95	11 BEND	7	9	-	Calc 11 Bend	-		
14	3a43	592945.7778	1491338.017	76.8	TOP PIPE	20	-	3022899	0.00	0.0		
15	3a44	592949.6687	1491339.598	76.75	TOP PIPE	20	-	1006468	0.01	0.0		
16	3a24	592982.1962	1491337.138	76.7	TOP PIPE	19	-	958799	0.01	0.0		
17	3a69	592985.9869	1491342.943	76.65	TOP PIPE	20	-	36107226	0.00	0.0		
18	3a70	592991.8430	1491348.5	76.6	TOP PIPE	20	-	1649991	0.01	0.0		
19	3a71	592987.7132	1491358.697	76.49	TOP PIPE	41	-	166182	0.01	0.0		
20	3a72	592991.41m	1491376.284	76.44	TOP PIPE	20	-	2543019	0.00	0.0		
21	3a73	592985.1567	1491406.793	76.38	TOP PIPE	20	-	41152	0.03	0.1		
22	3a29	592989.9684	1491425.214	76.33	TOP PIPE	20	-	41736	0.03	0.1		
23	3a74	592984.6603	1491446.9	76.28	TOP PIPE	20	-	10453618	0.00	0.0		
24	3a75	592986.3597	1491466.177	76.23	TOP PIPE	20	-	651920	0.00	0.0		
25	3a31	592978.2104	1491491.776	76.16	TOP PIPE	20	-	38054	0.03	0.1		
26	3a76	592983.9423	1491492.319	76.12	TOP PIPE	20	-	39868	0.03	0.1		
27	3a77	592985.89	1491502.472	76.07	TOP PIPE	20	-	2981915	0.00	0.0		
28	3a78	592981.383	1491509.41	76.02	TOP PIPE	20	-	1063191	0.00	0.0		
29	3a79	592985.891	1491574.01	75.87	TOP PIPE	20	-	2509709	0.00	0.0		
30	3a80	592984.761	1491589.367	75.82	TOP PIPE	20	-	39439	0.03	0.1		
31	3a81	592972.4594	1491604.133	75.46	TOP PIPE	20	-	36340	0.03	0.1		
32	3a33	592969.4931	1491640.416	75.41	TOP PIPE	20	-	19899	0.06	0.3		
33	3a82	592968.1463	1491645.993	75.36	TOP PIPE	20	-	19837	0.06	0.2		
34	3a83	592968.8541	1491661.526	75.06	TOP PIPE	20	-	39654	0.03	0.1		
35	3a84	593427.5879	1491687.069	73.35	TOP PIPE	20	-	40066	0.03	0.1		
36	3a85	593421.2892	1491672.622	73.6	TOP PIPE	20	-	4225301	0.00	0.0		
37	3a86	593434.0949	1491676.153	73.55	TOP PIPE	20	-	5664618	0.00	0.0		
38	3a87	593446.7897	1491683.724	73.5	TOP PIPE	20	-	3493650	0.00	0.0		
39	3a88	593427.4634	1491629.208	75.45	TOP PIPE	20	-	43912	0.03	0.1		
40	3a51	593426.2144	1491614.635	75.39	TOP PIPE	20	-	6725	0.17	0.7		
41	3a89	593410.0871	1491603.727	75.79	TOP PIPE	20	-	39653	0.03	0.1		
42	3a90	593407.3983	1491592.793	75.86	TOP PIPE	20	-	40307	0.03	0.1		
43	3a57	593417.9915	1491570.49	75.86	TOP PIPE	21	-	40410	0.03	0.1		
44	3a91	593431.6882	1491556.78	75.87	TOP PIPE	20	-	36436	0.03	0.1		
45	3a62	593445.935	1491546.006	75.87	TEE	17	0	-	TEE			
46	3a46	593467.7981	1491516.233	[illegible]	TOP PIPE	38	-	124176	0.01	0.0		
47	3a47	593474.6611	1491510.65	[illegible]	TOP PIPE	20	-	40598	0.03	0.1		
48	3a76	593517.524	1491487.067	75.81	TOP PIPE	20	-	20399	0.06	0.2		
49	3a96	593511.407	1491475.668	75.81	TOP PIPE	20	-	315531	0.00	0.0		
50	3a49	593515.1177	1491464.541	75.81	11 BEND	5	9	-	Calc 11 Bend	-		
51	3a51	593511.0001	1491436.174	75.43	TOP PIPE	20	-	10154	0.11	0.5		
52	3a52	593496.3633	1491444.211	75.45	TOP PIPE	20	-	9848	0.12	0.5		
53	3a53	593462.296	1491412.045	75.46	TOP PIPE	20	-	9848	0.12	0.5		
54	3a98	593478.5691	1491419.974	75.5	TOP PIPE	20	-	10154	0.11	0.5		
55	3a55	593426.4018	1491407.257	[illegible]	TOP PIPE	20	-	9834	0.12	0.5		
56	3a56	593391.3951	1491395.616	75.55	TOP PIPE	20	-	9834	0.12	0.5		
57	3a57	593326.2079	1491373.448	75.57	TOP PIPE	20	-	32991	0.03	0.1		
58	3a58	593342.0000	1491371.357	75.6	TOP PIPE	20	-	2375	0.48	2.0		
59	3a59	593341.1765	1491370.49	75.6	11 BEND	1	9	-	Calc 11 Bend	-		
60	3a60	593304.0852	1491361.101	75.62	TOP PIPE	20	-	40598	0.03	0.1		
61	3a61	593278.8159	1491351.755	75.65	TOP PIPE	20	-	20299	0.06	0.2		
62	3a62	593256.6675	1491346.378	75.66	TOP PIPE	20	-	19332	0.06	0.2		
63	3a63	593414.4912	1491331.141	[illegible]	TOP PIPE	20	-	67663	0.02	0.1		
64	3a64	593432.9199	1491335.934	[illegible]	TOP PIPE	20	-	405980	0.00	0.0		
65	3a65	593439.1446	1491314.367	75.74	TOP PIPE	20	-	101495	0.01	0.0		
66	3a66	593447.9772	1491304.78	75.76	TOP PIPE	20	-	37942	0.03	0.1		
67	3a67	593465.445	1491305.963	75.79	11 BEND	20	9	-	Calc 11 Bend	-		
68	3a68	593504.4743	1491306.96	75.8	TOP PIPE	20	-	19332	0.06	0.2		
69	3a69	593523.3435	1491302.156	75.83	TOP PIPE	20	-	202990	0.01	0.0		
70	3a70	593562.3528	1491275.711	75.88	TOP PIPE	20	-	45109	0.03	0.1		
71	3a71	593561.562	1491266.109	75.86	TOP PIPE	20	-	20299	0.06	0.2		
72	3a72	593561.5013	1491246.147	75.92	TOP PIPE	20	-	13533	0.08	0.4		
73	3a73	593559.6285	1491235.193	75.93	TOP PIPE	20	-	405598	0.03	0.1		
74	3a74	593439.9997	1491169.22	75.95	TOP PIPE	20	-	157197039	0.00	0.0		
75	3a75	593437.4414	1491167.946	75.97	11 BEND	20	10	-	Calc 11 Bend	-		
76	3a76	593437.3708	1491147.422	76	TOP PIPE	20	-	45109	0.03	0.1		
77	3a77	593437.4762	1491136.268	76.021	TOP PIPE	20	-	5343	0.21	0.9		
78	3a78	593437.8765	1491111.051	76.04	TOP PIPE	20	-	2504	0.45	1.9		
79	3a79	593437.2786	1491029.8	76.07	TOP PIPE	20	-	4923	0.23	1.0		
80	3a80	593757.1693	1491[illegible]	76.09	TOP PIPE	20	-	40598	0.03	0.1		
81	3a81	593757.0656	1491[illegible]	76.12	TOP PIPE	20	-	-	-	-		

Meridian Parks 2B

	ID	Lastting (X)	Northing (Y)	Elev (Z)	Description	Distance between points AB (ft)	Calc. Fitting Angle (ft)	Radius of Curve** (ft)	Average Offset Angle*** per laying length	Average Offset**** per laying length	Initial Automated Comments	Notes
		ft	ft	ft		ft	degrees	ft	degrees	inches		
1	3a24	592535.2573	1491349.949	75.15	TOP PIPE	-	-	-	-	-		
2	3a25	592519.94	1491344.624	75.42	11 BEND	5	10	-	Calc 11 Bend	-		
3	3a24	592556.1791	1491337.853	76.30	TOP PIPE	20	-	732938	0.02	0.3		
4	3a26	592571.1174	1491339.95	76.39	TOP PIPE	20	-	97144	0.01	0.0		
5	3a26	592590.1704	1491340.156	76.54	TOP PIPE	21	-	76075	0.01	0.1		
6	3a63	592605.1622	1491335.184	76.78	TOP PIPE	20	-	29806	0.04	0.3		
7	3a64	592620.9931	1491326.266	77.01	TOP PIPE	20	-	17511	0.07	0.3		
8	3a15	592635.778	1491322.191	77.23	11 BEND	18	9	-	Calc 11 Bend	-		
9	3a65	592664.3348	1491323.760	77.12	TOP PIPE	20	-	19834	0.06	0.2		
10	3a65	592684.2847	1491324.338	77.03	TOP PIPE	20	-	62238	0.02	0.1		
11	3a42	592870.534	1491335.795	76.26	11 BEND	10	9	-	Calc 11 Bend	-		
12	3a43	592890.963	1491335.409	76.08	TOP PIPE	20	-	24529	0.05	0.2		
13	3a21	592910.053	1491336.470	75.95	11 BEND	7	9	-	Calc 11 Bend	-		
14	3a43	592945.7778	1491338.017	76.8	TOP PIPE	20	-	3022899	0.00	0.0		
15	3a44	592949.6687	1491339.598	76.75	TOP PIPE	20	-	1006468	0.01	0.0		
16	3a24	592982.1962	1491337.138	76.7	TOP PIPE	19	-	958799	0.01	0.0		
17	3a69	592985.9869	1491342.943	76.65	TOP PIPE	20	-	36107226	0.00	0.0		
18	3a70	592991.8430	1491348.5	76.6	TOP PIPE	20	-	1649991	0.01	0.0		
19	3a71	592987.7132	1491358.697	76.49	TOP PIPE	41	-	166182	0.01	0.0		
20	3a72	592991.41m	1491376.284	76.44	TOP PIPE	20	-	2543019	0.00	0.0		
21	3a73	592985.1567	1491406.793	76.38	TOP PIPE	20	-	41152	0.03	0.1		
22	3a29	592989.9684	1491425.214	76.33	TOP PIPE	20	-	41736	0.03	0.1		
23	3a74	592984.6603	1491446.9	76.28	TOP PIPE	20	-	10453618	0.00	0.0		
24	3a75	592986.3597	1491466.177	76.23	TOP PIPE	20	-	651920	0.00	0.0		
25	3a31	592978.2104	1491491.776	76.16	TOP PIPE	20	-	38054	0.03	0.1		
26	3a76	592983.9423	1491492.319	76.12	TOP PIPE	20	-	39868	0.03	0.1		
27	3a77	592985.89	1491502.472	76.07	TOP PIPE	20	-	2981915	0.00	0.0		
28	3a78	592981.383	1491509.41	76.02	TOP PIPE	20	-	1063191	0.00	0.0		
29	3a79	592985.891	1491574.01	75.87	TOP PIPE	20	-	2509709	0.00	0.0		
30	3a80	592984.761	1491589.367	75.82	TOP PIPE	20	-	39439	0.03	0.1		
31	3a81	592972.4594	1491604.133	75.46	TOP PIPE	20	-	36340	0.03	0.1		
32	3a33	592969.4931	1491640.416	75.41	TOP PIPE	20	-	19899	0.06	0.3		
33	3a82	592968.1463	1491645.993	75.36	TOP PIPE	20	-	19837	0.06	0.2		
34	3a83	592968.8541	1491661.526	75.06	TOP PIPE	20	-	39654	0.03	0.1		
35	3a84	593427.5879	1491687.069	73.35	TOP PIPE	20	-	40066	0.03	0.1		
36	3a85	593421.2892	1491672.622	73.6	TOP PIPE	20	-	4225301	0.00	0.0		
37	3a86	593434.0949	1491676.153	73.55	TOP PIPE	20	-	5664618	0.00	0.0		
38	3a87	593446.7897	1491683.724	73.5	TOP PIPE	20	-	3493650	0.00	0.0		

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #2794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

CONTRACTOR'S "AS-BUILT" FINAL RECORD DRAWINGS. The information on these "as-builts" was furnished to me by the contractor and I believe it to be an accurate record of the as-built conditions to the best of my knowledge. I, the undersigned, do hereby "as-built" and believe that to be the information shown on this drawing. This statement is based upon site inspection and/or contractor's data.
BROCKMAN CONTRACTORS NAME
Note: Purpose Scalar 10/25/2024
Not valid without the signature and the original Seal of a Florida Licensed Engineer.

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY MS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

FORCE MAIN DEFLECTION TABLES

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C19

APPENDIX A — STANDARD DRAWINGS

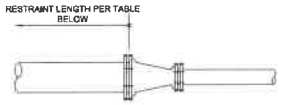
OCU GENERAL NOTES

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF INCLUDING, BUT NOT LIMITED TO: WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS, RECLAIMED WATER MAINS, ELECTRIC, GAS, CABLE TV, TELECOMMUNICATIONS, STORM WATER, FIBER OPTIC AND OTHER UNDERGROUND FACILITIES. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT, THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION INSPECTION SECTION, FIELD SERVICES DIVISION AT LEAST 10 CALENDAR DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-6796.
4. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION INSPECTOR IN ACCORDANCE WITH TABLE 4110-1 "UTILITIES" SCHEDULE OF NOTIFICATIONS IN THIS MANUAL.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE STANDARDS, CONSTRUCTION SPECIFICATIONS, AND APPENDIX D IN THIS MANUAL.
6. ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO: WATER MAINS, FORCE MAINS, RECLAIMED WATER MAIN, SANITARY GRAVITY PIPES, STORM WATER PIPES, ELECTRIC, TELEPHONE, GAS, POLES AND STAYS, CABLE TV AND OTHER UTILITY FACILITIES WITHIN THE LIMITS OF THE PROJECT WILL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, CURBS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO: PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS. ALL ADJUSTMENTS SHALL BE MADE TO CURRENT STANDARDS.
8. ONLY OCU PERSONNEL SHALL OPERATE EXISTING OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR IS RESPONSIBLE FOR OPERATING ANY NEWLY INSTALLED VALVE THAT HAS NOT BEEN CLEARED FOR USAGE BY FDEP AND OCU. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
9. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE AND WRITTEN NOTICE SHALL BE GIVEN TO AFFECTED CUSTOMERS AT LEAST 4 WORKING DAYS IN ADVANCE.
10. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND / OR HAULING OF WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS OR HAUL PLAN, REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING AND TO THE INSPECTOR FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
11. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
12. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH AN APPROVED BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO DECHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCE MAIN SHALL ALSO BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTER.
13. FOR PVC PIPE, NO JOINT DEFLECTION OR PIPE BENDING IS ALLOWED. ALIGNMENT CHANGE SHALL BE MADE ONLY WITH FITTINGS.
14. FOR DIP PIPE, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED TO PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.
15. FOR APPROVED PVC OR HDPE PIPE USED IN A HORIZONTAL DIRECTIONAL DRILL INSTALLATION, THE CURVATURE AND/OR DEFLECTION SHALL NOT EXCEED THE PARAMETERS ESTABLISHED IN THIS MANUAL.
16. ALL DAMAGE TO ORANGE COUNTY INFRASTRUCTURE, PIPELINES, AND ASSETS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR'S EXPENSE WITH AN APPROVED METHOD BY THE COUNTY, IF THE REPAIR IS NOT PERFORMED IN A TIMELY MANNER, AS DETERMINED BY THE ORANGE COUNTY UTILITY INSPECTOR, ORANGE COUNTY MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
17. THE CONTRACTOR SHALL BE LIABLE FOR ANY AND ALL SANITARY SEWER OVERFLOWS (SSO) ASSOCIATED WITH THE WORK, REGARDLESS OF FAULT. THE CONTRACTOR WILL BE ASSESSED PENALTIES FOR ANY AND EACH SSO AS SPECIFIED IN SECTION 3110, GENERAL CONSTRUCTION REQUIREMENTS.

ORANGE COUNTY UTILITIES — FIGURE GN — 10/10/2021
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS

RESTRAINED PIPE TABLE - REDUCERS - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



MINIMUM LENGTH (FEET) TO BE RESTRAINED ON LARGE SIDE OF REDUCER

PVC & DI PIPE	REDUCER SMALL SIZE (IN)										
DIA (INCH)	4	6	8	12	16	20	24	30	36	42	48
6	31										
8	58	33									
12		79	58								
16			101	59							
20				105	59						
24				205	151	83					
30					233	180	116				
36						259	208	116			
42							281	205	116		
48								261	201	109	
54									282	204	112
60										253	170
84											222

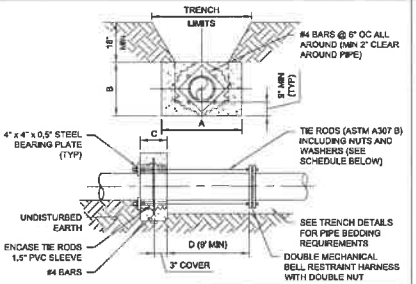
* BASED ON WORKING PRESSURE 150 PSI

NOTES:
1. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH THE PROCEDURES IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE", GUIDELINES PUBLISHED BY DIPRA AND AWWA M23 "PVC PIPE - DESIGN AND INSTALLATION.
2. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATED AND LAYING CONDITIONS.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES — FIGURE A104-3 — 10/10/2021
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS

THRUST COLLAR - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3,000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.
7. REQUIRED FOR LINE STOPS IF RESTRAINT TABLE REQUIREMENTS CANNOT BE MET.

SCHEDULE OF DIMENSIONS AND MATERIALS

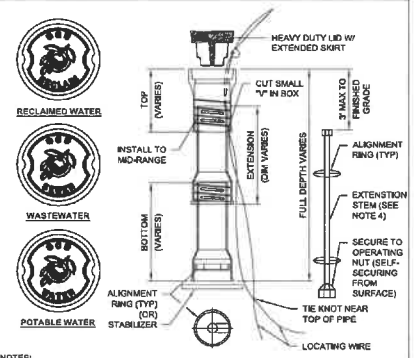
PIPE SIZE (IN)	PIPE SIZE				TIE RODS REQ'D	
	DIMENSIONS (FT)					
	A	B	C	D	DIA	NO.
4	1.0	1.0	1.0	0.75	0.75	2
6	1.5	1.5	1.0	0.75	0.75	2
8	2.0	2.0	1.0	0.75	0.75	4
10	2.5	2.5	1.0	0.75	0.75	4
12	3.0	3.0	1.0	0.75	0.75	4
14	3.5	3.5	1.0	0.75	0.75	4
16	4.0	4.0	1.0	0.75	0.75	4
18	4.5	4.5	1.0	0.75	0.75	6
20	5.0	5.0	1.0	0.75	0.75	10
24	6.0	6.0	1.0	0.75	0.75	10
30	7.5	7.5	1.0	1.0	1.0	10
36	9.0	9.0	1.5	1.0	1.0	14
42	10.5	10.5	2	1.0	1.0	18
48	12.0	12.0	2	1.0	1.0	20
54	13.5	13.5	2	1.0	1.0	24
60	15.0	15.0	3	1.0	1.0	24
72	17.5	17.5	3	1.125	1.125	24
84	20.0	20.0	3	1.25	1.25	28

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 PSF FOR RESTRAINT BEARING.

ORANGE COUNTY UTILITIES — FIGURE A106 — 10/10/2021
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS

TYPICAL VALVE BOX & COVER

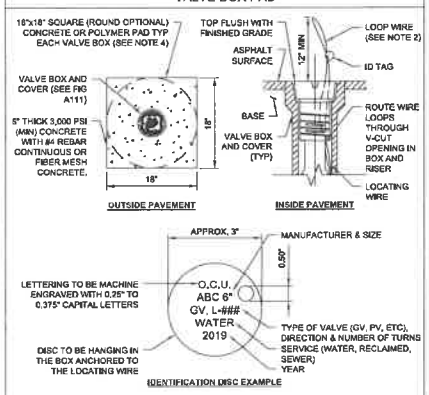


NOTES:
1. HEAVY DUTY VALVE BOX LIDS ARE REQUIRED FOR ALL VALVE BOXES.
2. TOP SECTION SHALL BE INSTALLED AT MID-RANGE FOR FUTURE ADJUSTMENT.
3. HEAVY DUTY VALVE BOX LID SHALL HAVE A 5-IN MIN DEPTH AND WEIGH A MINIMUM OF 22-LBS. LID SHALL HAVE POWDER COATING PAINT AT A MIN OF 3 MILL.
4. EXTENSION STEMS AND ALIGNMENT RING/WALL BRACKETS SHALL BE PROVIDED ON ALL BURIED VALVES SO THAT THE OPERATING NUT SHALL BE NO MORE THAN 36-IN BELOW FINISHED GRADE. MATERIAL SHALL BE MINIMUM 304 SST.
5. ADD ADD'L SCREW EXTENSION AS REQUIRED AFTER SCREW EXTENSION EXCEEDS 24-IN.
6. STACKING OF VALVE BOX BOTTOM SECTIONS IS NOT PERMITTED.
7. VALVE BOX SHALL REST ON BEDDING ROCK, NOT ON VALVE, AND SHALL BE CENTERED ON OPERATING NUT.

ORANGE COUNTY UTILITIES — FIGURE A111 — 10/10/2021
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS

VALVE BOX PAD

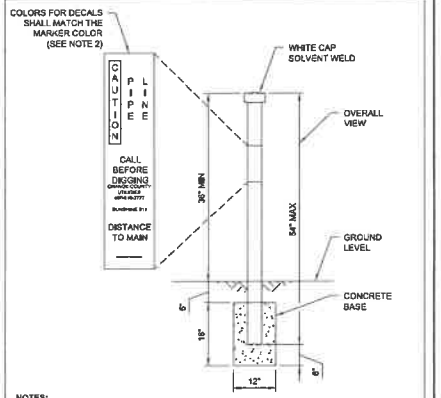


NOTES:
1. BRONZE, BRASS, OR STAINLESS STEEL IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
3. NO VALVE SHALL BE DESIGNED OR INSTALLED WITHIN THE CURB.
4. ROUND OR SQUARE VALVE PAD TO BE UNIFORM PER PROJECT.

ORANGE COUNTY UTILITIES — FIGURE A112 — 10/10/2021
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS

UTILITY MAIN MARKER

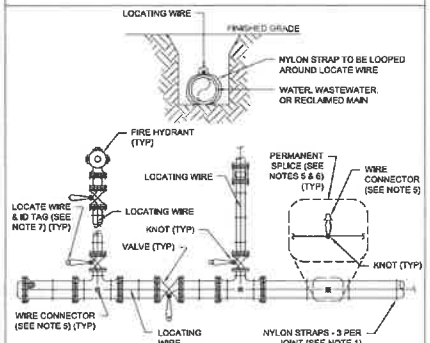


NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30-FT FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT OF WAY.
2. MARKERS SHALL BE 4-IN DIAMETER SCH 80 OR DR18 PVC; BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL DIRECTIONAL CHANGES AND AT ALL VALVES EXCEPT WATER VALVES NEAR FIRE HYDRANTS. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 500-FT.

ORANGE COUNTY UTILITIES — FIGURE A113 — 10/10/2021
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS

PIPE LOCATING WIRE



NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (10 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS, LOOPED AND SECURED TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE VALVE BOXES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR.
3. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.
4. WIRE SHALL BE CONTINUOUS AND CONNECTED FOR LOCATING IN ALL DIRECTIONS.
5. PERMANENT SPLICES MUST BE MADE IN THE LENGTH OF THE WIRE USING WIRE CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, DIELECTRIC SILICONE GEL OR MOISTURE-RESISTANT GREASE FILLED.
6. AT ALL TRACING WIRE SPLICES, TEES, AND VALVE COLLARS, A KNOT IN THE WIRE SHALL BE MADE TO PREVENT THE WIRE FROM COMING APART.
7. REFER TO VALVE DETAILS FOR LOCATE WIRE UP AND IN VALVE BOX.

ORANGE COUNTY UTILITIES — FIGURE A114 — 10/10/2021
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS

HORIZONTAL PIPELINE SEPARATION REQUIREMENTS

HORIZONTAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

PROPOSED UTILITY		POTABLE WATER (NOTE 3)		RECLAIMED WATER MAIN (SEE NOTE 7)		WASTEWATER FORCEMAIN		SANITARY SEWER	STORM SEWER	STRUCTURAL FOUNDATION, WALLS, ETC. (SEE NOTE 8)
		4"-12"	16"-UP	4"-12"	16"-UP	4"-12"	16"-UP	ALL SIZES	ALL SIZES	ALL SIZES
POTABLE WATER (NOTE 3)	4"-12"	3'	5'	3'	5'	6'	6'	6'	3'	10'
	16"-UP	5'	5'	5'	5'	6'	6'	6'	5'	15' (NOTE 5)
RECLAIMED WATER MAIN (SEE NOTE 7)	4"-12"	3'	5'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	5'	5'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
WASTEWATER FORCEMAIN	4"-12"	6'	6'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	6'	6'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
SANITARY SEWER	ALL SIZES	6'	6'	3'	5'	3'	5'	3'	5'	VARIES PER DEPTH

NOTES:
1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. FOR PIPES INSTALLED AT GREATER DEPTHS THAN THE MINIMUM OCU DESIGN STANDARDS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
3. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5). FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES PRIOR TO INSTALLATION.
4. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
5. PRESSURE MAINS 16-IN TO 24-IN MAY HAVE 10-FT SEPARATION FROM STRUCTURAL FOUNDATION, WALLS, ETC IF NEW MAINS ARE RESTRAINED FOR THE ENTIRE LENGTH.
6. REFERENCE FIGURE A116-2 FOR VERTICAL PIPELINE SEPARATION REQUIREMENTS.
7. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. ADDITIONAL SEPARATION SHALL BE REQUIRED BY UTILITIES FOR CONSTRUCTION OF, INCLUDING, BUT NOT LIMITED TO: LIVE LOADS, MULTI-STORY COMMERCIAL BUILDINGS, SUPERSTRUCTURES, EMBANKMENTS, RETAINING WALLS, BRIDGES, RAILROADS, HIGH VOLTAGE TRANSMISSION MAINS, GAS MAINS, ETC.

ORANGE COUNTY UTILITIES — FIGURE A116-1 — 10/10/2021
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #4794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

OCU GENERAL DETAILS

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C22

12:30:26 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\32-STAR2 E-W PH2B Utility Defs

APPENDIX A — STANDARD DRAWINGS

VERTICAL PIPELINE SEPARATION REQUIREMENTS

VERTICAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

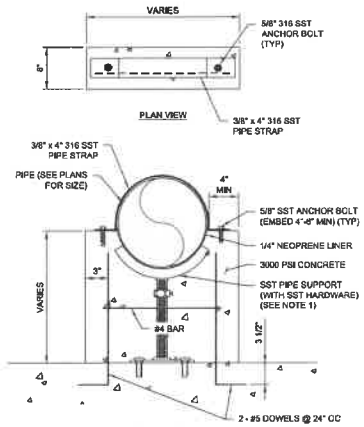
PROPOSED UTILITY	POTABLE WATER (NOTE 4)	RECLAIMED WATER MAIN	WASTEWATER FORCEMAIN	SANITARY SEWER	STORM SEWER (NOTE 3)
POTABLE WATER (NOTE 4)	12"	12"	12" / 18"	12" / 18"	12" / 18"
RECLAIMED WATER MAIN	12"	12"	12"	12"	12" / 18"
WASTEWATER FORCEMAIN	12"	12"	12"	12"	12" / 18"
SANITARY SEWER	12" / 18"	12"	12"	12"	12" / 18"

NOTES:
1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE.
3. THE 18-IN SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE OR SANITARY SEWER CROSSES ABOVE THE UTILITY MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24-IN, OTHERWISE, THE REQUIRED SEPARATION IS 12-IN.
4. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. REFERENCE FIGURE A116-1 FOR HORIZONTAL PIPELINE SEPARATION REQUIREMENTS.
7. JOINT SPACING AT CROSSING SHALL COMPLY WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, F.A.C.

ORANGE COUNTY UTILITIES — FIGURE A116-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

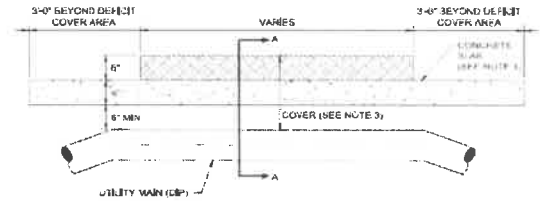
APPENDIX A — STANDARD DRAWINGS

CONCRETE PIPE SUPPORT

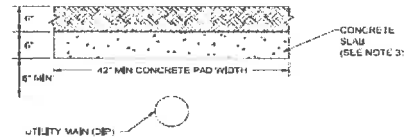


NOTES:
1. ENCASE SST PIPE SUPPORT IN CONCRETE TO KEEP SUPPORTED FROM CONCRETE SHRINKAGE.

ORANGE COUNTY UTILITIES — FIGURE A411
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021



CROSS-SECTION



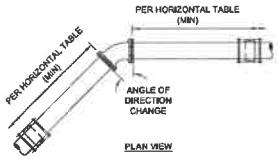
SECTION A-A

NOTES
1. ALL UTILITY MAINS SHALL BE INSTALLED AS DUCTILE IRON PIPE IN DEFICIT COVER AREAS.
2. CONCRETE SLAB SHALL BE 3' WIDER BEYOND THE DEFICIT COVER AREA.
3. CONCRETE IS REQUIRED WHEN COVER IS LESS THAN 3' FOR UTILITY MAINS 12" OR SMALLER OR 4' FOR UTILITY MAINS 16" OR LARGER.
4. CONCRETE SHALL BE 2500 PSI COMPRESSIVE STRENGTH.

1 CONCRETE PAD DETAIL FOR DEFICIT COVER OVER UTILITY MAINS

APPENDIX A — STANDARD DRAWINGS

RESTRAINED HORIZONTAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
HORIZONTAL	90° BEND	21	29	37	52	65	78	104	122	143	154	167	180	188	195
	45° BEND	9	12	16	22	27	33	43	51	60	64	70	75	78	81
	22-1/2° BEND	5	6	8	11	13	16	21	25	29	31	34	36	38	39
	11-1/4° BEND	2	3	4	5	7	8	11	12	15	16	17	18	19	20
	5 5/8° BEND OR MJ SLEEVE	1	2	2	3	4	4	6	6	8	8	9	9	10	10
	PLUG OR BRANCH OF TEE OR DEAD END	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	VALVE OR LINE STOP	22	30	39	55	70	84	139	165	208	212	233	253	265	276
	HDPE CONNECTION	16	26	34	49	62	75	125	151	174	203	223			

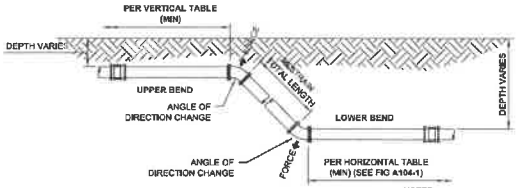
NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHLYENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES — FIGURE A104-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
VERTICAL (UPPER)	90° BEND	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	45° BEND	18	25	32	45	58	69	115	137	172	176	193	210	219	229
	22-1/2° BEND	9	12	16	22	28	34	56	66	83	85	93	101	106	110
	11-1/4° BEND	5	6	8	11	14	17	28	33	41	42	46	50	53	55
	5 5/8° BEND OR MJ SLEEVE	3	3	4	6	7	9	14	17	21	21	23	25	26	28

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES — FIGURE A104-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #4794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

OCU GENERAL DETAILS

PROJECT: J:\STAR-2\First E-W Road Phase 2

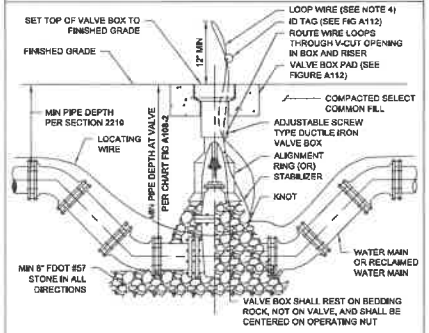
SHEET NO.

C23

12:33:36 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\23-STAR2 E-W PH2B UtilityData

APPENDIX A — STANDARD DRAWINGS

GATE VALVE & BOX - WATER & RECLAIMED WATER MAINS



NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE A111 FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES — FIGURE A108-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

GATE VALVE & BOX - MINIMUM PIPE DEPTH AT VALVE PER MANUFACTURER

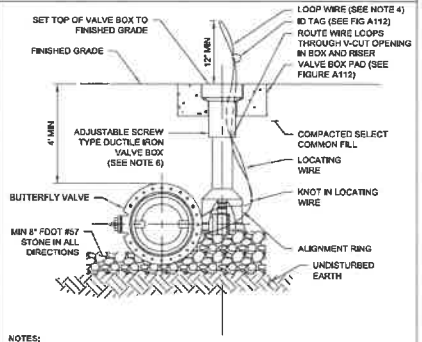
APPROVED APPENDIX D PRODUCTS VALVE SIZE (INCHES)	AMERICAN FLOW CONTROL	CLOW COMPANY	MUELLER COMPANY
	MIN COVER TO TOP OF PIPE (INCHES)	MIN COVER TO TOP OF PIPE (INCHES)	MIN COVER TO TOP OF PIPE (INCHES)
16	53	54	54
20	67	72	62
24	63	75	66
30	80	81	80
36	89	88	89
42	102	102	101
48	109	102	110
54	106		
60	122		
66	119		

NOTES:
1. MINIMUM COVER OVER PIPE IS CALCULATED BASED ON INSTALLATION OF THE GATE VALVE OPERATING NUT AT 24-IN BELOW GRADE.
2. ADDITIONAL DEPTH MAY BE REQUIRED BASED ON SITE CONDITIONS OR ROAD DESIGN.
3. REFERENCE FIGURE A108-1 FOR TYPICAL GATE VALVE STANDARD DRAWING.

ORANGE COUNTY UTILITIES — FIGURE A108-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

BUTTERFLY VALVE & BOX - WATER & RECLAIMED WATER MAINS

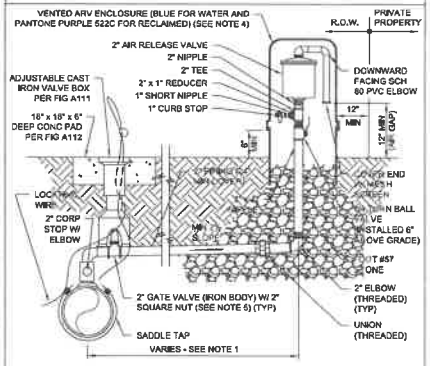


NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE A111 FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES — FIGURE A109
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE FOR WATER & RECLAIMED WATER

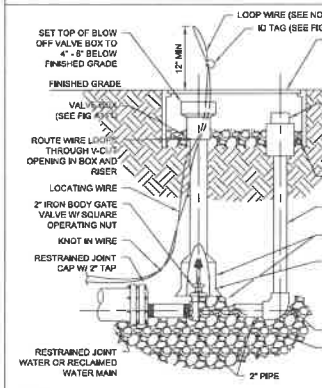


NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2-IN ARV. IF A LARGER ARV IS REQUIRED, THIS SHALL BE SUBMITTED AND APPROVED BY UTILITIES PRIOR TO INSTALLATION.
3. ALL PIPING AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST. ALL VALVES AND APPURTENANCES SHALL BE BRASS OR 316 SST.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90" AT TAP AT MAIN.

ORANGE COUNTY UTILITIES — FIGURE A115-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

PERMANENT BLOW OFF VALVE - WATER & RECLAIMED WATER

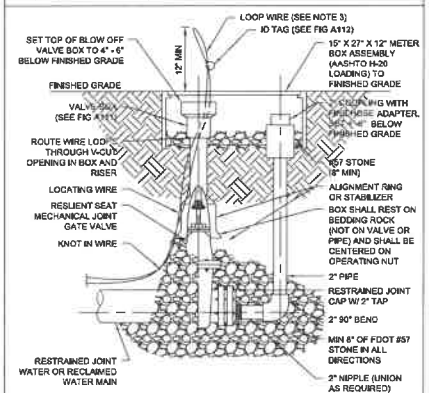


NOTES:
1. INSTALL MANUFACTURED BLOW OFF BOXES AS APPROVED IN APPENDIX D.
2. FOR USE AT PERMANENT WATER AND RECLAIMED WATER DEAD-ENDS, SUCH AS CUL-DE-SACS.
3. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
4. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.
5. SHALL NOT BE INSTALLED IN THE PAVEMENT, SIDEWALK, OR CURB.
6. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES — FIGURE A122-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

TEMPORARY BLOW OFF VALVE - WATER & RECLAIMED WATER

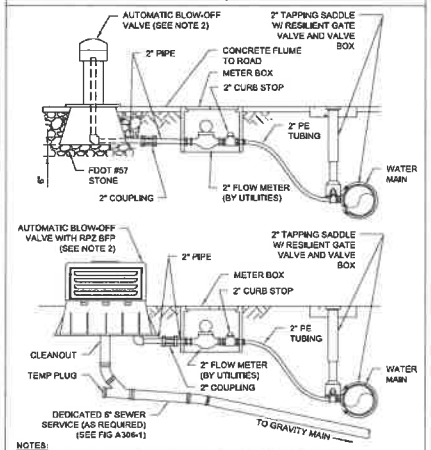


NOTES:
1. FOR USE AT PHASE LINES OR TEMPORARY TERMINATION POINTS.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
3. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.
4. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES — FIGURE A122-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

BLOW OFF VALVE, AUTOMATIC - WATER

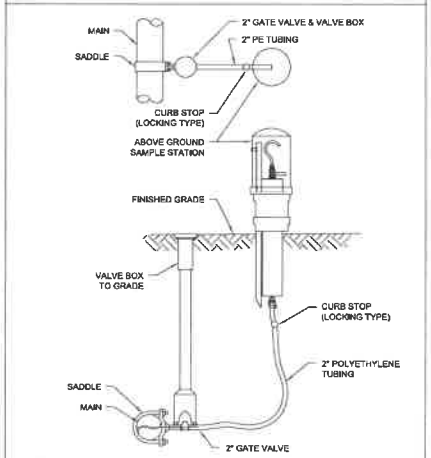


NOTES:
1. TO BE PROVIDED ON AN AS-NEEDED BASIS TO BE DETERMINED BY OCU.
2. A 12-IN MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN AUTOMATIC FLUSHING SYSTEM AND ANY OBSTRUCTIONS.
3. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES — FIGURE A122-3
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

WATER SAMPLE STATION



NOTES:
1. A 2-IN SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW-OFF VALVE WHEN BOTH ARE REQUIRED.

ORANGE COUNTY UTILITIES — FIGURE A201-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS 4594

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50103025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE
OCU WATER & RECLAIMED WATER MAIN DETAILS

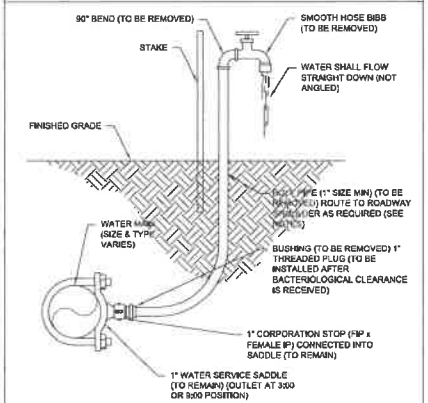
PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.
C24

12:33:50 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\24-STAR2 E-W PH2B UtilityDets

APPENDIX A — STANDARD DRAWINGS

TEMPORARY SAMPLE TAP

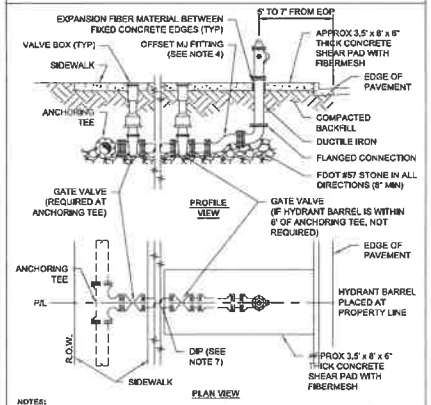


NOTES:
1. LOCATION OF SAMPLE POINT BIBB SHALL NOT BE WITHIN THE ROADWAY BUT ROUTED TO THE ROADWAY SHOULDERS (NON-TRAFFIC AREAS).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY PIPING & FITTINGS (AS NOTED) AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED.
3. THE USE OF THE ABOVE CONSTRUCTION FOR A TEMPORARY SAMPLE POINT SHALL BE LIMITED TO AREAS WHERE A SAMPLE TAP BY ALTERNATIVE METHODS IS NOT FEASIBLE IF DIRECTED OTHERWISE BY OCU.

ORANGE COUNTY UTILITIES — FIGURE A201-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

FIRE HYDRANT ASSEMBLY (STANDARD CONFIGURATION)

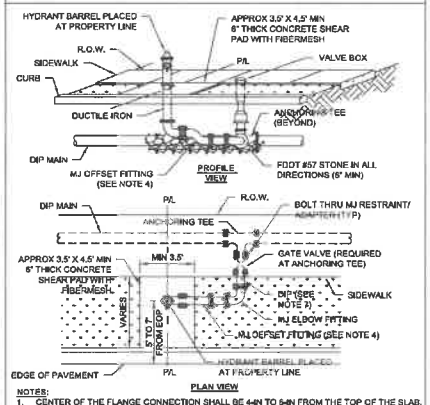


NOTES:
1. CENTER OF THE FLANGE CONNECTION SHALL BE 4-IN TO 6-IN FROM THE TOP OF THE SLAB.
2. BARREL COLORS: PRIVATE HYDRANTS - RED; PUBLIC HYDRANTS - SILVER.
3. BONNET COLORS: TO BE DETERMINED BY FLOW TEST.
4. OFFSET MJ FITTING ROTATED AS REQUIRED FOR HYDRANT BURY DEPTH ADJUSTMENT. HYDRANT EXTENSION RISERS SHALL NOT BE PERMITTED. ADDITIONAL RESTRAINT FITTINGS AS REQUIRED.
5. HYDRANT SHALL BE CENTERED ON SHEAR PAD.
6. PUMPER NOZZLE SHALL FACE ROADWAY.
7. ALL PIPE SHALL BE RESTRAINED DIP FROM ANCHORING TEE TO HYDRANT.
8. HYDRANT SHALL BE 5-FT TO 7-FT FROM EDGE OF PAVEMENT.

ORANGE COUNTY UTILITIES — FIGURE A203-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

FIRE HYDRANT ASSEMBLY (LIMITED SPACE CONFIGURATION)

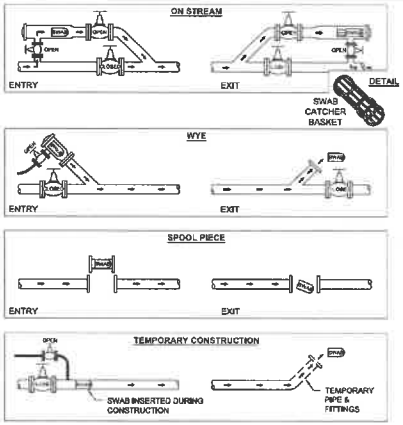


NOTES:
1. CENTER OF THE FLANGE CONNECTION SHALL BE 4-IN TO 6-IN FROM THE TOP OF THE SLAB.
2. BARREL COLORS: PRIVATE HYDRANTS - RED; PUBLIC HYDRANTS - SILVER.
3. BONNET COLORS: TO BE DETERMINED BY FLOW TEST.
4. OFFSET MJ FITTING ROTATED AS REQUIRED FOR HYDRANT BURY DEPTH ADJUSTMENT. HYDRANT EXTENSION RISERS SHALL NOT BE PERMITTED.
5. HYDRANT SHALL BE CENTERED ON SHEAR PAD.
6. PUMPER NOZZLE SHALL FACE THE ROADWAY.
7. ALL PIPE SHALL BE RESTRAINED DIP FROM ANCHORING TEE TO HYDRANT.
8. HYDRANT SHALL BE 5-FT TO 7-FT FROM EDGE OF PAVEMENT.

ORANGE COUNTY UTILITIES — FIGURE A203-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

SWABBING ACCESS POINTS

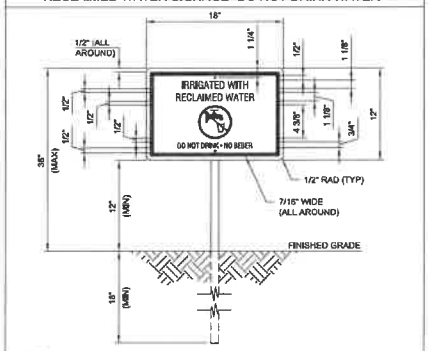


NOTES:
1. FOAM SWAB.
2. SUGGESTED FOR WATER AND RECLAIMED WATER MAINS OF ALL SIZES. REQUIRED FOR WATER AND RECLAIMED WATER MAINS 16-IN DIAMETER AND GREATER.
3. CONCRETE SLAB AND DESIGN SHALL BE REVIEWED BY UTILITIES PRIOR TO APPROVAL.

ORANGE COUNTY UTILITIES — FIGURE A205
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

RECLAIMED WATER SIGNAGE "DO NOT DRINK WATER"

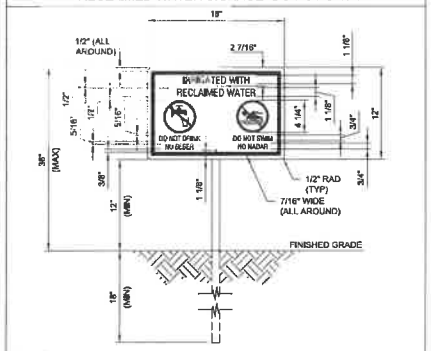


NOTES:
1. SIGN TO BE PROVIDED BY OCU.
2. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES, IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
3. BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 CORBI, OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
4. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
5. SIGN MATERIAL SHALL BE 0.040 GAUGE METAL.
6. POST SHALL BE 2.375-IN OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
7. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
8. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH CHAPTER 62-610 "ACCESS CONTROL AND ADVISORY SIGNS", FAC, THE COUNTY APPROVED ENGINEERING PLANS AND / OR AS APPROVED BY THE UTILITIES.

ORANGE COUNTY UTILITIES — FIGURE A501
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

RECLAIMED WATER SIGNAGE "DO NOT SWIM"



NOTES:
1. SIGN TO BE PROVIDED BY OCU.
2. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES, IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
3. BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 CORBI, OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
4. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
5. SIGN MATERIAL SHALL BE 0.040 GAUGE METAL.
6. POST SHALL BE 2.375-IN OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
7. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
8. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH CHAPTER 62-610 "ACCESS CONTROL AND ADVISORY SIGNS", FAC, THE COUNTY APPROVED ENGINEERING PLANS AND / OR AS APPROVED BY THE UTILITIES.

ORANGE COUNTY UTILITIES — FIGURE A502
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #1794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARDEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE
OCU WATER & RECLAIMED WATER MAIN DETAILS

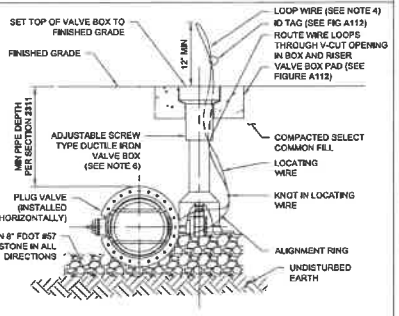
PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.
C25

12:33:00 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\25-STAR2 E-W PH2B UtilityData

APPENDIX A — STANDARD DRAWINGS

PLUG VALVE & BOX - WASTEWATER



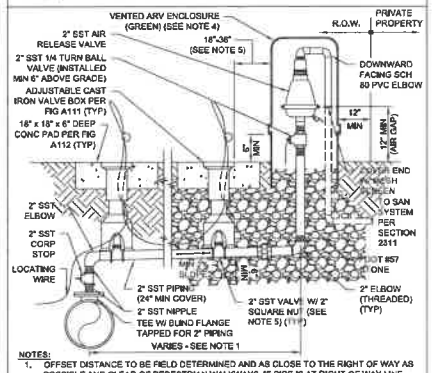
NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MICRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE A111 FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A110
10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER - 2" DIA



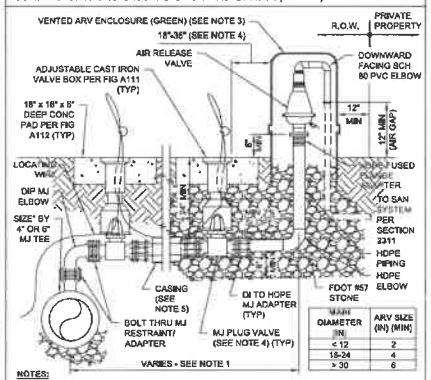
NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2-IN ARV. FOR LARGER ARVS, PIPE DIAMETER AND VALVES SHALL BE EQUAL TO THE SIZE OF THE ARV. FOR LARGER DIAMETER REFER TO FIGURE A115-3.
3. ALL PIPING, VALVES AND APPURTENANCES TO BE 316 SST EXCEPT WHERE SPECIFIED OTHERWISE.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT MAIN. AN ADDITIONAL VALVE IS REQUIRED IF THE VALVE IS IN THE ROAD OR IF THE ARV IS FURTHER THAN 10-FT FROM VALVE.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A115-2
10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER (OFFSET) - 4" DIA & GREATER



MAIN DIAMETER (IN)	ARV SIZE (IN) (MIN)
< 12	2
18-24	4
> 30	6

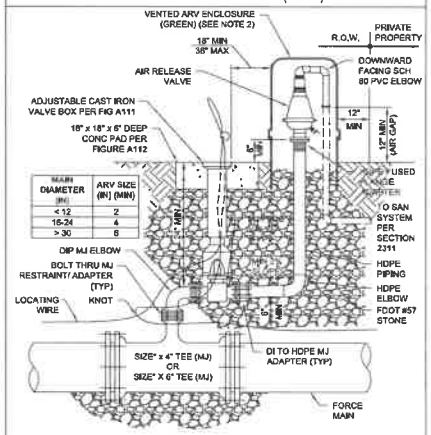
NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, REFER TO DETAIL A115-4.
2. ALL PIPING, VALVES AND APPURTENANCES TO BE AS SPECIFIED.
3. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
4. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT TEE AT MAIN. AN ADDITIONAL VALVE IS REQUIRED IF THE VALVE IS IN THE ROAD OR IF THE ARV IS FURTHER THAN 10-FT FROM VALVE.
5. A CONCRETE OR METAL CASING IS REQUIRED ON ALL OFFSETS BETWEEN PLUG VALVES.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A115-3
10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER (ABOVE) - 4" DIA & GREATER



MAIN DIAMETER (IN)	ARV SIZE (IN) (MIN)
< 12	2
18-24	4
> 30	6

NOTES:
1. ALL PIPING, VALVES AND APPURTENANCES TO BE AS SPECIFIED.
2. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A115-4
10/10/2021

Dewberry

Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #6794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B)
MERIDIAN PARKS
CITY OF ORLANDO, FLORIDA

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BUILT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMAN SITE DEVELOPMENT & SURVEYOR MICHAEL D. BARBEE. THE DRAWING IS BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE; AND THE DRAWINGS MEET THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

REVISIONS

No.	DATE	BY	Description

PROJECT # 50108025
DRAWN BY SKH
APPROVED BY NS
CHECKED BY RM
DATE AUGUST 2022
DATUM NAVD 88

TITLE

OCU FORCE MAIN DETAILS

PROJECT: J:\STAR-2\Final E-W Road Phase 2

SHEET NO.

C26

12:33:07 AM J:\STAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 2B\Record Drawings\Complete\26-STAR2 E-W PH2B Utility Data

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
219 E. LIVINGSTON STREET
ORLANDO, FLORIDA 32801

Bill of Sale

Water, Reclaimed Water & Sanitary Sewer System

Meridian Parks East West Collector Road Phase 2B

{OCU Permit 23-U-121}

Dowden West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Seller"), for and in consideration of the sum of one dollar ($1.00) and other valuable consideration paid to Seller by **County of Orange,** a charter county and political subdivision of the State of Florida ("Buyer"), the receipt and sufficiency of which are hereby acknowledged does hereby grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, lift stations, fittings, equipment, and other goods that comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

PROJECT: Meridian Parks East West Collector Road Phase 2B
Plat Book 114 Pages 114-118
Please see the attached Exhibit "A" – Legal Description
Section 34 Township 23 South, Range 31 East
Orange County, Florida

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owners of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

By: _____
Name: RALPH CHARLES BELL
Title: CHAIRMAN

IN WITNESS WHEREOF, Seller has executed this Agreement at Orange County, Florida on April 22, 2025.

SIGNED, SEALED AND DELIVERED

By: _____

LAURA TRUSSELL
Notary Public - State of Florida
Commission # HH 496910
My Comm. Expires Feb 26, 2028
Bonded through National Notary Assn.

IN THE PRESENCE OF:

_____ JEFF STALDER
Witness

_____ Stephannie Coffin
Attest:

Exhibit A

EAST WEST CONNECTOR ROAD SEGMENT 2

LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1648.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF N59°35'59"W AND A CHORD DISTANCE OF 551.40 FEET;AND ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 11°50'34", A CHORD BEARING OF N75°06'46"W AND A CHORD DISTANCE OF 194.36 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.71 FEET TO A POINT OF TANGENCY; THENCE N81°02'03"W, A DISTANCE OF 108.76 FEET; THENCE N08°57'57"E, A DISTANCE OF 45.00 FEET; THENCE N81°02'03"W, A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19°19'54", A CHORD BEARING OF N71°22'06"W AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38°28'17", A CHORD BEARING OF S50°33'21"W AND A CHORD DISTANCE OF 9.88 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY; THENCE S31°19'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05°35'31", A CHORD BEARING OF N58°40'48"W AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE; THENCE N31°19'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD

BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE S53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE S81°02'03"E, A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28",

A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE S46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD BEARING OF S63°20'07"E AND A CHORD DISTANCE OF 606.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 618.25 FEET TO THE END OF SAID CURVE; THENCE S07°05'37"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 07°13'13", A CHORD BEARING OF N79°17'46"W AND A CHORD DISTANCE OF 125.31 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.39 FEET TO THE POINT OF BEGINNING. .

CONTAINING 794,083 SQAURE FEET OR 18.23 ACRES MORE OR LESS.

OWNER'S AFFIDAVIT
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements
(East West Connector Road 2B)
Dowden West Community Development District

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Elizabeth Manchester ("Affiant") as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says as of April 22, 2025:

1. That Affiant knows of her own knowledge that, as of the date of that certain Bill of Sale Absolute and Agreement Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Connector Road 2B), dated on or about event date hereof, entered into by and between Dowden West Community Development District and Owner (the "Bill of Sale"), the Owner was the owner of certain pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements, as described on Exhibit "A" attached hereto, and as more specifically depicted on Exhibit "A-2" of the Bill of Sale (the "Improvements"), which Improvements are located on certain real property in Orange County, Florida, as more particularly described on Exhibit "A-1" attached hereto (the "Land"), and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements and Land, as described in the Bill of Sale, are free and clear of all liens and encumbrances except for the restrictions, covenants, conditions, easements and other matters of record, including but not limited to matters affecting title included in that certain plat of East West Connector Road Segment 2, as recorded on February 21, 2024, in Plat Book 114, Page 114 of the Official Records of Orange County, Florida (the "Plat"), and taxes for the year 2025 and subsequent years.

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District and for the District's future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the recording date of the Plat and the effective date of the Bill of Sale for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 47-2883259; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by the District and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. Affiant is an officer or representative of Owner, and Affiant attests that Owner does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: April 22 **, 2025**

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

JEFF STALDER

(Print Name)

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By:

Print: Elizabeth Manchester

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22nd day of April, 2025, by Elizabeth Manchester, as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [X] personally known to me or [ ] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: Laura Trussell
Comm. Exp.: 2/26/28 ; Comm. No.: 496910

LAURA TRUSSELL
Notary Public - State of Florida
Commission # HH 496910
My Comm. Expires Feb 26, 2028
Bonded through National Notary Assn.

EXHIBIT "A"

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements located on a portion of the real property described on Exhibit "A-1" attached hereto, which comprise the potable water, reclaimed water and sanitary sewer system, as more specifically depicted on Exhibit "A-2" of that certain Bill of Sale Absolute and Agreement Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Connector Road 2B), dated on or about event date hereof, entered into by and between Dowden West Community Development District and Beachline South Residential, LLC.

EXHIBIT "A-1"

LAND

LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1648.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF N59°35'59"W AND A CHORD DISTANCE OF 551.40 FEET;AND ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 11°50'34", A CHORD BEARING OF N75°06'46"W AND A CHORD DISTANCE OF 194.36 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.71 FEET TO A POINT OF TANGENCY; THENCE N81°02'03"W, A DISTANCE OF 108.76 FEET; THENCE N08°57'57"E, A DISTANCE OF 45.00 FEET; THENCE N81°02'03"W, A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19°19'54", A CHORD BEARING OF N71°22'06"W AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38°28'17", A CHORD BEARING OF S50°33'21"W AND A CHORD DISTANCE OF 9.88 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY; THENCE S31°19'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05°35'31", A CHORD BEARING OF N58°40'48"W AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE; THENCE N31°19'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE

ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE S53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF

13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE S81°02'03"E, A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE S46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD BEARING OF S63°20'07"E AND A CHORD DISTANCE OF 606.30 FEET; THENCE RUN

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 618.25 FEET TO THE END OF SAID CURVE; THENCE S07°05'37"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 07°13'13", A CHORD BEARING OF N79°17'46"W AND A CHORD DISTANCE OF 125.31 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.39 FEET TO THE POINT OF BEGINNING. .

CONTAINING 794,083 SQAURE FEET OR 18.23 ACRES MORE OR LESS.

CERTIFICATE OF DISTRICT ENGINEER

Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase 2B)
Dowden West Community Development District

I, **Reinardo Malave**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 ("Dewberry"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the "District").

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in Exhibit "A" attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Improvements from the Developer to the District and the District's conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them by the City of Orlando, SFWMD, FDEP and Orange County Public Utilities or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and

Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase 2B)
Dowden West Community Development District

DATED: April 24, 2025

Witness: _____
Print: Dawn R. Queen

Witness: Valerie McDonald
Print: Valerie McDonald

_____
Reinardo Malave, PE
State of Florida License No.: 35188
on behalf of the company,
Dewberry Engineers Inc.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 24th day of April, 2025, by **REINARDO MALAVE** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [✓] personally known to me or [ ] has produced a valid driver's license as identification.

(SEAL)

DAWN R. QUEEN
Notary Public
State of Florida
Comm# HH294293
Expires 9/25/2026

_____
Notary Public; State of Florida

Print Name: Dawn R. Queen
Comm. Exp.: 9/25/2026
Comm. No.: HH294293

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1648.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF N59°35'59"W AND A CHORD DISTANCE OF 551.40 FEET;AND ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 11°50'34", A CHORD BEARING OF N75°06'46"W AND A CHORD DISTANCE OF 194.36 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.71 FEET TO A POINT OF TANGENCY; THENCE N81°02'03"W, A DISTANCE OF 108.76 FEET; THENCE N08°57'57"E, A DISTANCE OF 45.00 FEET; THENCE N81°02'03"W, A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19°19'54", A CHORD BEARING OF N71°22'06"W AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38°28'17", A CHORD BEARING OF S50°33'21"W AND A CHORD DISTANCE OF 9.88 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY; THENCE S31°19'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05°35'31", A CHORD BEARING OF N58°40'48"W AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE; THENCE N31°19'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W

AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE S53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE S81°02'03"E, A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE S46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD

BEARING OF S63°20'07"E AND A CHORD DISTANCE OF 606.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 618.25 FEET TO THE END OF SAID CURVE; THENCE S07°05'37"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 07°13'13", A CHORD BEARING OF N79°17'46"W AND A CHORD DISTANCE OF 125.31 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.39 FEET TO THE POINT OF BEGINNING. .

CONTAINING 794,083 SQAURE FEET OR 18.23 ACRES MORE OR LESS.

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

SECTION XI

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF AN ASSISTANT TREASURER OF THE DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Dowden West Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within City of Orlando, Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Patti Powers is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of May, 2025.

ATTEST:

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION XII

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919

Bill to

Dowden West CDD
Governmental Management Services,
Central
6200 Lee Vista Blvd., Ste 300
Orlando, FL 32822

Estimate details

Estimate no.: 1554
Estimate date: 02/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Scope of Work**	Dowden Rd4, D-4A2, 6.66 ac	1	$300.00	$300.00
2.		**Scope of Work**	Dowden Rd4, D-4B, 6.06 ac	1	$300.00	$300.00
3.		**Scope of Work**	Dowden Rd5, D-5A, 4.62 ac	1	$225.00	$225.00
4.		**Scope of Work**	Dowden Rd5, D-5B, 2.17 ac	1	$125.00	$125.00
5.		**Scope of Work**	East West Road Ph2, N-4A, 4.20	1	$225.00	$225.00
6.		**Scope of Work**	All of the above ponds will receive monthly pond herbicide maintenance. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as $/treatment.		$0.00	$0.00

Total **$1,175.00**

Note to customer

Thank you for your business!

Accepted date **Accepted by**

SECTION XIII

FORM OF REQUISITION
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024

The undersigned, a Responsible Officer of Dowden West Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the of the Master Trust Indenture from the Issuer to US Bank, as trustee (the "Trustee"), dated as of November 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2024 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 2 Date: May 06, 2025

(B) Name of Payee: **MATTAMY HOMES.**

(C) Amount Payable: **$2,990,736.87**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): MERIDIAN PARK N-4 FINAL PAY APPLICATION (enclosed).

(E) Fund or Account from which disbursement to be made: Series 2024 Construction and Acquisition Account 224152005.

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District;
2. Each disbursement set forth above is a proper charge against the Acquisition and Construction Fund referenced in "E" above;
3. Each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2024 project;
4. Each disbursement represents a Cost of the 2024 Project which has not previously been paid; and
5. The costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL

FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Cost of Issuance., the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

By: Rey Malave 5-7-25
Consulting Engineer Reinardo Malave, PE
Dewberry Engineers Inc.

Subcontract Payment Application

As Of 4/23/2025

Ord #	Co	Ord	Chg Ord	Line #	Supplier Number	Supplier	Account Number	Current Budget	Original Contract	Contract Revisions	Billed Amount	% Compl	Paid Amount	Retained Amount	% Ret	Remaining Balance	Current Billings	Description
9190																		
000 - 1.000	53960	9190	000	1.000	418855	Brockman Site Development	53969103.1510.30510	4,444,281.39	973,270.42	0.00	973,270.42	100%	875,943.38	97,327.04	10%	0.00		Earthworks-Topsoil
000 - 2.000	53960	9190	000	2.000	418855	Brockman Site Development	53969126.1510.31050	2,616,505.43	1,576,284.35	0.00	1,576,284.35	100%	1,418,655.90	157,628.45	10%	0.00		Roads & Paving
000 - 3.000	53960	9190	000	3.000	418855	Brockman Site Development	53969126.1510.31015	2,713,735.39	1,838,766.55	0.00	1,838,766.55	100%	1,654,889.89	183,876.66	10%	0.00		Storm Drainage System
000 - 4.000	53960	9190	000	4.000	418855	Brockman Site Development	53969103.1510.30510	4,444,281.39	262,981.57	0.00	262,981.57	100%	236,683.41	26,298.16	10%	0.00		Surveying
000 - 5.000	53960	9190	000	5.000	418855	Brockman Site Development	53969103.1510.30510	4,444,281.39	40,393.60	0.00	40,393.60	100%	36,354.24	4,039.36	10%	0.00		Turf
001 - 1.000	53960	9190	001	1.000	418855	Brockman Site Development	53969126.1510.31050	2,616,505.43	150,162.65	0.00	150,162.65	100%	135,146.38	15,016.27	10%	0.00		Concrete Driveway per OCU Dire
Total - 9190																		

Full Retainage 484,185.94

DS
CH

Initial
JS

DS
CB

Initial
DD

Subcontract Payment Application

As Of 4/23/2025

Ord #	Co	Ord	Chg Ord	Line #	Supplier Number	Supplier	Account Number	Current Budget	Original Contract	Contract Revisions	Billed Amount	% Compl	Paid Amount	Retained Amount	% Ret	Remaining Balance	Current Billings	Description
9191																		
000 - 1.000	53960	9191	000	1.000	418855	Brockman Site Development	53969126.1510.31020	1,321,676.44	811,315.44	0.00	811,315.44	100%	730,183.88	81,131.56	10%	0.00		Water System
000 - 2.000	53960	9191	000	2.000	418855	Brockman Site Development	53969126.1510.31025	914,859.80	467,701.37	0.00	467,701.37	100%	420,931.22	46,770.15	10%	0.00		Reuse Water System
000 - 3.000	53960	9191	000	3.000	418855	Brockman Site Development	53969126.1510.31010	2,692,564.18	1,162,432.32	0.00	1,162,432.32	100%	1,046,189.07	116,243.25	10%	0.00		Sanitary Sewer
000 - 4.000	53960	9191	000	4.000	418855	Brockman Site Development	53969126.1510.31010	2,692,564.18	982,416.75	0.00	982,416.75	100%	884,175.08	98,241.68	10%	0.00		Lift Station and Forcemain
001 - 1.000	53960	9191	001	1.000	418855	Brockman Site Development	53969126.1510.31025	914,859.80	98,735.56	0.00	98,735.57	100%	88,862.01	9,873.56	10%	-0.01		N4 Reclaim Jumper
Total - 9191																		

Full Retainage	352,260.20
BACK CHARGE REDUCTION	(99,036.99)
Retainage Payment	253,223.21

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DocuSigned by: Casen Henn 42E5DC1AC254480... 4/23/2025

DocuSigned by: Chuck Bell 99079C0AD78641C... 4/24/2025

Signed by: Jeff Stalder 793E421FF68946F... 4/24/2025

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:
Mattamy (Orlando) Partnership, Inc.
1900 Summit Tower Blvd. #500
Orlando, FL 32810

PROJECT: Meridian parks
CONTRACT #:
JOB #: N4

APPLICATION NO: 21 Final
APPLICATION DATE: 4/8/2025
PERIOD TO: 4/8/2025

FROM CONTRACTOR:
Brockman Site Development
4000 Pipe Down Cove
Sanford FL, 32771

VIA ENGINEER: Dewberry Engineers Inc.
800 North Magnolia Ave.
Suite 1000
Orlando, FL 32803

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 8,115,562.37
2. Net change by Change Orders		$ 248,898.21
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 8,364,460.58
4. TOTAL COMPLETED & STORED TO DATE		$ 8,364,460.58
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	$ $0.00	
b. ____ % of Stored Material (Column F on G703)	$ Included in above	
Total Retainage (Lines 5a + 5b or Total in Retainage		$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 8,364,460.58
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 7,528,014.52
8. CURRENT PAYMENT DUE		$ 836,446.06
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$98,735.56	
Total approved this Month	$150,162.65	
TOTALS	$248,898.21	$0.00
NET CHANGES by Change Order	$248,898.21	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 4/8/2025

State of: Florida County of: Seminole
Subscribed and sworn to before me this 8 day of April 2025
Notary Public: _____
My Commission expires: 02/04/2026

Notary Public State of Florida
Heather L Nowak
My Commission
HH 192544
Exp. 2/4/2026

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ $836,446.06

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER: Dewberry
By: Barron A. Ray Date: 4/11/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Meridian Parks N4

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certificaiton, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 21 - Final
APPLICATION DATE: 04/08/25
PERIOD TO: 04/08/25
ARCHITECT'S PROJECT NO.:

A	B	C	D	E	F	G		H	I
			WORK COMPLETED						
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETEDAND STORED TO DATE (D+E+F)	% (G-C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
	GENERAL CONDITIONS								
	MOBILIZATION	$11,247.34	$11,247.34	$0.00	$0.00	$11,247.34	100%	$0.00	$1,124.73
	LAYOUT AND AS-BUILTS	$157,246.88	$157,246.88	$0.00	$0.00	$157,246.88	100%	$0.00	$15,724.69
	TRAFFIC CONTROL	$2,049.69	$2,049.69	$0.00	$0.00	$2,049.69	100%	$0.00	$204.97
	SILT FENCE	$2,953.20	$2,953.20	$0.00	$0.00	$2,953.20	100%	$0.00	$295.32
	DBL. ROW SILT FENCE W/ ORANGE SAFETY FENCE	$36,300.00	$36,300.00	$0.00	$0.00	$36,300.00	100%	$0.00	$3,630.00
	FLOATING TURBIDITY BARRIER	$1,965.78	$1,965.78	$0.00	$0.00	$1,965.78	100%	$0.00	$196.58
	TEMPORARY CONSTRUCTION ENTRANCE	$7,130.68	$7,130.68	$0.00	$0.00	$7,130.68	100%	$0.00	$713.07
	SWPPP MAINTENANCE	$13,201.42	$13,201.42	$0.00	$0.00	$13,201.42	100%	$0.00	$1,320.14
	PUNCH OUT	$44,884.86	$44,884.86	$0.00	$0.00	$44,884.86	100%	$0.00	$4,488.49
	GEOTECHNICAL TESTING	$47,552.80	$47,552.80	$0.00	$0.00	$47,552.80	100%	$0.00	$4,755.28
	EARTHWORK								
	CLEARING AND GRUBBING	$263,684.52	$263,684.52	$0.00	$0.00	$263,684.52	100%	$0.00	$26,368.45
	DEWATERING OF EARTHWORK	$31,584.91	$31,584.91	$0.00	$0.00	$31,584.91	100%	$0.00	$3,158.49
	DEWATERING OF UTILITIES	$126,792.99	$126,792.99	$0.00	$0.00	$126,792.99	100%	$0.00	$12,679.30
	SITE EXCAVATION & EMBANKMENT	$51,342.42	$51,342.42	$0.00	$0.00	$51,342.42	100%	$0.00	$5,134.24
	EMBANKMENT FILL FROM PH. 2 ROADWORK	$427,051.88	$427,051.88	$0.00	$0.00	$427,051.88	100%	$0.00	$42,705.19
	LOT GRADING	$54,597.20	$54,597.20	$0.00	$0.00	$54,597.20	100%	$0.00	$5,459.72
	ROW GRADING	$12,109.44	$12,109.44	$0.00	$0.00	$12,109.44	100%	$0.00	$1,210.94
	POND GRADING	$6,689.84	$6,689.84	$0.00	$0.00	$6,689.84	100%	$0.00	$668.98
	OPEN TRACT GRADING	$23,205.68	$23,205.68	$0.00	$0.00	$23,205.68	100%	$0.00	$2,320.57
	SEED AND MULCH LOTS	$20,072.50	$20,072.50	$0.00	$0.00	$20,072.50	100%	$0.00	$2,007.25
	SEED AND MULCH ROW	$1,788.25	$1,788.25	$0.00	$0.00	$1,788.25	100%	$0.00	$178.83
	SEED AND MULCH OPEN TRACTS	$8,149.50	$8,149.50	$0.00	$0.00	$8,149.50	100%	$0.00	$814.95
	SOD 2 STRIPS B.O.C.	$9,644.80	$9,644.80	$0.00	$0.00	$9,644.80	100%	$0.00	$964.48
	SOD 2 STRIPS BEHIND SIDEWALK	$1,798.40	$1,798.40	$0.00	$0.00	$1,798.40	100%	$0.00	$179.84
	SOD ROW	$4,022.40	$4,022.40	$0.00	$0.00	$4,022.40	100%	$0.00	$402.24
	SOD POND SLOPES	$31,481.60	$31,481.60	$0.00	$0.00	$31,481.60	100%	$0.00	$3,148.16
	SOD SWALES/ OPEN TRACTS	$4,889.60	$4,889.60	$0.00	$0.00	$4,889.60	100%	$0.00	$488.96
	ONSITE SANITARY SYSTEM								

	48" SANITARY MANHOLE (0'-6')	$29,408.40	$29,408.40	$0.00	$0.00	$29,408.40	100%	$0.00	$2,940.84
	48" SANITARY MANHOLE (6'-8')	$125,735.20	$125,735.20	$0.00	$0.00	$125,735.20	100%	$0.00	$12,573.52
	48" SANITARY MANHOLE (8'-10')	$90,178.35	$90,178.35	$0.00	$0.00	$90,178.35	100%	$0.00	$9,017.84
	48" SANITARY MANHOLE (10'-12')	$85,107.32	$85,107.32	$0.00	$0.00	$85,107.32	100%	$0.00	$8,510.73
	48" SANITARY MANHOLE (12'-14')	$82,665.66	$82,665.66	$0.00	$0.00	$82,665.66	100%	$0.00	$8,266.57
	48" SANITARY LINED MANHOLE (12'-14')	$27,555.22	$27,555.22	$0.00	$0.00	$27,555.22	100%	$0.00	$2,755.52
	48" SANITARY LINED MANHOLE (14'-16')	$113,075.52	$113,075.52	$0.00	$0.00	$113,075.52	100%	$0.00	$11,307.55
	48" SANITARY LINED MANHOLE (16'-18')	$79,945.48	$79,945.48	$0.00	$0.00	$79,945.48	100%	$0.00	$7,994.55
	8" SANITARY PVC SDR 26 (0'-6')	$28,243.60	$28,243.60	$0.00	$0.00	$28,243.60	100%	$0.00	$2,824.36
	8" SANITARY PVC SDR 26 (6'-8')	$36,795.88	$36,795.88	$0.00	$0.00	$36,795.88	100%	$0.00	$3,679.59
	8" SANITARY PVC SDR 26 (8'-10')	$43,942.78	$43,942.78	$0.00	$0.00	$43,942.78	100%	$0.00	$4,394.28
	8" SANITARY PVC SDR 26 (10'-12')	$20,811.54	$20,811.54	$0.00	$0.00	$20,811.54	100%	$0.00	$2,081.15
	8" SANITARY PVC SDR 26 (12'-14')	$38,685.84	$38,685.84	$0.00	$0.00	$38,685.84	100%	$0.00	$3,868.58
	8" SANITARY PVC SDR 26 (14'-16')	$34,356.30	$34,356.30	$0.00	$0.00	$34,356.30	100%	$0.00	$3,435.63
	8" SANITARY PVC SDR 26 (16'-18')	$11,057.76	$11,057.76	$0.00	$0.00	$11,057.76	100%	$0.00	$1,105.78
	8" SANITARY PVC SDR 26 (18'-20')	$2,055.42	$2,055.42	$0.00	$0.00	$2,055.42	100%	$0.00	$205.54
	SANITARY SERVICE SINGLE	$48,664.11	$48,664.11	$0.00	$0.00	$48,664.11	100%	$0.00	$4,866.41
	SANITARY SERVICE DOUBLE	$156,456.44	$156,456.44	$0.00	$0.00	$156,456.44	100%	$0.00	$15,645.64
	SANITARY TESTING	$49,684.25	$49,684.25	$0.00	$0.00	$49,684.25	100%	$0.00	$4,968.43
	CONNECT TO EXISTING FORCEMAIN	$1,322.56	$1,322.56	$0.00	$0.00	$1,322.56	100%	$0.00	$132.26
	6" PVC FORCEMAIN	$54,567.24	$54,567.24	$0.00	$0.00	$54,567.24	100%	$0.00	$5,456.72
	6" PLUG VALVE	$5,529.81	$5,529.81	$0.00	$0.00	$5,529.81	100%	$0.00	$552.98
	LIFT STATION (FINAL SPECS)	$871,945.68	$871,945.68	$0.00	$0.00	$871,945.68	100%	$0.00	$87,194.57
	FORCEMAIN FITTINGS	$14,843.90	$14,843.90	$0.00	$0.00	$14,843.90	100%	$0.00	$1,484.39
	FORCEMAIN TESTING	$8,551.86	$8,551.86	$0.00	$0.00	$8,551.86	100%	$0.00	$855.19
	STORM DRAINAGE								
	TYPE C CATCH BASIN (0'-6')	$51,893.40	$51,893.40	$0.00	$0.00	$51,893.40	100%	$0.00	$5,189.34
	TYPE C CATCH BASIN (6'-8')	$34,595.60	$34,595.60	$0.00	$0.00	$34,595.60	100%	$0.00	$3,459.56
	TYPE C CATCH BASIN (8'-10')	$8,648.90	$8,648.90	$0.00	$0.00	$8,648.90	100%	$0.00	$864.89
	48" TYPE C CATCH BASIN (6'-8')	$8,648.90	$8,648.90	$0.00	$0.00	$8,648.90	100%	$0.00	$864.89
	60" TYPE C CATCH BASIN (6'-8')	$8,648.90	$8,648.90	$0.00	$0.00	$8,648.90	100%	$0.00	$864.89
	60" TYPE C CATCH BASIN (8'-10')	$8,648.90	$8,648.90	$0.00	$0.00	$8,648.90	100%	$0.00	$864.89
	72" TYPE C CATCH BASIN (8'-10')	$28,753.98	$28,753.98	$0.00	$0.00	$28,753.98	100%	$0.00	$2,875.40
	3'X8.67' MOD 4 GRATE H-INLET/MANHOLE (8'-1	$17,197.90	$17,197.90	$0.00	$0.00	$17,197.90	100%	$0.00	$1,719.79
	48" TYPE 5 CURB INLET (0'-6')	$98,917.20	$98,917.20	$0.00	$0.00	$98,917.20	100%	$0.00	$9,891.72
	60" TYPE 5 CURB INLET (8'-10')	$12,364.65	$12,364.65	$0.00	$0.00	$12,364.65	100%	$0.00	$1,236.47
	5'X5' TYPE 5 CURB INLET (8'-10')	$12,364.65	$12,364.65	$0.00	$0.00	$12,364.65	100%	$0.00	$1,236.47
	5'X6' TYPE 5 CURB INLET (10'-12')	$12,364.65	$12,364.65	$0.00	$0.00	$12,364.65	100%	$0.00	$1,236.47
	48" TYPE 6 CURB INLET (0'-6')	$220,388.58	$220,388.58	$0.00	$0.00	$220,388.58	100%	$0.00	$22,038.86
	48" TYPE 6 CURB INLET (6'-8')	$24,487.62	$24,487.62	$0.00	$0.00	$24,487.62	100%	$0.00	$2,448.76

	60" TYPE 6 CURB INLET (0'-6')	$31,827.66	$31,827.66	$0.00	$0.00	$31,827.66	100%	$0.00	$3,182.77
	60" TYPE 6 CURB INLET (6'-8')	$63,655.32	$63,655.32	$0.00	$0.00	$63,655.32	100%	$0.00	$6,365.53
	60" TYPE 6 CURB INLET (8'-10')	$31,827.66	$31,827.66	$0.00	$0.00	$31,827.66	100%	$0.00	$3,182.77
	72" TYPE 6 CURB INLET (0'-6')	$15,913.83	$15,913.83	$0.00	$0.00	$15,913.83	100%	$0.00	$1,591.38
	4'X5' TYPE 6 CURB INLET (10'-12')	$15,913.83	$15,913.83	$0.00	$0.00	$15,913.83	100%	$0.00	$1,591.38
	4'X6' TYPE 6 CURB INLET (8'-10')	$15,913.83	$15,913.83	$0.00	$0.00	$15,913.83	100%	$0.00	$1,591.38
	5'X5' TYPE 6 CURB INLET (10'-12')	$15,913.83	$15,913.83	$0.00	$0.00	$15,913.83	100%	$0.00	$1,591.38
	5'X6' TYPE 6 CURB INLET (8'-10')	$15,913.83	$15,913.83	$0.00	$0.00	$15,913.83	100%	$0.00	$1,591.38
	5'X6' TYPE 6 CURB INLET (10'-12')	$15,913.83	$15,913.83	$0.00	$0.00	$15,913.83	100%	$0.00	$1,591.38
	48" STORM MANHOLE (0'-6')	$10,511.01	$10,511.01	$0.00	$0.00	$10,511.01	100%	$0.00	$1,051.10
	48" STORM MANHOLE (8'-10')	$10,511.01	$10,511.01	$0.00	$0.00	$10,511.01	100%	$0.00	$1,051.10
	60" STORM MANHOLE (6'-8')	$16,481.88	$16,481.88	$0.00	$0.00	$16,481.88	100%	$0.00	$1,648.19
	60" STORM MANHOLE (8'-10')	$16,481.88	$16,481.88	$0.00	$0.00	$16,481.88	100%	$0.00	$1,648.19
	72" STORM MANHOLE (6'-8')	$32,963.76	$32,963.76	$0.00	$0.00	$32,963.76	100%	$0.00	$3,296.38
	72" STORM MANHOLE (8'-10')	$16,481.88	$16,481.88	$0.00	$0.00	$16,481.88	100%	$0.00	$1,648.19
	5'X5' STORM MANHOLE (10'-12')	$16,481.88	$16,481.88	$0.00	$0.00	$16,481.88	100%	$0.00	$1,648.19
	6'X7' STORM MANHOLE (12'-14')	$32,963.76	$32,963.76	$0.00	$0.00	$32,963.76	100%	$0.00	$3,296.38
	36" MITERED END SECTION	$20,247.69	$20,247.69	$0.00	$0.00	$20,247.69	100%	$0.00	$2,024.77
	42" MITERED END SECTION	$8,037.32	$8,037.32	$0.00	$0.00	$8,037.32	100%	$0.00	$803.73
	48" MITERED END SECTION	$9,455.56	$9,455.56	$0.00	$0.00	$9,455.56	100%	$0.00	$945.56
	CONCRETE SPLASH PAD	$8,335.40	$8,335.40	$0.00	$0.00	$8,335.40	100%	$0.00	$833.54
	15" RCP (0'-6')	$60,471.14	$60,471.14	$0.00	$0.00	$60,471.14	100%	$0.00	$6,047.11
	15" RCP (6'-8')	$47,493.06	$47,493.06	$0.00	$0.00	$47,493.06	100%	$0.00	$4,749.31
	15" RCP (8'-10')	$25,284.88	$25,284.88	$0.00	$0.00	$25,284.88	100%	$0.00	$2,528.49
	15" RCP (10'-12')	$2,517.30	$2,517.30	$0.00	$0.00	$2,517.30	100%	$0.00	$251.73
	18" RCP (0'-6')	$13,620.00	$13,620.00	$0.00	$0.00	$13,620.00	100%	$0.00	$1,362.00
	18" RCP (6'-8')	$8,172.00	$8,172.00	$0.00	$0.00	$8,172.00	100%	$0.00	$817.20
	24" RCP (6'-8')	$72,434.75	$72,434.75	$0.00	$0.00	$72,434.75	100%	$0.00	$7,243.48
	24" RCP (8'-10')	$7,193.52	$7,193.52	$0.00	$0.00	$7,193.52	100%	$0.00	$719.35
	30" RCP (6'-8')	$62,052.40	$62,052.40	$0.00	$0.00	$62,052.40	100%	$0.00	$6,205.24
	30" RCP (8'-10')	$12,293.40	$12,293.40	$0.00	$0.00	$12,293.40	100%	$0.00	$1,229.34
	36" RCP (6'-8')	$15,451.61	$15,451.61	$0.00	$0.00	$15,451.61	100%	$0.00	$1,545.16
	36" RCP (8'-10')	$214,757.82	$214,757.82	$0.00	$0.00	$214,757.82	100%	$0.00	$21,475.78
	42" RCP (8'-10')	$34,197.80	$34,197.80	$0.00	$0.00	$34,197.80	100%	$0.00	$3,419.78
	42" RCP (12'-14')	$93,123.24	$93,123.24	$0.00	$0.00	$93,123.24	100%	$0.00	$9,312.32
	48" RCP (8'-10')	$11,283.65	$11,283.65	$0.00	$0.00	$11,283.65	100%	$0.00	$1,128.37
	48" RCP (12'-14')	$87,045.30	$87,045.30	$0.00	$0.00	$87,045.30	100%	$0.00	$8,704.53
	STORM TESTING	$32,918.46	$32,918.46	$0.00	$0.00	$32,918.46	100%	$0.00	$3,291.85
	WATER SYSTEM								
	CONNECT TO EXISTING WATER	$1,395.66	$1,395.66	$0.00	$0.00	$1,395.66	100%	$0.00	$139.57
	TEMPORARY JUMPER	$3,794.62	$3,794.62	$0.00	$0.00	$3,794.62	100%	$0.00	$379.46

	12" DIP WATERMAIN	$265,031.34	$265,031.34	$0.00	$0.00	$265,031.34	100%	$0.00	$26,503.13
	8" PVC WATERMAIN	$112,950.84	$112,950.84	$0.00	$0.00	$112,950.84	100%	$0.00	$11,295.08
	12" GATE VALVE - WATER	$65,322.40	$65,322.40	$0.00	$0.00	$65,322.40	100%	$0.00	$6,532.24
	8" GATE VALVE - WATER	$17,880.25	$17,880.25	$0.00	$0.00	$17,880.25	100%	$0.00	$1,788.03
	FIRE HYDRANT ASSEMBLY	$112,259.62	$112,259.62	$0.00	$0.00	$112,259.62	100%	$0.00	$11,225.96
	2" WATER SERVICE TO L.S.	$5,921.86	$5,921.86	$0.00	$0.00	$5,921.86	100%	$0.00	$592.19
	SINGLE WATER SERVICE	$30,331.95	$30,331.95	$0.00	$0.00	$30,331.95	100%	$0.00	$3,033.20
	DOUBLE WATER SERVICE	$51,813.86	$51,813.86	$0.00	$0.00	$51,813.86	100%	$0.00	$5,181.39
	DOUBLE MANIFOLD WATER SERVICE	$37,284.80	$37,284.80	$0.00	$0.00	$37,284.80	100%	$0.00	$3,728.48
	WATER FITTINGS	$78,688.56	$78,688.56	$0.00	$0.00	$78,688.56	100%	$0.00	$7,868.86
	WATER PRESSURE TESTING AND BACTERIOL	$28,639.68	$28,639.68	$0.00	$0.00	$28,639.68	100%	$0.00	$2,863.97
	RECLAIM WATER SYSTEM								
	CONNECT TO EXISTING RECLAIM	$1,249.45	$1,249.45	$0.00	$0.00	$1,249.45	100%	$0.00	$124.95
	8" PVC RECLAIM MAIN	$231,355.24	$231,355.24	$0.00	$0.00	$231,355.24	100%	$0.00	$23,135.52
	8" RECLAIM GATE VALVE	$28,548.72	$28,548.72	$0.00	$0.00	$28,548.72	100%	$0.00	$2,854.87
	BLOW OFF ASSEMBLY RECLAIM	$3,982.05	$3,982.05	$0.00	$0.00	$3,982.05	100%	$0.00	$398.21
	2" RECLAIM SERVICE	$56,169.00	$56,169.00	$0.00	$0.00	$56,169.00	100%	$0.00	$5,616.90
	SINGLE RECLAIM SERVICE	$5,820.64	$5,820.64	$0.00	$0.00	$5,820.64	100%	$0.00	$582.06
	DOUBLE RECLAIM SERVICE	$31,304.22	$31,304.22	$0.00	$0.00	$31,304.22	100%	$0.00	$3,130.42
	DOUBLE MANIFOLD RECLAIM SERVICE	$11,268.60	$11,268.60	$0.00	$0.00	$11,268.60	100%	$0.00	$1,126.86
	RECLAIM FITTINGS	$74,162.78	$74,162.78	$0.00	$0.00	$74,162.78	100%	$0.00	$7,416.28
	RECLAIM TESTING	$23,840.67	$23,840.67	$0.00	$0.00	$23,840.67	100%	$0.00	$2,384.07
	PAVING								
	12" STABILIZED SUBGRADE	$162,921.90	$162,921.90	$0.00	$0.00	$162,921.90	100%	$0.00	$16,292.19
	8" CONCRETE FINES	$428,816.70	$428,816.70	$0.00	$0.00	$428,816.70	100%	$0.00	$42,881.67
	1" SP-9.5 ASPHALT (1ST LIFT)	$217,398.30	$217,398.30	$0.00	$0.00	$217,398.30	100%	$0.00	$21,739.83
	1" SP-9.5 ASPHALT (2ND LIFT)	$233,216.10	$233,216.10	$0.00	$0.00	$233,216.10	100%	$0.00	$23,321.61
	STRIPING AND SIGNS	$73,788.82	$73,788.82	$0.00	$0.00	$73,788.82	100%	$0.00	$7,378.88
	A CURB	$5,193.30	$5,193.30	$0.00	$0.00	$5,193.30	100%	$0.00	$519.33
	TYPE D CURB / TRENCH CURB	$9,283.20	$9,283.20	$0.00	$0.00	$9,283.20	100%	$0.00	$928.32
	TYPE F CURB	$253,334.90	$253,334.90	$0.00	$0.00	$253,334.90	100%	$0.00	$25,333.49
	6"X18" CURB W/ 4" REVEAL (REINFORCED)	$4,551.00	$4,551.00	$0.00	$0.00	$4,551.00	100%	$0.00	$455.10
	12"X6" RIBBON CURB	$70,617.69	$70,617.69	$0.00	$0.00	$70,617.69	100%	$0.00	$7,061.77
	VALLEY GUTTER	$13,315.20	$13,315.20	$0.00	$0.00	$13,315.20	100%	$0.00	$1,331.52
	4" SIDEWALK	$66,311.36	$66,311.36	$0.00	$0.00	$66,311.36	100%	$0.00	$6,631.14
	6" CONCRETE W/ FIBER	$9,692.20	$9,692.20	$0.00	$0.00	$9,692.20	100%	$0.00	$969.22
	8" CONCRETE W/ FIBER	$11,412.50	$11,412.50	$0.00	$0.00	$11,412.50	100%	$0.00	$1,141.25
	HANDICAP RAMPS	$42,086.88	$42,086.88	$0.00	$0.00	$42,086.88	100%	$0.00	$4,208.69
	CHANGE ORDERS								
	Temporary Jumpers	$98,735.56	$98,735.56	$0.00	$0.00	$98,735.56	100%	$0.00	$9,873.56
	Sidewalk Over Sanitary	$150,162.65	$150,162.65	$0.00	$0.00	$150,162.65	100%	$0.00	$15,016.27

		$8,364,460.58	$8,364,460.58	$0.00	$0.00	$8,364,460.58	100%	$0.00	$836,446.06

SECTION XIV

February 20, 2025

Dowden West Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Dowden West Community Development District, ("the District") for the fiscal year ended September 30, 2024 and with an option for four (4) additional annual renewals for fiscal years ended 2025, 2026, 2027 and 2028.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2024, 2025, 2026, 2027 and 2028. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Dowden West Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fees for these services are not to exceed $3,200 for the year ending 2024, $3,300 for year ending 2025, $3,450 for year ending 2026, $3,550 for year ending 2027 and $3,650 for the year ending, 2028, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Dowden West Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Dowden West Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Dowden West Community Development District.

Signature: _____

Title: District Manager

Date: 02/21/25

SECTION XVI

SECTION C

SECTION 1

Dowden West

COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

Date	*check #'s*	*Amount*
February 2025	**General Fund**	
	446 - 458	**$421,097.63**
	ACH - Utilities	
	80017	**$4,406.61**
	80018	**$12,860.90**
March 2025	**General Fund**	
	459 - 464	**$10,274.13**
	1 - 3	**$19,686.90**
	ACH - Utilities	
	80019 - 80020 - voided	**$0.00**
	80021 - 80022	**$16,593.45**
April 2025	**General Fund**	
	465	**$4,342.54**
	4 - 17	**$299,396.55**
	TOTAL	**$788,658.71**

*** CHECK DATES 02/01/2025 - 02/28/2025 *** DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/11/25	00018	1/31/25	19130	202412	320-53800-47000		*	950.00		
			DEC 24 - LAKE MAINTENANCE							
						AQUATIC WEED MANAGEMENT, INC.			950.00	000446
2/11/25	00006	1/27/25	22435614	202412	310-51300-31100		*	1,440.00		
			DEC 24 - GEN. ENGINEERING							
						DEWBERRY ENGINEERS, INC.			1,440.00	000447
2/11/25	00009	2/11/25	TAX REC	202502	300-20700-10000		*	15,074.53		
			TAX RECEIPTS TSFR							
						DOWDEN WEST CDD/US BANK			15,074.53	000448
2/11/25	00099	2/11/25	TAX REC	202502	300-20700-10000		*	5,948.97		
			TAX RECEIPTS TSFR							
						DOWDEN WEST CDD/US BANK			5,948.97	000449
2/11/25	00001	2/01/25	154	202502	310-51300-34000		*	3,541.67		
			FEB 25 - MANAGEMENT FEES							
		2/01/25	154	202502	310-51300-35200		*	70.00		
			FEB 25 - WEBSITE ADMIN							
		2/01/25	154	202502	310-51300-35100		*	105.00		
			FEB 25 - INFORMATION TECH							
		2/01/25	154	202502	310-51300-31300		*	306.25		
			FEB 25 - DISSEMINATION							
		2/01/25	154	202502	310-51300-42500		*	5.70		
			FEB 25 - COPIES							
		2/01/25	155	202502	320-53800-12000		*	1,460.83		
			FEB 25 - FIELD MANAGEMENT							
						GOVERNMENTAL MANAGEMENT SERVICES-			5,489.45	000450
2/11/25	00004	1/29/25	11046902	202501	310-51300-48000		*	249.43		
			BOS & AC 01/16/25 NOTICE							
		1/29/25	11046902	202501	310-51300-48000		*	264.50		
			RFP AUDIT 01/22/25 NOTICE							
						TRIBUNE PUBLISHING COMPANY, LLC DBA			513.93	000451
2/11/25	00014	2/01/25	847897	202502	320-53800-46000		*	26,678.69		
			FEB 25 - LANDSCAPE MAINT.							
						YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			26,678.69	000452
2/25/25	00009	2/25/25	TAX REC	202502	300-20700-10100		*	257,894.99		
			TAX RECEIPTS TSFR							
						DOWDEN WEST CDD/US BANK			257,894.99	000453
2/25/25	00099	2/25/25	TAX REC	202502	300-20700-10100		*	101,775.06		
			TAX RECEIPTS TSFR							
						DOWDEN WEST CDD/US BANK			101,775.06	000454

*** CHECK DATES 02/01/2025 - 02/28/2025 ***
DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/25/25	00027	2/17/25	1035695	202502	320-53800-46700			*	2,427.96		
			FEB 25 - MOSQUITO CONTROL								
							CLARKE ENVIRONMENTAL MOSQUITO MGMT			2,427.96	000455
2/25/25	00006	2/18/25	22437772	202501	310-51300-31100			*	800.00		
			JAN 25 - GEN. ENGINEERING								
							DEWBERRY ENGINEERS, INC.			800.00	000456
2/25/25	00002	2/17/25	136818	202501	310-51300-31500			*	504.05		
			JAN 25 - GENERAL COUNSEL								
							LATHAM, LUNA, EDEN& BEAUDINE, LLP			504.05	000457
2/25/25	00014	2/19/25	860987	202502	320-53800-46000			*	1,600.00		
			PALM TRIMMING MOT								
							YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,600.00	000458

TOTAL FOR BANK A 421,097.63

TOTAL FOR REGISTER 421,097.63

*** CHECK DATES 02/01/2025 - 02/28/2025 ***
DOWDEN WEST - GENERAL FUND
BANK Z DOWDEN WEST AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/28/25	00026	1/23/25	JAN25	202501	320-53800-43200			*	4,406.61		
			JAN 25 - WATER								
							ORANGE COUNTY UTILITY (AUTOPAY)			4,406.61	080017
2/28/25	00013	2/03/25	JAN25	202501	320-53800-43100			*	7,924.74		
		2/03/25	JAN25	202501	320-53800-43000			*	4,936.16		
							ORLANDO UTILITIES COMM (AUTOPAY)			12,860.90	080018

TOTAL FOR BANK Z 17,267.51

TOTAL FOR REGISTER 17,267.51

*** CHECK DATES 03/01/2025 - 03/31/2025 *** DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/20/25	00027	3/17/25	00103575	202503	320-53800-46700		*	2,427.96		
			MAR 25 - MOSQUITO CONTROL							
						CLARKE ENVIRONMENTAL MOSQUITO MGMT			2,427.96	000459
3/20/25	00006	3/17/25	22440775	202502	310-51300-31100		*	1,040.00		
			FEB 25 - GEN. ENGINEERING							
						DEWBERRY ENGINEERS, INC.			1,040.00	000460
3/20/25	00001	3/01/25	156	202503	310-51300-34000		*	3,541.67		
			MAR 25 - MANAGEMENT FEES							
		3/01/25	156	202503	310-51300-35200		*	70.00		
			MAR 25 - WEBSITE ADMIN							
		3/01/25	156	202503	310-51300-35100		*	105.00		
			MAR 25 - INFORMATION TECH							
		3/01/25	156	202503	310-51300-31300		*	306.25		
			MAR 25 - DISSEMINATION							
		3/01/25	156	202503	310-51300-51000		*	.06		
			MAR 25 - OFFICE SUPPLIES							
		3/01/25	156	202503	310-51300-42000		*	25.97		
			MAR 25 - POSTAGE							
		3/01/25	156	202503	310-51300-42500		*	16.80		
			MAR 25 - COPIES							
		3/01/25	157	202503	320-53800-12000		*	1,460.83		
			MAR 25 - FIELD MANAGEMENT							
						GOVERNMENTAL MANAGEMENT SERVICES-			5,526.58	000461
3/20/25	00002	3/11/25	137937	202502	310-51300-31500		*	1,033.84		
			FEB 25 - GENERAL COUNSEL							
						LATHAM, LUNA, EDEN& BEAUDINE, LLP			1,033.84	000462
3/20/25	00004	2/12/25	11247496	202502	310-51300-48000		*	245.75		
			BOS & AC 02/12/25 NOTICE							
						TRIBUNE PUBLISHING COMPANY, LLC DBA			245.75	000463
3/28/25	00099	3/28/25	2025-02	202503	300-20700-10000		*	14,696.27		
			TSFR- 2/1 FY25 DIR.ASSESS							
		3/28/25	2025-02	202503	300-20700-10000		V	14,696.27-		
			TSFR- 2/1 FY25 DIR.ASSESS							
						DOWDEN WEST CDD/US BANK			.00	000464

TOTAL FOR BANK A 10,274.13

TOTAL FOR REGISTER 10,274.13

*** CHECK DATES 03/01/2025 - 03/31/2025 ***
DOWDEN WEST - GENERAL FUND
BANK B DOWDEN WEST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/28/25	00018	3/28/25	19429	202503	320-53800-47000		*	950.00		
			FEB 25 - LAKE MAINTENANCE							
						AQUATIC WEED MANAGEMENT, INC.			950.00	000001
3/28/25	00012	1/24/25	7622801	202501	310-51300-32300		*	4,040.63		
			TRUSTEE FEES - SER 2018							
						US BANK CORPORATE TRUST SERVICES			4,040.63	000002
3/28/25	00099	3/28/25	2025-02	202503	300-20700-10000		*	14,696.27		
			TSFR- 2/1 FY25 DIR.ASSESS							
						DOWDEN WEST CDD/US BANK			14,696.27	000003

TOTAL FOR BANK B 19,686.90

TOTAL FOR REGISTER 19,686.90

*** CHECK DATES 03/01/2025 - 03/31/2025 ***
DOWDEN WEST - GENERAL FUND
BANK Z DOWDEN WEST AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/31/25	00011	2/19/25	FEB25 FEB 25 - WATER	202502	320-53800-43200		*	3,789.36		
						ORANGE COUNTY PROPERTY APPRAISER			3,789.36	080021
3/31/25	00013	3/03/25	FEB25 FEB 25- STREETLIGHTS	202502	320-53800-43100		*	7,893.06		
		3/03/25	FEB25 FEB 25- ELECTRICITY	202502	320-53800-43000		*	4,911.03		
						ORLANDO UTILITIES COMM (AUTOPAY)			12,804.09	080022

TOTAL FOR BANK Z 16,593.45

TOTAL FOR REGISTER 16,593.45

*** CHECK DATES 04/01/2025 - 04/30/2025 ***
DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/28/25	00026	4/01/25	MAR25	202503	320-53800-43200			*	4,342.54		
			MAR 25 - WATER								
							ORANGE COUNTY UTILITY (AUTOPAY)			4,342.54	000465

TOTAL FOR BANK A 4,342.54

TOTAL FOR REGISTER 4,342.54

*** CHECK DATES 04/01/2025 - 04/30/2025 *** DOWDEN WEST - GENERAL FUND
BANK B DOWDEN WEST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/02/25	00018	2/28/25	19194	202503	320-53800-47000		*	950.00		
			MAR 25 - LAKE MAINTENANCE							
						AQUATIC WEED MANAGEMENT, INC.			950.00	000004
4/02/25	00014	2/20/25	862100	202502	320-53800-47300		*	483.00		
			IRR. REPAIRS - MAINLINE							
		3/01/25	867194	202503	320-53800-46000		*	51,394.69		
			MAR 25 - LANDSCAPE MAINT.							
		4/01/25	885989	202504	320-53800-46000		*	51,394.69		
			APR 25 - LANDSCAPE MAINT.							
						YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			103,272.38	000005
4/15/25	00009	4/03/25	TAX REC	202504	300-20700-10100		*	113,884.67		
			TAX RECEIPTS TSFR							
						DOWDEN WEST CDD/US BANK			113,884.67	000006
4/15/25	00099	4/03/25	TAX REC	202504	300-20700-10100		*	44,943.17		
			TAX RECEIPTS TSFR							
						DOWDEN WEST CDD/US BANK			44,943.17	000007
4/16/25	00027	4/15/25	1035846	202504	320-53800-46700		*	2,427.96		
			APR 25 - MOSQUITO CONTROL							
						CLARKE ENVIRONMENTAL MOSQUITO MGMT			2,427.96	000008
4/16/25	00030	4/15/25	1	202504	310-51300-49000		*	100.00		
			AMORT.SER2018 5/1 PPM $15							
						DISCLOSURE SERVICES LLC			100.00	000009
4/16/25	00001	4/01/25	158	202504	310-51300-34000		*	3,541.67		
			APR 25 - MANAGEMENT FEES							
		4/01/25	158	202504	310-51300-35200		*	70.00		
			APR 25 - WEBSITE ADMIN							
		4/01/25	158	202504	310-51300-35100		*	105.00		
			APR 25 - INFORMATION TECH							
		4/01/25	158	202504	310-51300-31300		*	306.25		
			APR 25 - DISSEMINATION							
		4/01/25	158	202504	310-51300-51000		*	.03		
			APR 25 - OFFICE SUPPLIES							
		4/01/25	158	202504	310-51300-42000		*	8.80		
			APR 25 - POSTAGE							
		4/01/25	159	202504	320-53800-12000		*	1,460.83		
			APR 25 - FIELD MANAGEMENT							
						GOVERNMENTAL MANAGEMENT SERVICES-			5,492.58	000010
4/16/25	00002	4/11/25	139754	202503	310-51300-31500		*	26.00		
			MAR 25 - GENERAL COUNSEL							
						LATHAM, LUNA, EDEN& BEAUDINE, LLP			26.00	000011

*** CHECK DATES 04/01/2025 - 04/30/2025 *** DOWDEN WEST - GENERAL FUND
BANK B DOWDEN WEST-GF

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/21/25	00099	4/21/25	05/2025D	202504	300-20700-10000			*	14,696.27		
			TSFR- 5/1 FY25 DIR.ASSESS								
							DOWDEN WEST CDD/US BANK			14,696.27	000012
4/23/25	00006	4/15/25	22444355	202503	310-51300-31100			*	320.00		
			MAR 25 - GEN. ENGINEERING								
		4/15/25	22444355	202503	310-51300-31100			V	320.00-		
			MAR 25 - GEN. ENGINEERING								
							DEWBERRY ENGINEERS, INC.			.00	000013
4/23/25	00014	4/23/25	898347	202504	320-53800-47300			*	437.00		
			IRRIG.REP- ZONE 5 DECODER								
		4/23/25	898347	202504	320-53800-47300			V	437.00-		
			IRRIG.REP- ZONE 5 DECODER								
							YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			.00	000014
4/28/25	00006	4/15/25	22444355	202503	310-51300-31100			*	320.00		
			MAR 25 - GEN. ENGINEERING								
							DEWBERRY ENGINEERS, INC.			320.00	000015
4/28/25	00014	4/23/25	898347	202504	320-53800-47300			*	437.00		
			IRRIG.REP- ZONE 5 DECODER								
							YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			437.00	000016
4/28/25	00013	4/03/25	MAR25	202503	320-53800-43000			*	111.18		
			MAR 25 - ELECTRICITY								
		4/03/25	MAR25	202503	320-53800-43100			*	12,735.34		
			MAR 25 - STREETLIGHTS								
							ORLANDO UTILITIES COMM (AUTOPAY)			12,846.52	000017

TOTAL FOR BANK B 299,396.55

TOTAL FOR REGISTER 299,396.55

SECTION 2

Dowden West

Community Development District

Unaudited Financial Reporting

April 30, 2025

Table of Contents

Dowden West

Community Development District

Combined Balance Sheet

April 30, 2025

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Totals Governmental Fund*
Assets:				
Cash:				
Operating Account	$ 892,775	$ -	$ -	$ 892,775
Due from General Fund	-	6,044	-	6,044
Investments:				
Series 2018				
Reserve	-	209,945	-	209,945
Revenue	-	507,165	-	507,165
Prepayment	-	11,262	-	11,262
Series 2024				
Reserve	-	112,400	-	112,400
Interest	-	3,029	-	3,029
Revenue	-	228,675	-	228,675
Construction	-	-	2,980,336	2,980,336
Prepaid Expenses	1,010	-	-	1,010
Total Assets	**$ 893,785**	**$ 1,078,520**	**$ 2,980,336**	**$ 4,952,641**
Liabilities:				
Accounts Payable	$ 20,748	$ -	$ -	$ 20,748
Due to Debt Service	6,044	-	-	6,044
Total Liabilities	**$ 26,792**	**$ -**	**$ -**	**$ 26,792**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 1,010	$ -	$ -	$ 1,010
Restricted for:				
Debt Service	-	1,078,520	-	1,078,520
Capital Project	-	-	2,980,336	2,980,336
Unassigned	865,982	-	-	865,982
Total Fund Balances	**$ 866,993**	**$ 1,078,520**	**$ 2,980,336**	**$ 4,925,849**
Total Liabilities & Fund Balance	$ 893,785	$ 1,078,520	$ 2,980,336	$ 4,952,641

Dowden West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 817,967	$ 817,967	$ 811,206	$ (6,761)
Assessments - Direct	152,311	152,311	152,311	(0)
Developer Contributions	602,194	-	-	-
Total Revenues	**$ 1,572,472**	**$ 970,278**	**$ 963,517**	**$ (6,761)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 2,400	$ 1,400	$ -	$ 1,400
PR-FICA	184	107	-	107
Engineering	15,000	8,750	5,574	3,176
Attorney	25,000	14,583	2,006	12,577
Arbitrage Rebate	900	900	450	450
Dissemination Agent	3,675	2,144	2,144	-
Annual Audit	5,000	-	-	-
Trustee Fees	5,051	5,051	4,041	1,010
Assessment Administration	5,250	5,250	5,250	-
Management Fees	42,500	24,792	24,792	(0)
Information Technology	1,260	735	735	-
Website Maintenance	840	490	490	-
Telephone	300	175	-	175
Postage & Delivery	750	438	36	401
Printing & Binding	750	438	23	415
Insurance General Liability	6,817	6,817	6,631	186
Legal Advertising	7,500	4,375	2,052	2,323
Office Supplies	150	88	0	87
Other Current Charges	2,000	1,167	639	528
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 125,502**	**$ 77,873**	**$ 55,037**	**$ 22,836**

Dowden West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Operations & Maintenance				
Contract Services				
Field Management	$ 17,530	$ 10,226	$ 10,226	$ 0
Landscape Maintenance	799,258	466,234	237,783	228,451
Lake Maintenance	47,000	27,417	6,650	20,767
Mitigation Monitoring	10,000	5,833	-	5,833
Repairs & Maintenance				
General Repairs & Maintenance	2,500	1,458	-	1,458
Operating Supplies	500	292	-	292
Landscape Replacement	20,000	11,667	12,962	(1,295)
Irrigation Repairs	7,500	4,375	2,375	2,000
Alleyway Maintenance	5,000	2,917	-	2,917
Signage	3,500	2,042	-	2,042
Utilities				
Electric	66,000	38,500	786	37,714
Water & Sewer	104,280	60,830	32,992	27,838
Streetlights	331,225	193,215	88,989	104,226
Other				
Contingency	25,000	14,584	16,784	(2,200)
Property Insurance	7,677	7,677	6,997	680
Total Operating & Maintenance	**$ 1,446,970**	**$ 847,265**	**$ 416,543**	**$ 430,722**
Total Expenditures	**$ 1,572,472**	**$ 925,138**	**$ 471,580**	**$ 453,558**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 45,140	$ 491,937	$ 446,797
Net Change in Fund Balance	**$ -**	**$ 45,140**	**$ 491,937**	**$ 446,797**
Fund Balance - Beginning	$ -		$ 375,056	
Fund Balance - Ending	$ -		$ 866,993	

Dowden West

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budge Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 420,744	$ 420,744	$ 417,266	$ (3,478)
Interest Income	-	-	10,303	10,303
Total Revenues	**$ 420,744**	**$ 420,744**	**$ 427,569**	**$ 6,825**
Expenditures:				
Interest - 11/1	$ 154,073	$ 154,073	$ 154,073	$ -
Interest - 5/1	154,073	-	-	-
Principal - 5/1	110,000	-	-	-
Total Expenditures	**$ 418,145**	**$ 154,073**	**$ 154,073**	**$ -**
Excess (Deficiency) of Revenues over Expendi	$ 2,599	$ 266,672	$ 273,497	$ 6,825
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 11,262	$ 11,262
Total Other Financing Sources/(Uses)	$ -	$ -	$ 11,262	$ 11,262
Net Change in Fund Balance	**$ 2,599**	**$ 266,672**	**$ 284,759**	**$ 18,087**
Fund Balance - Beginning	$ 228,256		$ 447,947	
Fund Balance - Ending	$ 230,855		$ 732,706	

Dowden West

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budge Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Assessments - Tax Roll	$ 166,725	$ 166,725	$ 164,669	$ (2,056)
Assessments - Direct	58,075	58,785	58,785	-
Interest Income	-	-	4,986	4,986
Total Revenues	**$ 224,800**	**$ 225,510**	**$ 228,440**	**$ 2,930**
Expenditures:				
Interest - 11/1	$ 103,749	$ 103,749	$ 103,749	$ -
Principal - 5/1	50,000	-	-	-
Interest - 5/1	86,310	-	-	-
Total Expenditures	**$ 240,059**	**$ 103,749**	**$ 103,749**	**$ -**
Excess (Deficiency) of Revenues over Expendi	$ (15,259)	$ 121,761	$ 124,691	$ 2,930
Net Change in Fund Balance	**$ (15,259)**	**$ 121,761**	**$ 124,691**	**$ 2,930**
Fund Balance - Beginning	$ 103,749		$ 221,124	
Fund Balance - Ending	$ 88,490		$ 345,814	

Dowden West

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Interest Income	$ -	$ -	$ 127	$ 127
Total Revenues	**$ -**	**$ -**	**$ 127**	**$ 127**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Exper	**$ -**	**$ -**	**$ 127**	**$ 127**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (11,262)	$ (11,262)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (11,262)**	**$ (11,262)**
Net Change in Fund Balance	**$ -**		**$ (11,135)**	
Fund Balance - Beginning	$ -		$ 11,135	
Fund Balance - Ending	$ -		$ -	

Dowden West

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Interest Income	$ -	$ -	$ 76,564	$ 76,564
Total Revenues	**$ -**	**$ -**	**$ 76,564**	**$ 76,564**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Exper	**$ -**	**$ -**	**$ 76,564**	**$ 76,564**
Net Change in Fund Balance	**$ -**		**$ 76,564**	
Fund Balance - Beginning	$ -		$ 2,903,772	
Fund Balance - Ending	$ -		$ 2,980,336	

Dowden West

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ 27,853	$ 40,754	$ 11,397	$ 501,373	$ 221,403	$ 8,426	$ -	$ -	$ -	$ -	$ -	$ 811,206
Assessments - Direct	76,156	-	-	38,078	-	-	38,078	-	-	-	-	-	152,311
Total Revenues	**$ 76,156**	**$ 27,853**	**$ 40,754**	**$ 49,475**	**$ 501,373**	**$221,403**	**$ 46,504**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 963,517**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	130	1,844	1,440	800	1,040	320	-	-	-	-	-	-	5,574
Attorney	338	52	52	504	1,034	26	-	-	-	-	-	-	2,006
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	306	306	306	306	306	306	306	-	-	-	-	-	2,144
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	1,010	-	-	3,030	-	-	-	-	-	-	-	-	4,041
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	3,542	-	-	-	-	-	24,792
Information Technology	105	105	105	105	105	105	105	-	-	-	-	-	735
Website Maintenance	70	70	70	70	70	70	70	-	-	-	-	-	490
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	-	-	-	26	9	-	-	-	-	-	36
Printing & Binding	-	-	-	-	6	17	-	-	-	-	-	-	23
Insurance General Liability	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	1,043	-	249	514	246	-	-	-	-	-	-	-	2,052
Office Supplies	0	-	-	-	-	0	0	-	-	-	-	-	0
Other Current Charges	48	41	40	47	47	67	349	-	-	-	-	-	639
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 18,650**	**$ 5,960**	**$ 5,805**	**$ 9,368**	**$ 6,395**	**$ 4,478**	**$ 4,381**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,037**

Dowden West

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Contract Services													
Field Management	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ -	$ -	$ -	$ -	$ -	$ 10,226
Landscape Maintenance	26,679	26,679	26,679	26,679	28,279	51,395	51,395	-	-	-	-	-	237,783
Lake Maintenance	950	950	950	950	950	950	950	-	-	-	-	-	6,650
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance													
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement	5,212	7,750	-	-	-	-	-	-	-	-	-	-	12,962
Irrigation Repairs	1,073	-	382	-	483	-	437	-	-	-	-	-	2,375
Alleyway Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities													
Electric	111	111	111	112	109	111	120	-	-	-	-	-	786
Water & Sewer	6,676	4,397	4,881	4,407	3,789	4,343	4,500	-	-	-	-	-	32,992
Streetlights	12,707	12,707	12,707	12,707	12,707	12,707	12,750	-	-	-	-	-	88,989
Other													
Contingency	2,357	2,357	2,357	$ 2,428	2,428	2,428	2,428	-	-	-	-	-	16,784
Property Insurance	6,997	-	-	-	-	-	-	-	-	-	-	-	6,997
Total Operations & Maintenance	**$ 64,222**	**$ 56,412**	**$ 49,527**	**$ 48,743**	**$ 50,206**	**$ 73,394**	**$ 74,040**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 416,543**
Total Expenditures	**$ 82,872**	**$ 62,372**	**$ 55,331**	**$ 58,111**	**$ 56,601**	**$ 77,872**	**$ 78,421**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 471,580**
Excess (Deficiency) of Revenues ove	$ (6,716)	$ (34,519)	$ (14,577)	$ (8,636)	$ 444,772	$ 143,531	$ (31,918)	$ -	$ -	$ -	$ -	$ -	$ 491,937
Net Change in Fund Balance	**$ (6,716)**	**$ (34,519)**	**$ (14,577)**	**$ (8,636)**	**$ 444,772**	**$143,531**	**$ (31,918)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 491,937**

Dowden West

Community Development District

Long Term Debt Report

Series 2018, Special Assessment Revenue Bonds		
Interest Rate:	4.35%, 4.85%, 5.40%, 5.55%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$209,945	
Reserve Fund Balance	209,945	
Bonds Outstanding - 02/02/2018		
		$6,170,000
Less: Principal Payment - 05/01/20		($90,000)
Less: Principal Payment - 05/01/21		($95,000)
Less: Principal Payment - 05/01/22		($100,000)
Less: Principal Payment - 05/01/23		($100,000)
Less: Principal Payment - 05/01/24		($105,000)
Current Bonds Outstanding		**$5,680,000**

Series 2024, Special Assessment Revenue Bonds			
Reserve Fund Definition		Lesser of:	
		(i) MADS	
		(ii) 125% of Annual DS	
		(iii) 10% of original proceeds	
Reserve Fund Requirement		$112,400	
Reserve Fund Balance		112,400	
Interest Rate:	$610,000.00	4.40%	
Maturity Date:		5/1/2034	
	$990,000.00	5.25%	
		5/1/2044	
	$1,710,000.00	5.55%	
		5/1/2054	
Bonds Outstanding - 03/31/2024			$3,310,000
Current Bonds Outstanding			**$3,310,000**

Dowden West
Community Development District

Special Assessment Receipt Schedule
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	$ 870,177	$ 447,600	$ 176,640	$ 1,494,417
Net Assessments	$ 817,967	$ 420,744	$ 166,041	$ 1,404,752

Date	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2018 Debt Service	Series 2024 Debt Service	Total
						58%	30%	12%	100%
11/15/24	$ 6,554	$ -	$ 262	$ -	$ 6,291	$ 3,663	$ 1,884	$ 744	$ 6,291
11/26/24	43,930	632	1,757	-	41,542	24,189	12,442	4,910	41,542
12/06/24	34,467	-	1,379	-	33,088	19,267	9,910	3,911	33,088
12/13/24	5,580	-	223	788	6,145	3,578	1,841	726	6,145
12/20/24	32,038	-	1,282	-	30,757	17,909	9,212	3,635	30,757
01/15/25	20,389	-	816	-	19,573	11,397	5,862	2,314	19,573
02/14/25	896,906	-	35,863.49	-	861,043	501,373	257,895	101,775	861,043
03/14/25	396,061	-	15,830.04		380,231	221,403	113,885	44,943	380,231
04/15/25	15,048	-	577.64		14,470	8,426	4,334	1,710	14,470
TOTAL	**$ 1,450,972**	**$ 632**	**$ 57,989**	**$ 788**	**$ 1,393,139**	**$ 811,205**	**$ 417,266**	**$ 164,669**	**$ 1,393,139**

99%	**Net Percent Collected**
$ 11,613	**Balance Remaining to Collect**

Direct Assessment Schedule
Fiscal Year 2025

DIRECT BILL

Gross Assessments	$ 162,033.41	$ -	$ 62,508.58	$ 224,541.99
Net Assessments	$ 152,311.41	$ -	$ 58,758.07	$ 211,069.47

Due Date	Net Amount O&M Assessed	Net Amount 2024 Debt Assessed	O&M Collected	2018 Debt Collected	2024 Debt Collected	Transfer to Debt Service
11/01/24	$ 76,156	$ 29,393	$ 76,156	$ -	$ 29,393	Chk# 419 - 10/21
02/01/25	38,078	14,696	38,078	-	14,696	Chk# 464 - 03/28
05/01/25	38,078	14,696	38,078	-	14,696	Chk # 12 - 04/21
TOTAL	**$ 152,311**	**$ 58,785**	**$ 152,311**	**$ -**	**$ 58,785**	
Balance Due			**$ -**	**$ -**	**$ -**	

SECTION 3

Karen Castor Dentel
Supervisor of Elections
Orange County, Florida

OUR MISSION IS TO:

Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.

April 18, 2025

Jason Showe, District Manager
Dowden West CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2025. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2025**, there are **712** **registered voter(s)** in the **Dowden West CDD.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov