

*Dowden West Community
Development District*

Agenda

March 19, 2026

AGENDA

Dowden West

Community Development District

219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 12, 2026

Board of Supervisors
Dowden West Community

Dear Board Members:

The Board of Supervisors of the Dowden West Community Development District will meet **Thursday, March 19, 2026 at 9:00 a.m. at the Offices of 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. Approval of Minutes of the November 20, 2025 Board of Supervisors Meeting
4. Discussion of Addition of Fountains
5. Discussion of Landscaping at Intersection of Dowden Road and Launch Point Road
6. Ratification of Master Lighting Installation, Upgrade and Service Agreement from OUC for Dowden Road Segment 4
7. Ratification of Master Lighting Installation, Upgrade and Service Agreement from OUC for Dowden Road Segment 5
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date - April 16, 2026
12. 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

MINUTES

**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, **November 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
Tom Franklin	Assistant Secretary
Neil Weiderhaft	Assistant Secretary
Amy Herkovitz	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Rey Malave	District Engineer <i>by phone</i>
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. Acceptance of Resignation of Elizabeth Mancheser in Seat #4

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Elizabeth Manchester's resignation was accepted.

B. Review of Resume(s)/Letters of Interest to Fill the Board Vacancy

This item was taken later in the meeting.

C. Review Resume/Letters of Interest to Fill the Board Vacancy in seat 4

Mr. Showe stated seat 4 is a landowner seat and we have a representative of the landowner to fill that seat.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Amy Herkovitz was appointed to fill the vacancy in seat 4 with a term ending in 2027.
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D. Appointment of Individual to Fill Board Vacancies in Seats #2, #4 and #5

This item was taken later in the meeting.

E. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe being a notary public of the State of Florida administered the oath of office to Ms. Herkovitz.

Mr. Malave joined the meeting by telephone at this time.

Mr. Showe stated behind the oath of office is contact information that needs to be filled out. You are required to complete a form 1, we will get a Dowden West email address set up for you. We will send you a link to the form 1 website and you complete the financial disclosure within 30-days of today. You are eligible to receive up to \$200 compensation per meeting you can accept or waive that, you are now subject to government in the sunshine, which means you can't talk to other board members about things that might reasonably come before the board for a vote outside of a publicly advertised meeting and that applies to all forms of communication email, text, social media. You are not required to keep any records from these meetings, should you choose to keep them separate from your personal or business files and in the event there are any public records requests your personal files are not intermingled. If you have any questions, Jay and I are here to help. Jay's office will send out a new supervisor package.

F. Consideration of Resolution 2026-01 Electing Officers

This item was taken later in the meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 21, 2025 Board of Supervisors Meeting

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the minutes of the August 21, 2025 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Series 2024 Requisition #3

Mr. Showe: Requisition no. 3 is for legal expenses and will close out the construction fund.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Requisition no. 3 from the Series 2024 bonds was approved.

SIXTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Auditing Service Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the engagement letter with DiBartolomeo, McBee, Hartley & Barnes to perform the Fiscal Year 2025 audit was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: We did get the Orange County public schools easement agreement recorded after two years. Just a reminder on the ethics training, I sent an email out a week or two ago with the links to those training courses and it is required to be completed by December 31st.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bell seconded by Mr. Weiderhaft 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: Included in the agenda is an addendum to the landscape agreement with Yellowstone. Recently we did a walk with Kasin to review the extension of the East West Road as well as the N4 and N5 improvements. There were punch list items listed in that and Kasin is working on setting up a final meeting. We will meet in the field one last time, not knowing if we were going to meet in December we wanted to get this before the board for any questions or concerns. This proposal went down a little based on ownership responsibilities and the map that was provided. The proposal from Yellowstone for the East West Phase 2 road at \$102,324, the N4 proposal at \$55,440 and the N5 proposal at \$37,560 annually. All these coincide with the budget that was adopted earlier in the year. We will bring back a proposal to the next meeting for the five ponds associated with these areas.

On MOTION by Mr. Bell seconded by Mr. Weiderhaft with all in favor the revised pricing for East West Phase 2, N4 and N5 was approved and counsel was authorized to prepare the addendum to the Yellowstone agreement.

NINTH ORDER OF BUSINESS

Organizational Matters

Mr. Showe stated seats 2 and 5 were qualified elector seats. Tom and Stephanie were filling those seats as holdovers until we got qualified electors and we have two qualified electors interested in filling those seats.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Aaron Simmons was appointed to fill the vacancy in Seat 2 and Nicole Boujaber-Diederichs was appointed to fill the vacancy in seat 5 with terms ending in 2028.

On MOTION by Mr. Bell seconded by Mr. Weiderhaft with all in favor Resolution 2026-01 was approved reflecting the following officers: Chuck Bell chairman, Neil Weiderhalf vice chairman, George Flint secretary, Amy Herkovitz, Nicole Boujabre-Diederichs, Aaron Simmons, Jason Showe assistant secretaries, Jill Burns treasurer, Katie Costa, Darrin Mossing, Sr. and Patti Powers assistant treasurers.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Next Meeting Date – December 18, 2025

Mr. Showe stated the next meeting is scheduled for December 18, 2025.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Bell seconded by Mr. Weiderhaft with all in favor the meeting adjourned at 9:17 a.m.

Secretary/Assistant Secretary

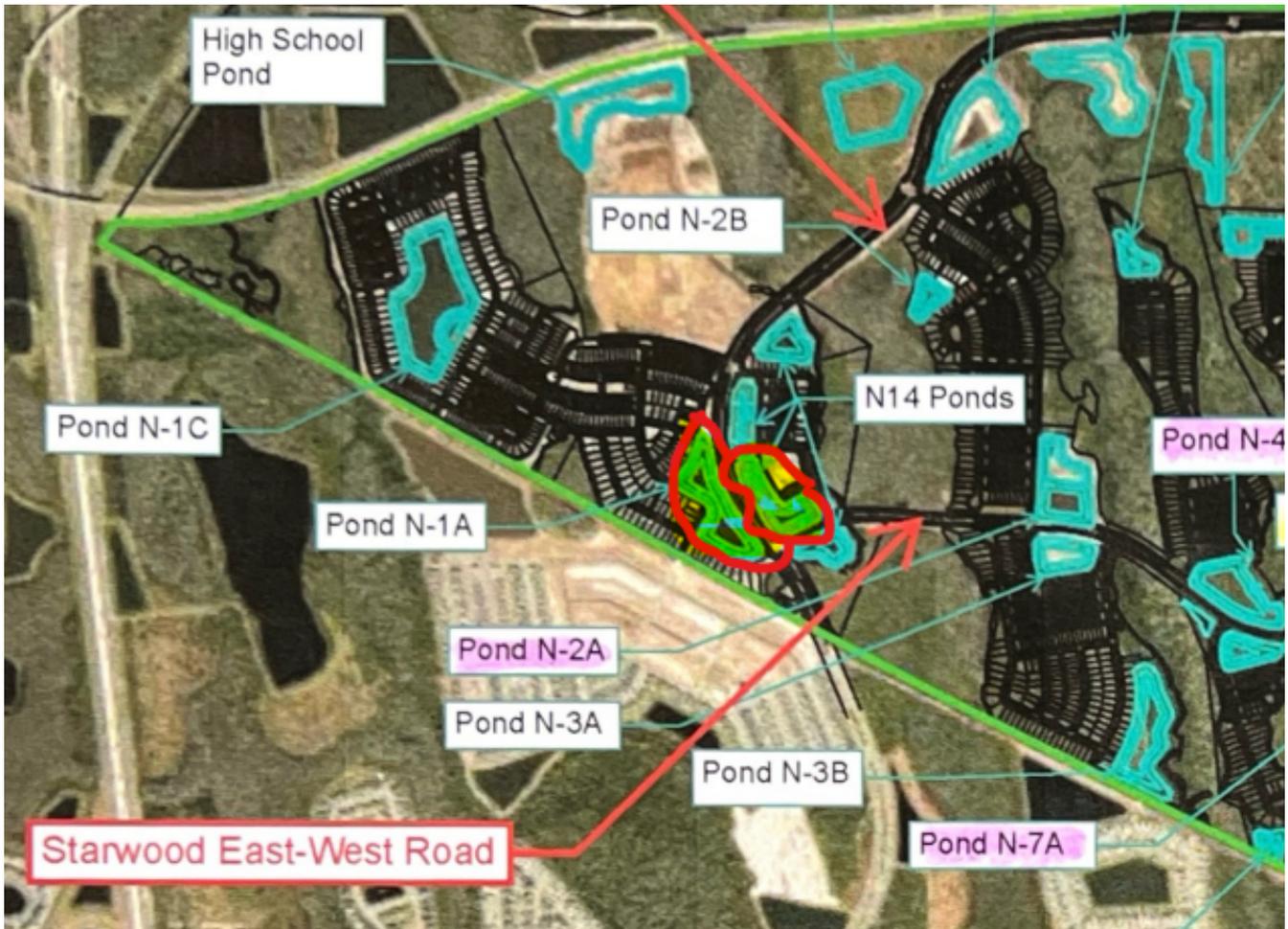
Chairman/Vice Chairman

SECTION IV

From: Aaron Simmons asimmons@dowdenwestcdd.com
Subject: Re: Dowden West CDD 02/19/26 Meeting CANCELEATION
Date: February 17, 2026 at 9:58 AM
To: Syanne Hall shall@gmschl.com
Cc: Jason Showe jshowe@gmschl.com

Good morning,
Every meeting has been cancelled since I joined. I realized there aren't any business items to discuss but I'm requesting that the March meeting happen regardless of agenda items. I also have two agenda item I would like to discuss.

1. Addition of fountains with lights for some of the ponds around the developed portion of the CDD. Please include this on the next agenda. I would like to target discussion on pond N-1A on the west side of Dowden just past Launch Point as well as pond N14 on the east side. There are three ponds here so I'm not sure why they are all considered just 'N14'. I'm assuming the water flow through the property goes between these but that's a topic for another day. In this case, I would like to target the L shaped pond directly in front of the clubhouse on the east side of Dowden just past Lauch Point. Please have staff prepare information on what we have currently, as well as provide exact locations to the electrical box on shore where those aerators are connected to.



2. Landscaping on both sides of Dowden at the intersection of Launch Point. I

first brought this to your attention on October 17th. I followed up on October 30th with Alan saying he didn't have an ETA but would be meeting with landscapers soon. I followed up on Dec 3rd and you mentioned they did some grass trimming but that did not provide a long-term fix for this area. I would like to discuss this intersection in person with the possibility of getting board approvals to swap out the landscaping in this area with a more permanent solution.



Thank you,
Aaron

From: Syanne Hall <shall@gmscfl.com>

Sent: Tuesday, February 10, 2026 11:00 AM

To: Chuck Bell <cbell@dowdenwestcdd.com>; Neil Weiderhaft <NWeiderhaft@dowdenwestcdd.com>; Amy Herskovitz <aherskovitz@dowdenwestcdd.com>; Aaron Simmons <asimmons@dowdenwestcdd.com>; Nicolle Boujaber-Diederichs <nicolle@dowdenwestcdd.com>

Cc: Jason Showe <jshowe@gmscfl.com>; George Flint <gflint@gmscfl.com>; Jan Carpenter <JCarpenter@lathamluna.com>; Kristen Trucco <ktrucco@lathamluna.com>; Jay Lazarovich <jlazarovich@lathamluna.com>; Sara Myers <SMyers@lathamluna.com>; Rey Malave <rmalave@dewberry.com>; Alan Scheerer <ascheerer@gmscfl.com>

Subject: Dowden West CDD 02/19/26 Meeting CANCELEATION

Dear Board Members & Staff,

Due to a lack of pressing business items, the Board of Supervisors meeting of the **Dowden West CDD scheduled for Thursday, February 19, 2026 HAS BEEN CANCELLED**. The next regularly scheduled meeting is Thursday, March 19, 2026 at 9:00 AM at the Offices of GMS-CF, LLC.

Please contact me or Jason Showe if you should have any questions.

BOARD MEMBERS PLEASE DO NOT "REPLY TO ALL"

Thanks,

Syanne Hall
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801
Tel: (407) 841-5524
shall@gmscfl.com

SECTION VI



**MASTER LIGHTING INSTALLATION,
UPGRADE AND SERVICE AGREEMENT
DOWDEN ROAD SEGMENT 4**

(Orlando Utilities Commission/City of Orlando and Property Owner/Developer)

This Master Lighting Installation, Upgrade and Service Agreement (“**Agreement**”) is entered into this _____ day of _____, 20____, by and between the **ORLANDO UTILITIES COMMISSION**, a statutory commission organized and existing under the laws of the State of Florida, whose address is 100 West Anderson St., Orlando, Florida 32801 (“**OUC**”), and **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes whose address is 135 W Central Blvd Ste 320, Orlando, Florida 32801 (*c/o Governmental Management Services, Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801*) (“**Customer**”).

RECITALS

A. The Customer is an individual, business entity or governmental entity with the authority to enter into binding agreements for services on certain property which is located in central Florida and more specifically defined in Exhibit 1 attached hereto and incorporated in this Agreement by reference (the “**Property**”).

B. The Customer desires to enter into this Agreement with OUC for the purpose of sharing with OUC and the City of Orlando (the “**City**”) certain costs associated with lighting service for portions of the Property to be provided by OUC on behalf of the City by means of non-standard, upgraded lighting facilities.

C. The parties desire to enter into this Agreement so that costs to OUC associated with providing lighting services on the Property by means of upgraded lighting facilities can be allocated to the Customer over the term of the Agreement.

NOW THEREFORE, in consideration of the sums to be paid by the Customer to OUC, the mutual covenants and benefits contained herein, and other good and valuable

consideration, the receipt and sufficiency of which are hereby acknowledged by both the Customer and OUC, the Customer and OUC agree as follows:

1. **RECITALS.**

The above Recitals are true and correct, and form a material part of this Agreement.

2. **OUC DUTIES.**

2.1. OUC shall provide lighting for certain public roadways streets and alleys within the Property as more specifically indicated in this Agreement. In order to provide such service, OUC shall do the following:

2.1.1. To the extent not specified in this Agreement as Customer's responsibility, OUC shall provide and install standard lighting facilities, or, where agreed by Customer herein to share the increased procurement and operating costs, lighting facilities which are of a higher quality and better appearance than the type of public lighting facilities approved for funding by the City and installed by OUC (the "Upgraded Lighting Facilities"), all in accordance with this Agreement, the Initial Lighting Plan (as defined below in Subsection 2.3) and OUC specifications. Such installation by OUC shall include: poles, wires, fixtures and other associated parts and materials; all necessary wiring within conduits; and, the interconnection of such lighting facilities to electrical service required to provide lighting output for the public roadways, streets and alleys in the Property. All such facilities, poles, wires, fixtures, associated parts and Upgraded Lighting Facilities (where agreed) shall be referred to together as the "Lighting Facilities".

2.1.2. OUC shall maintain and operate the Lighting Facilities (the "Maintenance Service") at no cost to Customer except for the Upgrade Costs (as defined in Section 3); and

2.1.3. OUC shall, to the extent permissible under applicable laws and regulations, provide electric service as necessary to operate the Lighting Facilities (the "Electrical Service") in accordance with OUC's published electric service tariffs.

2.2. The procurement and installation by OUC of the Lighting Facilities, the ongoing Maintenance Service and the Electrical Service are necessary to allow OUC to provide the lighting required by Customer on the Property and shall all be provided by OUC as elements of a single service to Customer and shall be collectively referred to herein as the "Lighting Service".

2.3. The Customer and OUC hereby acknowledge that the Property may be platted and developed in phases (each referenced individually as a "Phase"). The Lighting Facilities to be initially provided and installed by OUC under this Agreement are to allow OUC to provide Lighting Service for the initial Phase. Lighting Facilities for the initial Phase shall be located and installed as more particularly depicted in the lighting construction plans attached hereto as Exhibit 2 (the "Initial Lighting Plan"). Lighting Service for any subsequent Phases shall be implemented through subsequent, mutually agreed lighting plans for each such Phase. The Initial Lighting Plan and any lighting plans for any subsequent

Phases are sometimes hereinafter collectively referred to as the “Lighting Plans” or singularly referred to as a “Lighting Plan”. As any subsequent Phases of the of Property are platted and developed, addendums to this Agreement shall be executed and placed of record by OUC and the Customer for the purpose of (a) depicting and describing the Lighting Plan agreed upon by OUC and the Customer with respect to such subsequent Phases, (b) evidencing any changes to the cost of Upgraded Lighting Facilities resulting from the addition of such subsequent Phases, and (c) specifying any variations in the Lighting Service which may be applicable to such subsequent Phases.

2.4 A condition precedent to OUC’s obligation to provide the Lighting Service under this Agreement with respect to any Phase is that all of the following shall have occurred with respect to that Phase: (i) OUC’s receipt of the Customer Road Notice (as defined in Section 3.6 below) for that Phase; (ii) Customer must complete installation of Customer Lighting Facilities for that Phase in compliance with OUC’s required specification concerning the integrity and location of the Customer Lighting Facilities; and (iii) Customer must convey to OUC, or arrange for the conveyance by the party with authority to do so, any easements or right-of-way for that Phase (which are not otherwise included in the dedicated public roadway property) necessary to allow OUC to install, operate and maintain the Lighting Facilities (the “Service Conditions”). Installation of the Lighting Facilities for any subsequent Phases shall be made only when the Service Conditions, for such subsequent Phase have been met.

3. CUSTOMER DUTIES.

3.1. The Customer shall, at its sole cost and expense, provide and install the conduits, pole bases and junction boxes which may be required for the provision of the Lighting Service (collectively, the “ Customer Lighting Facilities”), in such locations as more particularly set forth in the applicable Lighting Plans for each Phase. For purposes of the ongoing duties and rights of the Parties during the Term of this Agreement, after the initial installation of Customer Lighting Facilities by Customer and acceptance by OUC, the Customer Lighting Facilities shall be treated as if included within the definition of Lighting Facilities for that Phase.

3.2. The Customer shall grant OUC all easements or provide for right-of-way dedications (not otherwise included in the dedicated public roadway property) which are necessary to allow OUC to provide the Lighting Service. The Customer shall ensure that OUC has unobstructed access to the Lighting Facilities, including, without limitation, trimming trees that may either obstruct the light output from the Lighting Facilities or that may obstruct or otherwise prevent OUC from providing the Lighting Service. OUC will use reasonable efforts to notify Customer of any obstructions that are preventing maintenance or operation of the Lighting Facilities, but OUC shall not have the right nor the obligation to trim any trees or otherwise remove any objects obstructing the light output from the Lighting Facilities or obstructing or otherwise preventing OUC from providing the Lighting Service as contemplated in this Agreement. The Customer and OUC hereby acknowledge that the Lighting Facilities which shall be installed by OUC in accordance with the Lighting Plans and (if applicable) subsequent Plans shall be located either (a) in roadways, streets, alleys or

any combination of thereof which have been dedicated to the public pursuant to a plat, or (b) in the any pedestrian or utility easements adjacent to the roadways which are dedicated to the public pursuant to the respective plat for each Phase.

3.3. The parties acknowledge that the Customer has requested, and OUC has agreed to procure and install Upgraded Lighting Facilities. The specifications for the Upgraded Lighting Facilities for the Units are more particularly described on Exhibit 2 attached hereto and incorporated herein by this reference. The Customer shall pay to OUC the Upgrade Cost associated with the initial Phase of the Property development in the amount set forth in Exhibit 3, attached hereto and incorporated herein by this reference, in accordance with Section 4 below. The parties agree that the Upgrade Cost as set forth in Exhibit 3 includes all of the following additional costs associated with providing Lighting Service by means of Upgraded Lighting Facilities, but only within the initial Phase and for the initial Term:

3.3.1. The amount by which the cost of the procurement and installation by OUC of the Upgraded Lighting Facilities exceeds the cost of the procurement and installation by OUC of the customary style and grade of Lighting Facilities which would have otherwise been installed by OUC at the sole cost and expense of the City within the initial Phase of development on the Property, absent the Customer's upgrade request (the "Facilities Upgrade Cost").

3.3.2. The amount by which the cost of the Maintenance Service for the Upgraded Lighting Facilities exceeds the cost of the Maintenance Service for the customary Lighting Facilities which would have otherwise been installed by OUC, absent the Customer's upgrade request (the "Maintenance Upgrade Cost").

3.3.3. The amount by which the cost of the Electrical Service for the Upgraded Lighting Facilities exceeds the cost of the Electrical Service for the customary style and grade of Lighting Facilities which would have otherwise been installed by OUC, absent the Customer's upgrade request (the "Electrical Upgrade Cost").

3.4. During the Term of this Agreement, the Customer shall promptly notify OUC of any Lighting Facilities in need of service by calling (407) 737-4222.

3.5. The Facility Upgrade Cost, Maintenance Upgrade Cost and Electrical Upgrade Cost (together, referred to in total as the "Upgrade Cost") with respect to any subsequent Phases and the payment terms relating to the same, shall be agreed upon by the parties and specified in addendums to this Agreement relating to such subsequent Phase.

3.6. The Customer shall identify in writing to OUC for each Phase (the "Customer Road Notice") the public roadways, streets and alleys in each Phase which have been platted and developed and within which the Customer Lighting Facilities have been installed and which are eligible and prepared from time to time for Lighting Service in accordance with this Agreement. Prior to delivery by the Customer to OUC of the Customer Road Notice, the Customer and OUC shall mutually agree upon the location of Lighting Facilities to be installed.

4. TERMS OF PAYMENT.

4.1. Customer shall make payment of the Upgrade Costs in accordance with the Exhibit 3 to this agreement. OUC will invoice Customer on a monthly basis and Customer shall make payment by the due date indicated on the invoice. If the Customer fails to pay any installment(s) of the Upgrade Cost by the due date of such payment or otherwise makes payment in a manner inconsistent with the Orlando Utilities Commission's Administrative Policy Manual, as amended from time to time (the "Manual"), OUC may resort to any available remedy at law or equity, including discontinuation of the Lighting Service and termination of this Agreement with respect to any and all Phases then being served by OUC.

4.2. OUC shall be entitled to make an annual adjustment to the Upgrade Cost of up to three percent (3%) per year, exclusive of fuel and energy charges. Fuel and energy charges shall be based on the then applicable OUC tariff rates filed with the Florida Public Service Commission, as may be amended from time to time. Any such adjustments made by OUC shall be made by written notice to Customer setting forth the new rates and associated revisions to the Upgrade Cost (the "Increase Notice"). The Increase Notice must be received by the Customer thirty (30) days prior to the effective date of said annual adjustment.

4.3. The parties agree that the Customer shall be responsible for the payment of any sales, use, excise and other taxes (to the extent that OUC would otherwise be liable for same) that may apply to, or be imposed upon, the Facilities Upgrade Cost, the Maintenance Upgrade Cost or the Electrical Upgrade Cost or all of them. Furthermore, the parties agree that Facilities Upgrade Cost to be paid by the Customer to OUC pursuant to the terms of this Agreement is exclusive of all sales, use, excise, gross receipts or similar taxes or impositions, now due or as may be hereinafter assessed. Customer recognizes and agrees that it is ultimately responsible for the payment of all sales, use, excise, gross receipts and other taxes that may apply to, or be imposed upon, the transaction that is the subject of this Agreement, if any, irrespective of when such taxes may be charged or assessed against OUC. Any non-collection or non-assessment of such taxes by OUC contemporaneously with the occurrence of the transaction shall not waive, release or diminish Customer's ultimate responsibility for the payment thereof, irrespective of whether such taxes are later charged or assessed by applicable taxing authority(ies).

5. MUTUAL AGREEMENTS.

5.1. OUC, while exercising reasonable diligence at all times to furnish the Lighting Service hereunder, does not guarantee continuous Lighting Service and will not be liable for damages for any interruption, deficiency or failure of said Lighting Service, and reserves the right to reasonably interrupt said Lighting Service for necessary repairs to the Lighting Facilities, and to OUC lines and equipment. Notwithstanding any other provision of this Agreement, in no event shall OUC have any liability to Customer under this Agreement, whether based in contract, in tort (including negligence and strict liability) or otherwise, for: (a) any special, incidental, indirect, exemplary or consequential damages; (b) damages with respect to costs of capital, costs of replacement power, loss of profits or revenues, or loss of use of plant or equipment, irrespective of whether such damages may be categorized as direct, special, consequential, incidental, indirect, exemplary or otherwise.

5.2. This Agreement may only be amended in writing, and such amendment must be executed with the same degree of formality as this Agreement.

5.3. OUC shall, at the request of the Customer, relocate the Lighting Facilities if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for payment of all reasonable costs and expenses associated with any relocation of the Lighting Facilities requested by the Customer.

5.4. OUC may at any time substitute bulbs in any luminaire/lamp installed hereunder, each such substitute bulb to be the same color and to have at least equal illuminating capacity and energy efficiency as the bulb replaced thereby.

5.5. OUC shall be responsible to repair or replace and assumes all risk of loss for any damage to any Lighting Facilities; provided, however, that notwithstanding the foregoing, the Customer hereby assumes all responsibility for the costs necessary to repair or replace any Lighting Facilities (i) that have been damaged due to the willful misconduct or gross negligence of an employee, agent, invitee, license or contractor of the Customer and (ii) for any damage to Lighting Facilities by the Customer's employees, agents, invitees, licenses or contractors, which Lighting Facilities are put in place in Phases during the time when active construction by Customer is still ongoing. Upon completion of such construction activities by the Customer, risk of loss shall shift back to OUC except as set out in 5.5(i) above. Title to the Lighting Facilities, shall remain with OUC at all times. Customer shall not possess or have any direction or control over the physical operation of the Lighting Equipment and the possession of the Lighting Equipment and the direction and control of the physical operation of Lighting Equipment shall be vested exclusively with OUC. Notwithstanding anything herein to the contrary, OUC shall be entitled to any sovereign immunity defenses to which it may be entitled, and OUC does not in any way expand or waive limitations of liability afforded to OUC by virtue of its sovereign immunity.

5.6. Customer's obligations under this Agreement may not be assigned to a third party except with the written consent of OUC. No such permitted assignment shall relieve the Customer of its obligations hereunder until such obligations have been assumed by written agreement reasonably acceptable to OUC by any such permitted assignee and (if required by OUC) appropriate security for the payment obligations of the Customer under this Agreement has been provided by such entity.

5.7. This Agreement shall be governed and construed under the internal laws of the State of Florida. This Agreement supersedes all previous agreements or representations, either written, oral or otherwise between the Customer and OUC with respect to the Lighting Service, and constitutes the entire agreement between the parties relative to the provision by OUC of the Lighting Service. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by OUC to third parties.

5.8. The Electrical Service provided by OUC to the Customer in accordance herewith shall be subject to the procedures and policies described in the Manual. The Manual is on file with OUC. Copies of the Manual may be obtained by the Customer upon written request

to OUC. Such policies and procedures shall be applied with respect to Electrical Service to the Property by OUC with the same interpretation, force and effect as applied to other customers of OUC from time to time subject to the Manual.

5.9. The parties hereby agree that OUC shall retain title to the Lighting Facilities during the Term and after this Agreement terminates. Upon any default by the Customer hereunder which shall remain uncured thirty (30) days after receipt by the Customer of OUC's written notice to the Customer of the same, OUC shall have the right to enter upon Property where the Lighting Facilities are located to remove the Lighting Facilities. In such case, OUC shall be entitled to take possession of any or all items of the Lighting Facilities. In the event of any default hereunder by the Customer, and the expiration of any applicable grace or cure periods, the Customer shall be responsible for the cost of removing the Lighting Facilities, with such work to be done by OUC and billed to the Customer.

5.10. The Customer shall keep the Lighting Facilities free and clear of all levies, liens, and encumbrances imposed by or through the Customer. The Customer shall not lease, sublease, mortgage, or otherwise encumber, remove, or suffer to be removed any of the Lighting Facilities and shall not without OUC's permission permit any party other than OUC to operate or maintain the Lighting Facilities.

5.11. This Agreement shall inure to the benefit of, and be binding upon the successors and permitted assigns of the Customer and OUC.

5.12. The "Effective Date" of this Agreement shall be the date on which the last of Customer and OUC have executed this Agreement. This Agreement shall have a term of twenty (20) years for each Phase for which Lighting Services are provided by OUC (the 20 year period shall be referred to as the "Term" for each Phase). The Term for the initial Phase shall begin when the installation of the Lighting Equipment is finally completed and the Customer is first billed for the Lighting Service based on operation of the full compliment of Lighting Equipment to be provided under this Agreement for that Phase. Prior to the beginning of the Term for the initial Phase, the Customer may request in writing to OUC that Lighting Facilities be energized for operation as completed by OUC rather than waiting for the Term to begin for that particular Phase. In such case, if OUC agrees that operating those Lighting Facilities does not create a safety issue or impede installation of the remaining Lighting Facilities, then OUC will energize Lighting Facilities as they are completed. OUC shall begin invoicing for Lighting Services as provided under this Agreement prior to the start of the Term. Such billing shall be based on an adjusted Upgrade Cost for each billing period prior to the beginning of the Term, with such adjusted Upgrade Cost calculated based the proportion of Lighting Facilities in service during that billing period to the total number of Lighting Facilities on which the Upgrade Cost has been calculated by OUC for that Phase ("Proportional Upgrade Cost"). In the event that an installation of Lighting Equipment is to be provided by OUC in several Phases, Lighting Services for each Phase completed shall have its own Term under this Agreement. As with the initial Phase, the Customer may request interim operation of Lighting Facilities as they become energized and OUC shall bill based on the Proportional Upgrade Cost for those Lighting Facilities prior to the start of the Term for that Phase in the same manner as described above for the initial Phase. The Term

for each such additional Phase shall begin when installation of the Lighting Equipment for that subsequent Phase is finally completed and the Customer is first billed for the Lighting Service based on the operation of the full compliment of Lighting Equipment that is to be provided under that Phase.

5.13. [OPTIONAL PARAGRAPH FOR BANNER ARMS] The Customer shall have the right, from time to time as the Customer shall deem appropriate, to hang banners, signs, flags and holiday decorations (collectively the "Banners") from banner arms to be attached by the Customer to the Lighting Facilities; provided, however, that same shall comply in all respects with applicable laws and regulations. Said banner arms shall be of the type and size consistent with the wind loading capabilities of the Lighting Facilities and shall be pre-approved by OUC (the "Banner Arms"). The Customer shall be responsible for acquiring, installing and maintaining all the Banner Arms. The Customer shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Banner Arms. Notwithstanding anything herein to the contrary, in the event the Lighting Facilities are damaged by the Banners or the Banner Arms the Customer shall be liable to OUC for said damage. OUC shall not be liable for any permits, fees or liabilities (of whatever kind or nature) related to the Banner Arms or the Banners placed thereon, including but not limited to the content of Banners. Notwithstanding anything herein to the contrary, the parties agree that OUC shall not be liable for any claim, demand, liability, judgment, action or right of action, of whatever kind or nature, either in law or equity, arising from or by reason of any type of liability including but not limited to contractual liability, bodily injury or personal injuries, death, or occurrence due to placement of the Banners and/or the Banner Arms on the Lighting Facilities. Customer shall to the maximum extent permitted by law defend, indemnify, and hold harmless OUC, its officers, directors, and employees from and against all claims, damages, losses, and expenses, (including but not limited to fees and charges of attorneys or other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from disease or death of third parties (including OUC employees and agents), or damage to property caused by placement of Banners and the Banner Arms by the Customer on the Lighting Facilities.

NOW, THEREFORE the parties enter into this Agreement as of the dates of execution indicated below.

Signed, sealed and delivered in the presence of:

[Signature]

Name: Stacie M. Vanderbilt

Samantha Ham

Name: Samantha Ham

Dowden West Community Development District

a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes

By: [Signature]

Name: Jason M. Showe

Title: Asst. Secretary

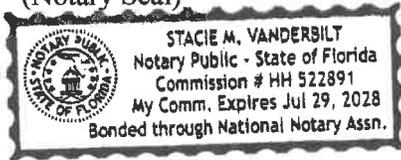
Dated: 3/4/26

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificates are sufficient for an acknowledgment in a representative capacity:

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of March, 2026, by Jason M. Showe (name of person) as Assistant Secretary (type of authority, e.g. officer, trustee, attorney in fact) and who acknowledge that she/he executed the foregoing instrument on behalf of Dowden West CDD (name of party on behalf of whom instrument was executed). She/he is personally known to me or had produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public

Print Name: Stacie M. Vanderbilt

My Commission Expires: HH 522891

Signed, sealed and delivered
in the presence of:

ORLANDO UTILITIES COMMISSION

Name: _____

Name: _____

By: _____

Clint Bullock
General Manager & CEO

FOR THE USE AND RELIANCE
OF OUC ONLY: APPROVED
AS TO FORM AND LEGALITY

Attest: _____

Name: _____

Attorney for OUC

Title: _____

Date: _____

Date: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization on this _____ day of _____, 20____, by CLINT BULLOCK,
as General Manager, CEO of **ORLANDO UTILITIES COMMISSION**, a Florida statutory
commission, on behalf said Commission. He is personally known to me or has produced
_____ as identification.

(Notarial Seal)

Notary Public, State of Florida

Print Name: _____



EXHIBIT 1 (Continued)

OUTAGE REPORTING

Light out Telephone Number – 407-737-4222

Light out Web Address – <http://www.ouc.com/customer-support/outages-and-problems/report-a-streetlight-outage>

LEGAL DESCRIPTION OF THE PROPERTY

See Attached Legal Descriptions

PROPERTY / PREMISE LOCATION INFORMATION

Premise Name: Dowden Road Segment 4
Premise Address: 0 DOWDEN RD,
City, State, Zip: ORLANDO, FL, 32832
Premise Number: 1896896440

BILLING INFORMATION

Billing Contact Name: Dowden West Community Development District
Billing Address: _____
City, State, Zip: _____
Billing Contact Name: _____
Billing Contact Phone: _____
Federal Tax ID: 82-2081671

ADDITIONAL ACCOUNT INFORMATION TO BE FILLED BY OUC

Customer Account Number: 3388289887
Work Request No: 792601
Comments: _____

EXHIBIT 2

INITIAL LIGHTING PLAN

(72) 40' (35' MH) Octagonal Concrete Pole DB Thru Holes, Duke Emerald
OUC Stock #036-27395

(72) 8' X 2" Alum Arm Tapered, Black
OUC Stock #036-24026

(1) Controller On Pedestal, 90A 2-Pole, Ground Sleeve
OUC Stock #036-26050

(72) LED ATB2 Cobrahead, Type 3, Black, 4K
OUC Stock #036-23279

EXHIBIT 3

INITIAL PHASE UPGRADE COST PAYMENT TERMS

UP-FRONT PAYMENT:

Customer elects to make an Up-Front Payment for the OUC Lighting System of \$0.00

MONTHLY INSTALLMENT:

During the Term of this Agreement, the Customer shall pay to OUC the Upgrade Cost for the initial Phase in aggregate monthly installments of [**\$3,503.09*****] for Two Hundred and Forty (240) payments. Such aggregate monthly installments shall be exclusive of any and all applicable sales, use, excise, gross receipts or similar taxes or impositions. The monthly due date indicated in OUC's invoice to the Customer for the Upgrade Cost shall be in accordance with billing procedures set out in the Manual.

ADDITIONAL CHARGES:

The Upgrade Cost may be adjusted annually in accordance with Section 4.2 of this Agreement.

*** From time to time, modifications to the original contract design ("Design Modifications") may be necessary to accommodate local site requirements or other changes which were not anticipated by either party during the original contracting phase. Actual billed amount will be based on the as-built drawings which reflect the Design Modifications.

If the increase in the actual billed amount due to the Design Modifications is up to and including 10% of the Agreement's original capital investment charge, Customer hereby assumes responsibility for payment of such charge increase without need for notification from OUC or further consent from Customer regarding same.

If the increase in the actual billed amount due to the Design Modifications exceeds 10% of the Agreement's original capital investment charge, OUC will send to Customer completed Exhibit 2 reflecting such increase and both OUC and Customer shall execute same.

Certificate of Completion (Exhibit 4)

Notice of Modification to Original Contract Design

Project W.O. # 792601 OUC Account # 3388289887

Project Name: Dowden Road Segment 4

Customer/Account Name Dowden West Community Development District

Original Monthly Lighting Service Charges, Poles, Fixtures & Installation Scope:

Investment 3,341.81 Maintenance 161.28 Fuel & Energy 0.00

- (72) 40' (35' MH) Octagonal Concrete Pole DB Thru Holes, Duke Emerald [036-27395]
- (72) 8' X 2" Alum Arm Tapered, Black [036-24026]
- (1) Controller, On Pedestal, 90A 2-Pole, Ground Sleeve [036-26050]
- (72) LED ATB2 Cobrahead, Type 3, Black, 4K [036-23279]

Amended Monthly Lighting Service Charges per As-Built, Poles, Fixtures & Installation Scope:

Investment _____ Maintenance _____ Fuel & Energy _____

[Insert As Built Streetlight Fixture/Pole Type/Quantity Bill of Material]

Authorized OUC Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Authorized Customer Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____

EXHIBIT 1 – LEGAL DESCRIPTION

(Referenced in Section F of the Agreement)

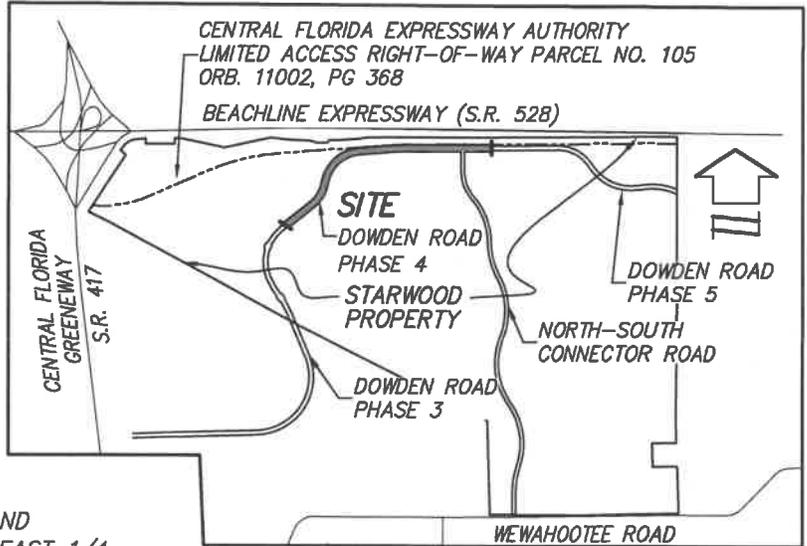
This Exhibit is attached to and incorporated into the Agreement pursuant to Section F thereof.

This Exhibit consists of the following legal description documents provided by Engineering/Right-of-Way in support of Dowden Road Segment 4, prepared by Dewberry Engineers Inc.:

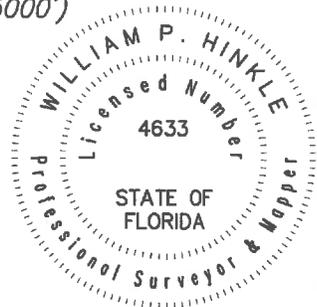
1. **“Sketch of Description – Dowden Phase 4 (Right-of-Way) (Beachline Properties),”** prepared for Beachline South Residential, LLC, dated September 21, 2021 (rev. December 10, 2025), consisting of eight (8) sheets.
2. **“Sketch of Description – Dowden Phase 4 (Right-of-Way) (Carlsbad Properties),”** prepared for Beachline South Residential, LLC, dated September 27, 2021 (rev. January 23, 2026), consisting of six (6) sheets.
3. **“Sketch of Description – Dowden Road Segment 4 Easement Sketch (DR4_10),”** prepared by Dewberry Engineers Inc., consisting of two (2) sheets.
4. **Sketch and Description – Dowden Road Phase 4 (Utility Easement) (Carlsbad Properties),”** prepared for Beachline South Residential, LLC, dated September 27, 2021 (rev. February 23, 2024), consisting of seven (7) sheets.
5. **“Sketch and Description – Dowden Road Phase 4 (Utility Easement) (Beachline Properties),”** prepared for Beachline South Residential, LLC, dated September 21, 2021 (rev. January 11, 2024), consisting of eight (8) sheets.

The foregoing documents are attached immediately following this cover page and collectively constitute Exhibit 1.

Drawing name: C:\Users\gmitchell\AppData\Local\Temp\McPublish_19604\Project_Alpha_sursketch_Dowden Phase 4 RW Beachline A-B-D_012226.dwg 1 Jan 26, 2026 12:47am by: gmitchell



VICINITY MAP
(1"=5000')



NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING N00°06'07"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE PSM 4633, ON 12/10/2025 PER FAC 5J-17.062(2).

WILLIAM P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633

DATE

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 4-8 FOR SKETCHES OF DESCRIPTIONS)

SHEET 1 OF 8

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

- OF -

**DOWDEN PHASE 4
RIGHT-OF-WAY
(BEACHLINE PROPERTIES)**

SECTIONS 33, 34, & 35,
TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/21/2021
REV DATE: 12/10/2025
SCALE N/A

PROJ: 50082397
DRAWN BY: MRS
CHECKED BY: WPH

Drawing name: C:\Users\gmitchel\lpp\data\locat\temp\A-Publish\19604\Project\Alpha_sursketch_Dowden Phase 4_RW Beachline A-B-D_012326.dwg 2 Jan 26, 2026 12:47pm by: gmitchel

LEGAL DESCRIPTION:

RIGHT-OF-WAY "A"

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°52'21"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN S51°17'04"W, A DISTANCE OF 204.63 FEET TO THE EAST RIGHT OF WAY LINE OF DOWDEN ROAD PER PLAT RECORDED IN PLAT BOOK 97, PAGES 147 AND 148 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE N56°10'53"W, A DISTANCE OF 131.04 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN N51°17'04"E, A DISTANCE OF 558.09 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 20170032695 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID EAST LINE THE FOLLOWING TWO BEARINGS AND DISTANCES: S33°50'17"E, A DISTANCE OF 91.12 FEET; THENCE RUN S48°17'55"E, A DISTANCE OF 34.69 FEET; THENCE DEPARTING SAID EAST LINE RUN S51°17'04"W, A DISTANCE OF 312.16 FEET TO THE POINT OF BEGINNING.

CONTAINING: 66,785 SQUARE FEET OR 1.53 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

RIGHT-OF-WAY "B"

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°52'21"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N51°17'04"E, A DISTANCE OF 312.16 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 20200373346 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS THE FOLLOWING THREE COURSES AND DISTANCES: N51°17'04"E, A DISTANCE OF 409.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 11°37'11", A CHORD BEARING OF N45°28'28"E AND A CHORD DISTANCE OF 205.98 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 14°35'55", A CHORD BEARING OF N32°21'56"E AND A CHORD DISTANCE OF 258.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 259.23 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTH LINE, RUN S09°46'41"W, A DISTANCE OF 90.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1044.93 FEET, A CENTRAL ANGLE OF 05°01'02", A CHORD BEARING OF S32°21'53"W AND A CHORD DISTANCE OF 91.47 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.50 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S54°56'51"W, A DISTANCE OF 90.48 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4,719 SQUARE FEET OR 0.108 ACRES, MORE OR LESS.

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)

(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)

(SEE SHEETS 4-8 FOR SKETCHES OF DESCRIPTIONS)

SHEET 2 OF 8

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**DOWDEN PHASE 4
RIGHT-OF-WAY
(BEACHLINE PROPERTIES)**

SECTIONS 33, 34, & 35,
TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/21/2021
REV DATE: 12/10/2025
SCALE N/A

PROJ: 50082397
DRAWN BY: MRS
CHECKED BY: WPH

Drawing name: C:\Users\jrmitchell\AppData\Local\Temp\McF\utilsh_19604\Project\Alpha_sursketch_Dowden Phase 4 RW Beachline A-B-D_012326.dwg 3 Jan 26, 2026 12:47pm by: jrmitchell

LEGAL DESCRIPTION:

RIGHT-OF-WAY "D"

A PORTION OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°52'21"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N51°17'04"E, A DISTANCE OF 312.16 FEET TO THE NORTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 20200373346 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES N51°17'04"E, A DISTANCE OF 409.72 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF N32°30'55"E AND A CHORD DISTANCE OF 654.73 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.59 FEET TO THE POINT OF TANGENCY; THENCE RUN N13°44'46"E, A DISTANCE OF 161.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1028.85 FEET, A CENTRAL ANGLE OF 71°27'20", A CHORD BEARING OF N49°28'26"E AND A CHORD DISTANCE OF 1201.56 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1283.11 FEET TO THE POINT OF TANGENCY; THENCE RUN N85°12'06"E, A DISTANCE OF 796.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 04°33'07", A CHORD BEARING OF N87°28'40"E AND A CHORD DISTANCE OF 601.79 FEET; THENCE RUN NORTHEASTERLY ALONG SAID NORTHERLY BOUNDARY AND THE EASTERLY PROLONGATION THEREOF AND THE ARC OF SAID CURVE A DISTANCE OF 601.95 FEET; THENCE DEPARTING SAID CURVE RUN S71°35'33"E, A DISTANCE OF 86.04 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 54.00 FEET; THENCE RUN N71°07'36"E, A DISTANCE OF 86.04 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 522.95 FEET; THENCE RUN S71°35'33"E, A DISTANCE OF 86.04 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 54.00 FEET; THENCE RUN N71°07'36"E, A DISTANCE OF 86.04 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 512.95 FEET; THENCE RUN S71°35'33"E, A DISTANCE OF 86.04 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 54.00 FEET; THENCE RUN N71°07'36"E, A DISTANCE OF 86.04 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 100.14 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 79.59 FEET; THENCE RUN N89°44'52"E, A DISTANCE OF 5.66 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS THE FOLLOWING TWO BEARINGS AND DISTANCES: N64°46'02"E, A DISTANCE OF 65.12 FEET; THENCE RUN N89°44'52"E, A DISTANCE OF 33.93 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°15'08"E, A DISTANCE OF 27.50 FEET; THENCE RUN S89°44'52"W, A DISTANCE OF 92.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,744 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 4-8 FOR SKETCHES OF DESCRIPTIONS)

SHEET 3 OF 8

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**DOWDEN PHASE 4
RIGHT-OF-WAY
(BEACHLINE PROPERTIES)**

SECTIONS 33, 34, & 35
TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

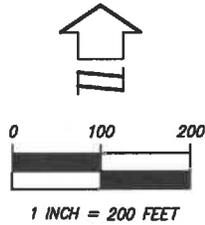
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/21/2021
REV DATE: 12/10/2025
SCALE N/A

PROJ: 50082397
DRAWN BY: MRS
CHECKED BY: WPH

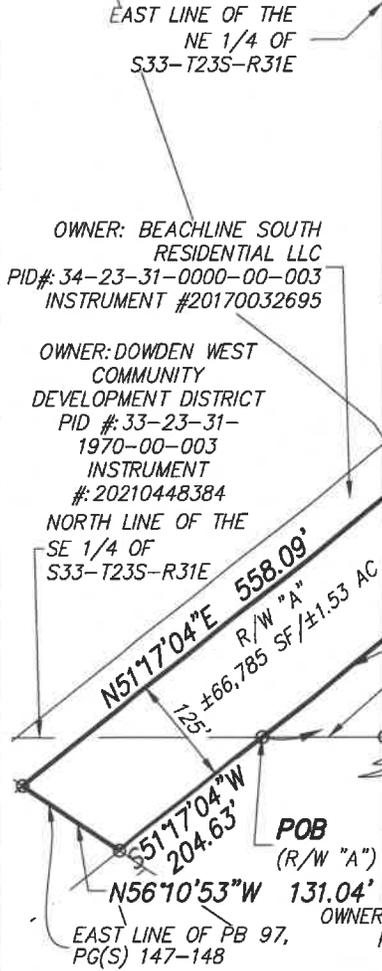
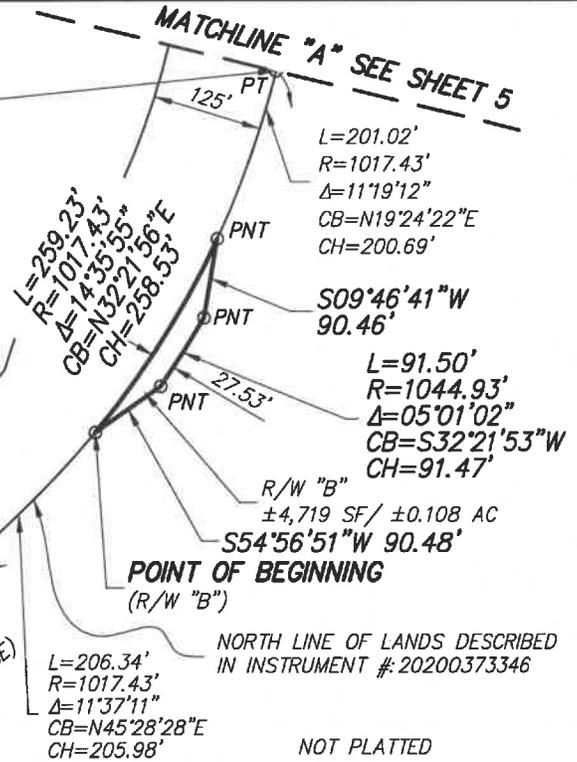
LEGEND:

- LINE BREAK
- POB POINT OF BEGINNING
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- AC ACRES
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- PNT POINT OF NON-TANGENCY
- SEC SECTION-TOWNSHIP SOUTH-RANGE EAST
- O CHANGE IN DIRECTION
- SF SQUARE FEET
- PID# TAX PARCEL IDENTIFICATION NUMBER



L=666.59'
 R=1017.43'
 Δ=37°32'17"
 CB=N32°30'55"E
 CH=654.73'
 (OVERALL CURVE DATA)

OWNER: CARLSBAD
 ORLANDO LLC
 PID #: 32-23-31-
 0000-00-002
 INSTRUMENT
 #: 20040030824
 NOT PLATTED



OWNER: BEACHLINE SOUTH RESIDENTIAL LLC
 PID #: 34-23-31-0000-00-006
 INSTRUMENT #: 20200373346

SOUTH LINE OF THE
 NW 1/4 OF S34-T23S-R31E

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
 (SEE SHEETS 4-8 FOR SKETCHES OF DESCRIPTIONS)

SHEET 4 OF 8

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**DOWDEN PHASE 4
 RIGHT-OF-WAY
 (BEACHLINE PROPERTIES)**

SECTIONS 33, 34, & 35,
 TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 PHONE: 321.354.9817

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

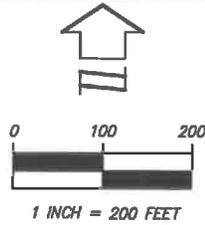
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 REV DATE: 12/10/2025
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PROJ: 50082397
 DRAWN BY: MRS
 CHECKED BY: WPH

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LEGEND:

- LINE BREAK
- POB POINT OF BEGINNING
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- AC ACRES
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- PNT POINT OF NON-TANGENCY
- SEC SECTION-TOWNSHIP SOUTH-RANGE EAST
- CHANGE IN DIRECTION



OWNER: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
PID #: 32-23-31-0000-00-007
INSTRUMENT #: 20160659069

NOT PLATTED

MATCHLINE "B" SEE SHEET 6

OWNER: CARLSBAD ORLANDO LLC
PID #: 32-23-31-0000-00-002
INSTRUMENT #: 20040030824
NOT PLATTED

**DOWDEN ROAD
PHASE 4**

L=1283.11'
R=1028.85'
Δ=71°27'20"
CB=N49°28'26"E
CH=1201.56'

OWNER: BEACHLINE SOUTH RESIDENTIAL LLC
PID #: 34-23-31-0000-00-006
INSTRUMENT #: 20200373346

NOT PLATTED

N13°44'46"E 161.66'

MATCHLINE "A" SEE SHEET 4

SHEET 5 OF 8

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 4-8 FOR SKETCHES OF DESCRIPTIONS)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**DOWDEN PHASE 4
RIGHT-OF-WAY
(BEACHLINE PROPERTIES)**

SECTIONS 33, 34, & 35
TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

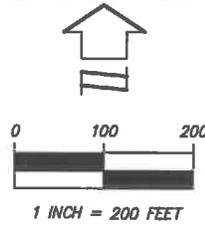
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REV DATE: 12/10/2025
SCALE 1" = 200'

PROJ: 50082397
DRAWN BY: MRS
CHECKED BY: WPH

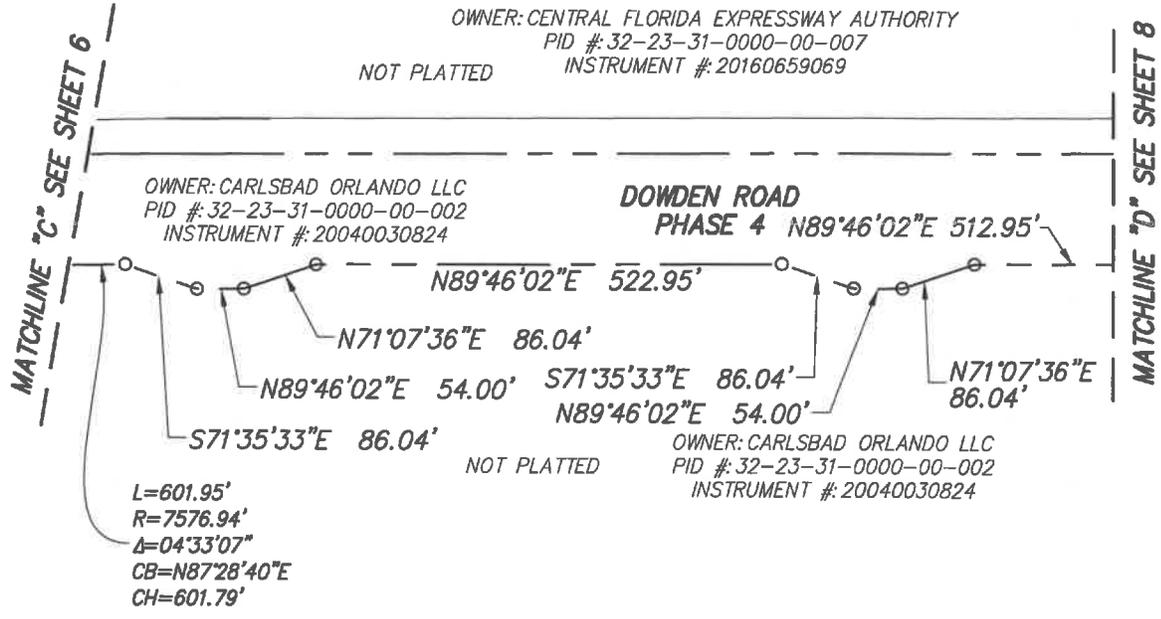
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LEGEND:

- LINE BREAK
- POB POINT OF BEGINNING
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- AC ACRES
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- PNT POINT OF NON-TANGENCY
- SEC SECTION-TOWNSHIP SOUTH-RANGE EAST
- CHANGE IN DIRECTION



Drawing name: C:\Users\gmitchell\AppData\Local\Temp\AcPublish_19604\Project Alpha_sursketch_Dowden Phase 4 RW Beachline A-B-D_012326.dwg 7 Jan 26, 2026 12:47am by gmitchell



SHEET 7 OF 8

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
 (SEE SHEETS 4-8 FOR SKETCHES OF DESCRIPTIONS)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

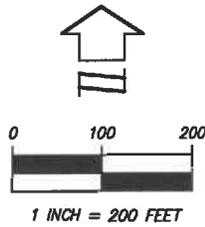
SKETCH OF DESCRIPTION
 -OF-
DOWDEN PHASE 4
RIGHT-OF-WAY
(BEACHLINE PROPERTIES)
 SECTIONS 33, 34, & 35
 TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA

 **Dewberry**
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 SUITE 1000
 ORLANDO, FLORIDA 32803
 PHONE: 321.354.9817
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC
 DATE: 09/21/2021
 REV DATE: 12/10/2025
 SCALE 1" = 200'
 PROJ: 50082397
 DRAWN BY: MRS
 CHECKED BY: WPH

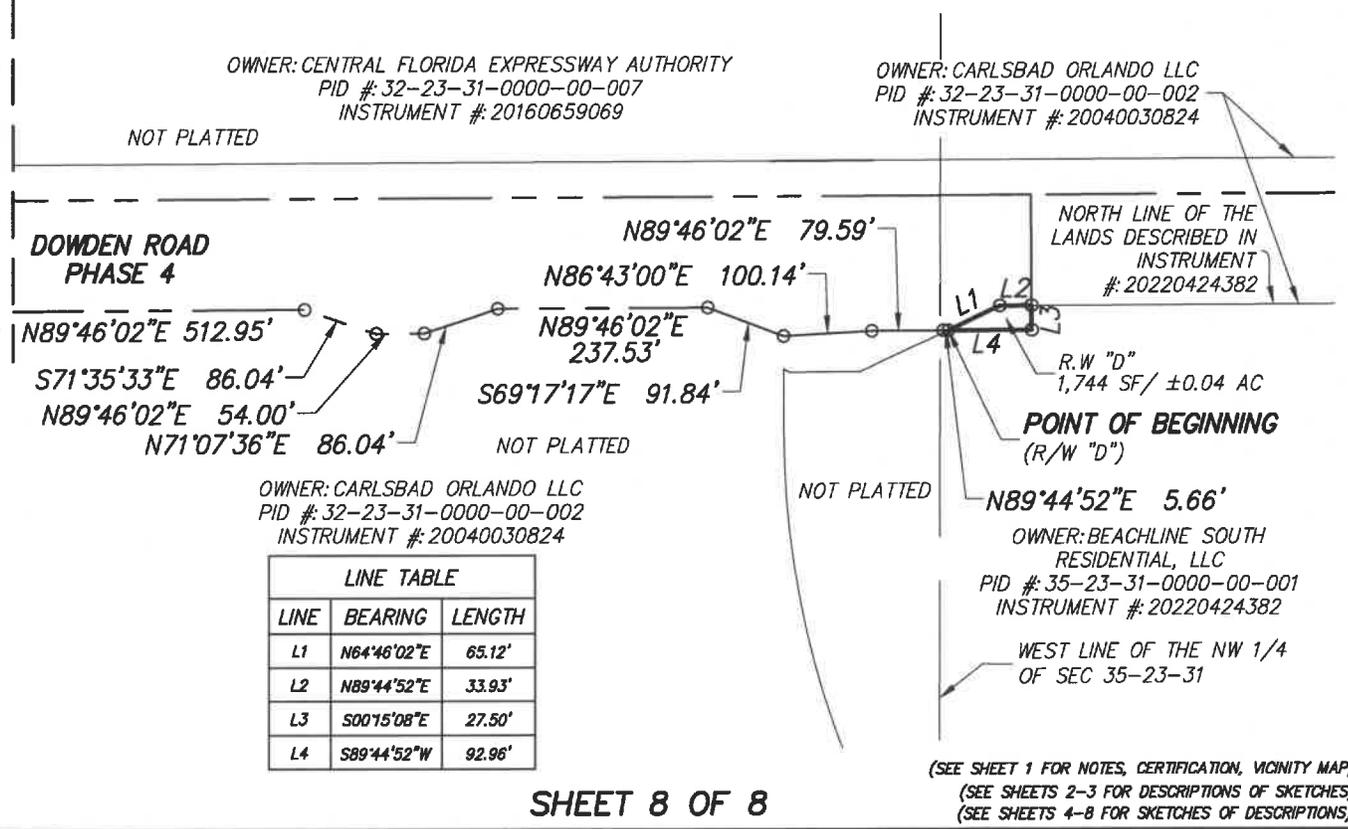
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- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- AC ACRES
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- PNT POINT OF NON-TANGENCY
- SEC SECTION-TOWNSHIP SOUTH-RANGE EAST
- O CHANGE IN DIRECTION



Drawing name: C:\Users\gmitchell\AppData\Local\Temp\AcPublish\19604\Project\Alpha_svr\sketch_Dowden Phase 4 RW Baseline A-B-D_D12326.dwg B Jan 26, 2026 12:47pm by: gmitchell

MATCHLINE "D" SEE SHEET 7



SHEET 8 OF 8
 SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 —OF—
DOWDEN PHASE 4
RIGHT-OF-WAY
(BEACHLINE PROPERTIES)

SECTIONS 33, 34, & 35
 TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA

 **Dewberry**

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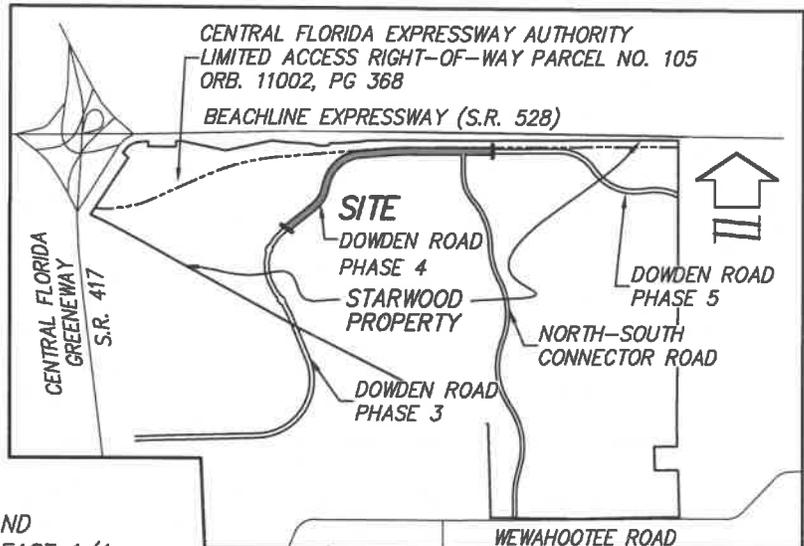
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

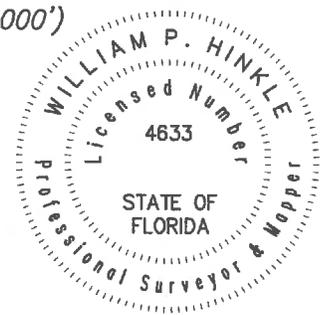
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 09/21/2021 PROJ: 50082397
 REV DATE: 12/10/2025 DRAWN BY: MRS
 SCALE 1" = 200' CHECKED BY: WPH

Drawing name: C:\Users\gmitchell\appdata\local\temp\1\epublish_19904\Project\Alpha_surfsketch_Dowden Phase 4 RW Carlsbad_012326.dwg 1 Jan 26, 2026 12:16pm by gmitchell



VICINITY MAP
(1"=5000')



NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING N00°06'07"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 01/26/2026 PER FAC 5J-17.062(2).

WILLIAM P. HINKLE _____ DATE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 4633

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
 (SEE SHEETS 3 THROUGH 6 FOR SKETCH OF DESCRIPTION)

SHEET 1 OF 6

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
DOWDEN PHASE 4
RIGHT-OF-WAY
(CARLSBAD PROPERTIES)
 SECTIONS 34 & 35
 TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA

 **Dewberry**
 800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 PHONE: 321.354.9817
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC
 DATE: 09/27/2021
 REV DATE: 01/23/2026
 SCALE N/A
 PRO.: 50082397
 DRAWN BY: MRS
 CHECKED BY: WPH

LEGAL DESCRIPTION:

RIGHT-OF-WAY "C"

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°52'21"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N51°17'04"E, A DISTANCE OF 312.16 FEET TO THE WESTERLY BOUNDARY OF THE NORTHERN PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 20040030824 ALSO BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING TWO(2) COURSES AND DISTANCES: RUN N48°17'55"W, A DISTANCE OF 34.69 FEET; THENCE N33°50'17"W, A DISTANCE OF 91.12 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY RUN N51°17'04"E, A DISTANCE OF 407.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 892.43 FEET, A CENTRAL ANGLE OF 10°52'12", A CHORD BEARING OF N45°50'58"E AND A CHORD DISTANCE OF 169.06 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 169.31 FEET TO A NON-TANGENT POINT; THENCE N18°31'07"E, A DISTANCE OF 82.94 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 864.93 FEET, A CENTRAL ANGLE OF 06°00'35", A CHORD BEARING OF N32°18'17"E AND A CHORD DISTANCE OF 90.68 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.72 FEET TO A NON-TANGENT POINT; THENCE N46°05'39"E, A DISTANCE OF 82.93 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 892.43 FEET, A CENTRAL ANGLE OF 10°26'59", A CHORD BEARING OF N18°58'16"E AND A CHORD DISTANCE OF 162.54 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 162.76 FEET TO THE POINT OF TANGENCY; THENCE N13°44'46"E, A DISTANCE OF 161.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1153.85 FEET, A CENTRAL ANGLE OF 15°38'27", A CHORD BEARING OF N21°34'00"E AND A CHORD DISTANCE OF 314.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 314.98 FEET TO A NON-TANGENT POINT; THENCE N13°42'16"E, A DISTANCE OF 89.97 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1181.35 FEET, A CENTRAL ANGLE OF 02°37'09", A CHORD BEARING OF N34°54'06"E AND A CHORD DISTANCE OF 54.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.00 FEET TO A NON-TANGENT POINT; THENCE N56°05'40"E, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1153.85 FEET, A CENTRAL ANGLE OF 44°47'04", A CHORD BEARING OF N62°48'34"E AND A CHORD DISTANCE OF 879.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 901.89 FEET TO THE POINT OF TANGENCY; THENCE N85°12'06"E, A DISTANCE OF 796.45 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 7701.94 FEET, A CENTRAL ANGLE OF 04°33'55", A CHORD BEARING OF N87°29'04"E AND A CHORD DISTANCE OF 613.53 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 613.69 FEET TO THE POINT OF TANGENCY; THENCE N64°46'02"E, A DISTANCE OF 2188.14 FEET; THENCE N89°44'52"E, A DISTANCE OF 98.59 FEET; THENCE S00°15'08"E, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO BEARINGS AND DISTANCES: S89°44'52"W, A DISTANCE OF 33.93 FEET; THENCE S64°46'02"W, A DISTANCE OF 65.12 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S89°44'52"W, A DISTANCE OF 5.66 FEET; THENCE S89°46'02"W, A DISTANCE OF 79.59 FEET; THENCE S86°43'00"W, A DISTANCE OF 100.14 FEET; THENCE N69°17'17"W, A DISTANCE OF 91.84 FEET; THENCE S89°46'02"W, A DISTANCE OF 237.53 FEET; THENCE S71°07'36"W, A DISTANCE OF 86.04 FEET; THENCE S89°46'02"W, A DISTANCE OF 54.00 FEET; THENCE N71°35'33"W, A DISTANCE OF 86.04 FEET; THENCE S89°46'02"W, A DISTANCE OF 512.95 FEET; THENCE S71°07'36"W, A DISTANCE OF 86.04 FEET; THENCE S89°46'02"W, A DISTANCE OF 54.00 FEET; THENCE N71°35'33"W, A DISTANCE OF 86.04 FEET; THENCE S89°46'02"W, A DISTANCE OF 54.00 FEET; THENCE N71°35'33"W, A DISTANCE OF 86.04 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 03°30'15", A CHORD BEARING OF S88°00'06"W AND A CHORD DISTANCE OF 463.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 463.40 FEET TO A POINT OF TANGENCY BEING THE NORTH LINE OF INSTRUMENT NUMBER 20200373346, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA THENCE CONTINUE ALONG SAID NORTH LINE OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 01°02'52", A CHORD BEARING OF S85°43'32"W AND A CHORD DISTANCE OF 138.55 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 138.55 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S85°12'06"W, A DISTANCE OF 796.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1028.85 FEET, A CENTRAL ANGLE OF 71°27'20", A CHORD BEARING OF S49°28'26"W AND A CHORD DISTANCE OF 1201.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1283.11 FEET TO THE POINT OF TANGENCY; THENCE S13°44'46"W, A DISTANCE OF 161.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF S32°30'55"W AND A CHORD DISTANCE OF 654.73 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.59 FEET TO THE POINT OF TANGENCY; THENCE RUN S51°17'04"W, A DISTANCE OF 409.72 FEET TO THE POINT OF BEGINNING.

CONTAINING: 808,799 SQUARE FEET OR 18.567 ACRES, MORE OR LESS.

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
 (SEE SHEETS 3 THROUGH 6 FOR SKETCH OF DESCRIPTION)

SHEET 2 OF 6

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN PHASE 4
 RIGHT-OF-WAY
 (CARLSBAD PROPERTIES)

SECTIONS 34 & 35
 TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE
 SUITE 1000

ORLANDO, FLORIDA 32803

PHONE: 321.354.9817

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

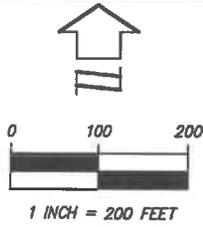
BEACHLINE SOUTH
 RESIDENTIAL, LLC

DATE: 09/27/2021
 REV DATE: 01/23/2026
 SCALE N/A

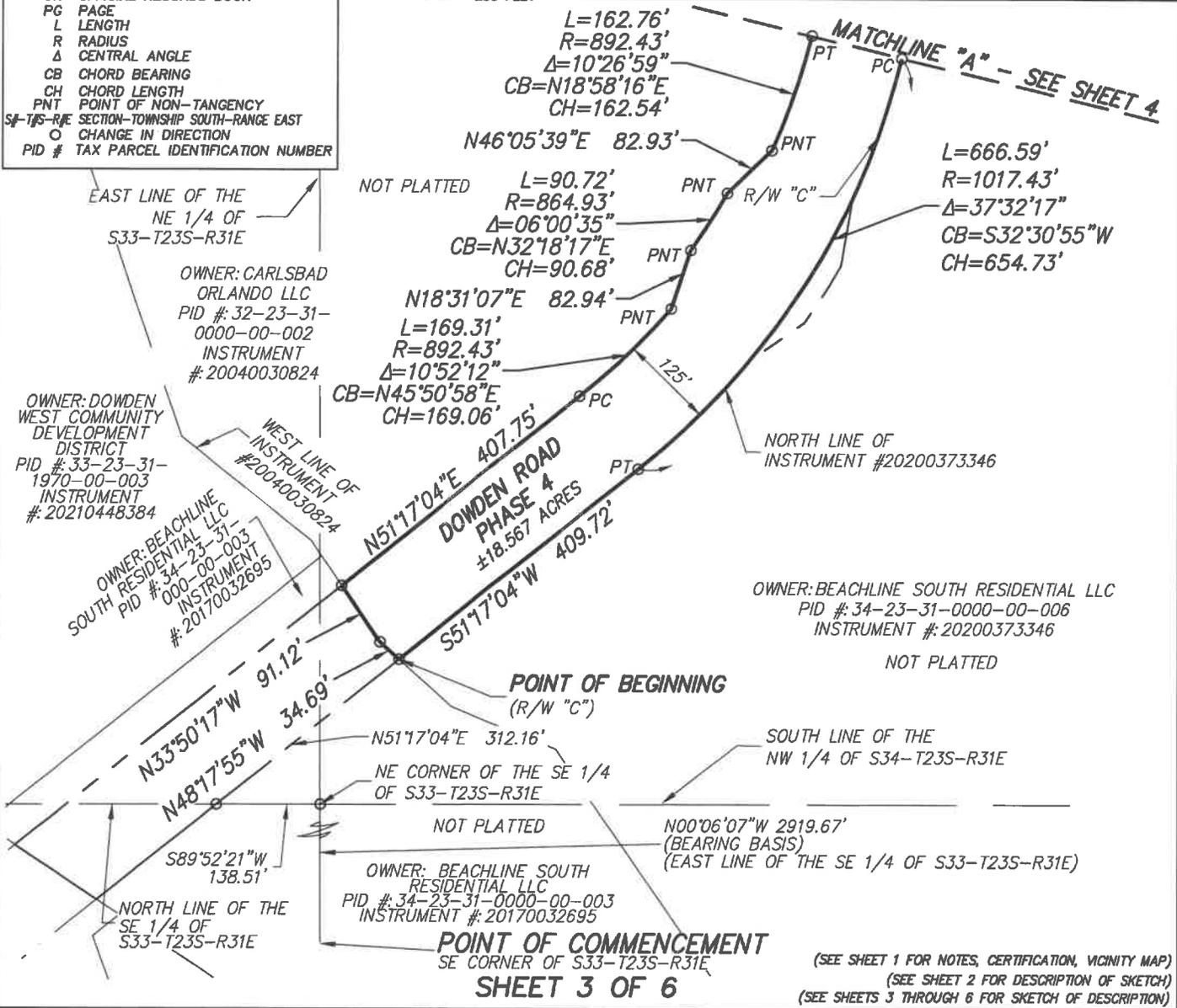
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 DRAWN BY: MRS
 CHECKED BY: WPH

LEGEND:

- LINE BREAK
- POB POINT OF BEGINNING
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- OR OFFICIAL RECORDS BOOK
- PC PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- PNT POINT OF NON-TANGENCY
- S-T-R-E SECTION-TOWNSHIP-SOUTH-RANGE EAST
- CHANGE IN DIRECTION
- PID # TAX PARCEL IDENTIFICATION NUMBER



Drawing name: C:\Users\jgmitchell\AppData\Local\Temp\AcP\dublin_19604\Project\Alpha_sursketch_Dowden Phase 4 RW Carlsbad_012326.dwg 3 Jan 26, 2026 12:16am by: jgmitchell



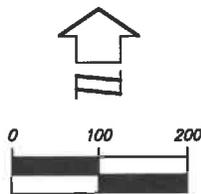
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SKETCH OF DESCRIPTION
 -OF-
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RIGHT-OF-WAY
(CARLSBAD PROPERTIES)
 SECTIONS 34 & 35
 TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA

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(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
 (SEE SHEETS 3 THROUGH 6 FOR SKETCH OF DESCRIPTION)



1 INCH = 200 FEET

OWNER: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PID #: 32-23-31-0000-00-007
 INSTRUMENT #: 20160659069

OWNER: CARLSBAD ORLANDO LLC
 PID #: 32-23-31-0000-00-002
 INSTRUMENT #: 20040030824

NOT PLATTED
 N56°05'40"E 90.00'
 L=54.00'
 R=1181.35'
 Δ=02°37'09"
 CB=N34°54'06"E
 CH=54.00'

N13°42'16"E 89.97'
 L=314.98'
 R=1153.85'
 Δ=15°38'27"
 CB=N21°34'00"E
 CH=314.00'

N13°44'46"E 161.66'
 S13°44'46"W 161.66'

**DOWDEN ROAD
 PHASE 4**
 ±18.567 ACRES
 R/W "C"

L=901.89'
 R=1153.85'
 Δ=44°47'04"
 CB=N62°48'34"E
 CH=879.10'

L=1283.11'
 R=1028.85'
 Δ=71°27'20"
 CB=S49°28'26"W
 CH=1201.56'

OWNER: BEACHLINE SOUTH RESIDENTIAL LLC
 PID #: 34-23-31-0000-00-006
 INSTRUMENT #: 20200373346
 NOT PLATTED

NORTH LINE OF INSTRUMENT #20200373346

MATCHLINE "B" - SEE SHEET 5

MATCHLINE "A" - SEE SHEET 3

SHEET 4 OF 6

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
 (SEE SHEETS 3 THROUGH 6 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**DOWDEN PHASE 4
 RIGHT-OF-WAY
 (CARLSBAD PROPERTIES)**

SECTIONS 34 & 35
 TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE
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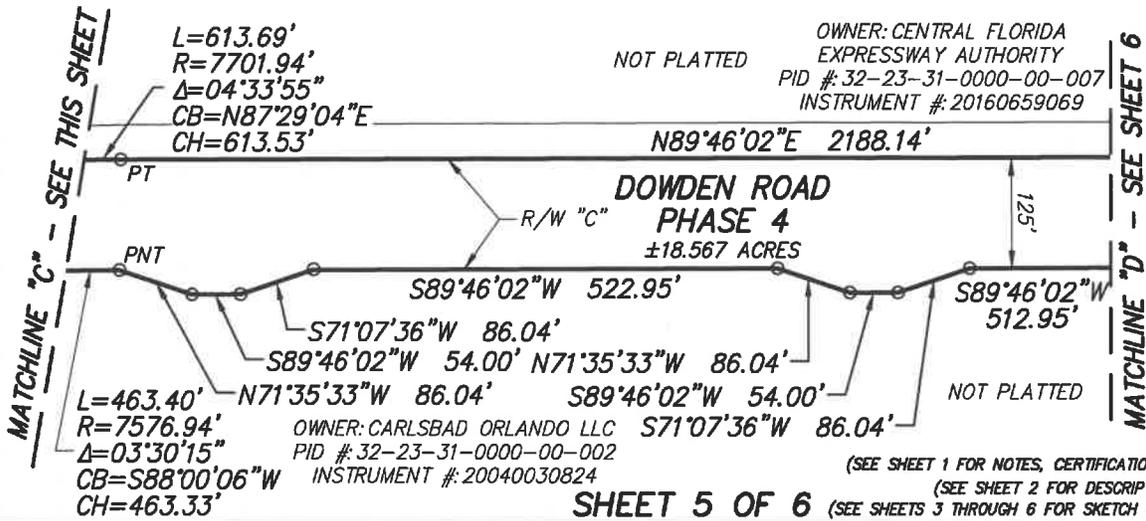
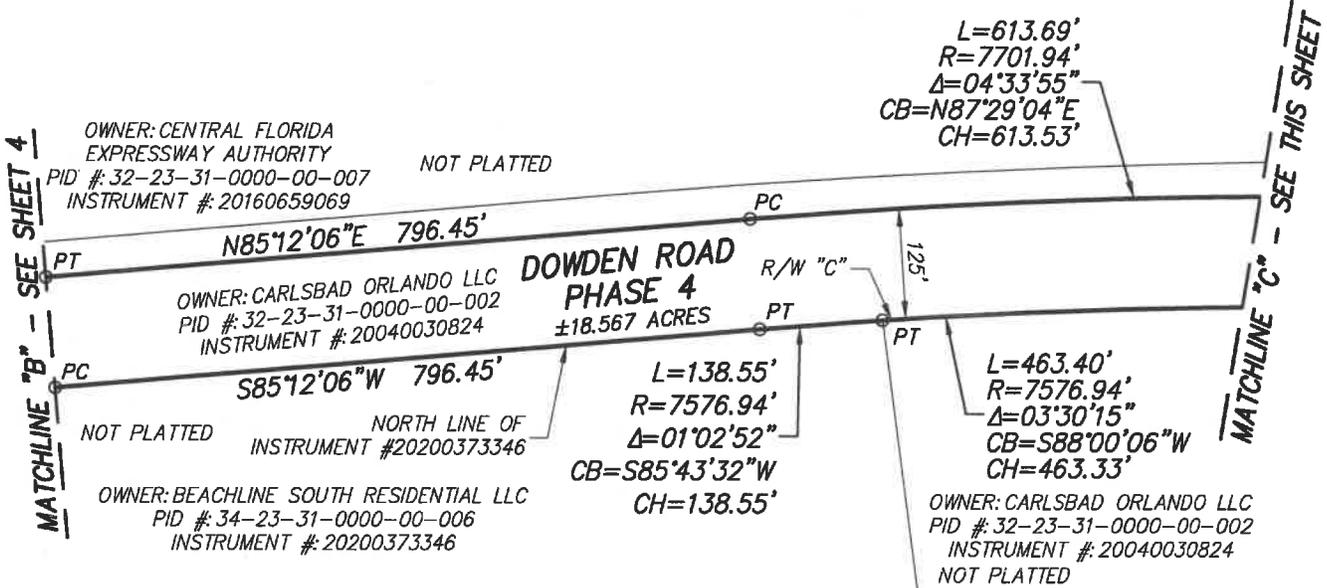
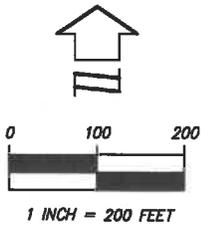
PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

DATE: 09/27/2021
 REV DATE: 01/23/2026
 SCALE 1"=200'

PROJ: 50082397
 DRAWN BY: MRS
 CHECKED BY: WPH

Drawing name: C:\Users\gmitchell\AppData\Local\Temp\AcPublish_18604\Project_Altiva_sursketch_Dowden Phase 4_RW Carlsbad_012326.dwg 4 Jan 26, 2026 12:16pm by: gmitchell



(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
 (SEE SHEETS 3 THROUGH 6 FOR SKETCH OF DESCRIPTION)

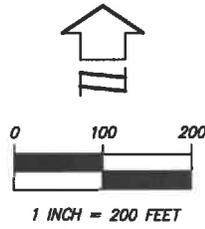
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
DOWDEN PHASE 4
RIGHT-OF-WAY
(CARLSBAD PROPERTIES)
 SECTIONS 34 & 35
 TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA

 **Dewberry**
 800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 PHONE: 321.354.9817
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC
 DATE: 09/27/2021
 REV DATE: 01/23/2026
 SCALE 1"=200'
 PROJ: 50082397
 DRAWN BY: MRS
 CHECKED BY: WPH

Drawing name: C:\Users\gmitchell\AppData\Local\Temp\Temp\publish_19604\Project\Alpha_surfsketch_Dowden Phase 4 RW Carlsbad_012326.dwg 5 Jan 26, 2026 12:16pm br gmitchell



MATCHLINE "D" - SEE SHEET 5

OWNER: CENTRAL FLORIDA EXPRESSWAY
AUTHORITY
PID #: 32-23-31-0000-00-007
INSTRUMENT #: 20160659069
NOT PLATTED

**DOWDEN ROAD
PHASE 4**
±18.567 ACRES

S89°46'02"W 512.95'
N71°35'33"W 86.04'
S89°46'02"W 54.00'
S71°07'36"W 86.04'

OWNER: CARLSBAD ORLANDO LLC
PID #: 32-23-31-0000-00-002
INSTRUMENT #: 20040030824
NOT PLATTED

N89°46'02"E 2188.14'

R/W "C"

S89°46'02"W 237.53'
N69°17'17"W 91.84'
S86°43'00"W 100.14'
S89°46'02"W 79.59'

EAST LINE OF THE NE 1/4
OF S34-T23S-R31E

N89°44'52"E 98.58'

S007°15'08"E
125.00'

NORTH LINE OF
INSTRUMENT
#: 20220424382

S89°44'52"W 33.93'
S64°46'02"W 65.12'

S89°44'52"W 5.66'
WEST LINE OF THE NW 1/4
OF S35-T23S-R31E

OWNER: BEACHLINE SOUTH
RESIDENTIAL, LLC
PID #: 35-23-31-0000-00-001
INSTRUMENT #: 20220424382
NOT PLATTED

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEETS 3 THROUGH 6 FOR SKETCH OF DESCRIPTION)

SHEET 6 OF 6

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**DOWDEN PHASE 4
RIGHT-OF-WAY
(CARLSBAD PROPERTIES)**

SECTIONS 34 & 35
TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

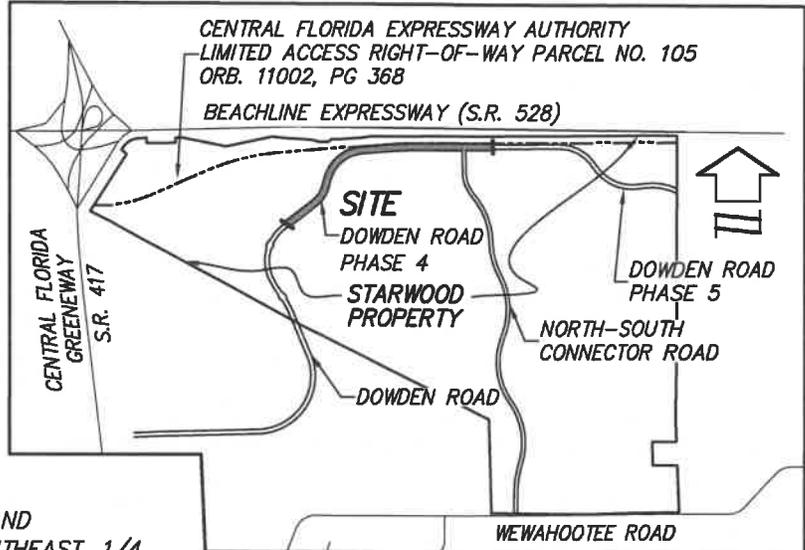
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/27/2021
REV DATE: 01/23/2026
SCALE 1"=200'

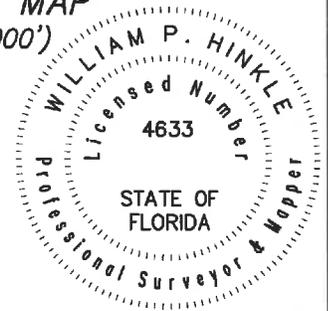
PROJ: 50082397
DRAWN BY: MRS
CHECKED BY: WPH

Drawing name: C:\Users\jrnitchell\AppData\Local\Temp\AcPublish\19604\Project_Alpha_sursketch_Dowden Phase 4_RW_Carlsbad_012326.dwg 6 Jan 28, 2026 12:16pm by: jrnitchell

**PROJECT NAME: DOWDEN
ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063**



VICINITY MAP
(1"=5000')



NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING N00°06'07"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 02/23/2024 PER FAC 5J-17.062(2).

WILLIAM P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633
DATE
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 4-7 FOR SKETCHES OF DESCRIPTIONS)

SHEET 1 OF 7

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(CARLSBAD PROPERTIES)**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/27/21
REV DATE: 02/23/24
SCALE: N/A

PROJ: 50092308
DRAWN BY: GLM
CHECKED BY: WPH

**PROJECT NAME: DOWDEN
ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063**

LEGAL DESCRIPTION:

UTILITY EASEMENT "E"

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°53'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N51°17'04"E, A DISTANCE OF 721.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF N32°30'55"E AND A CHORD DISTANCE OF 654.73 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.58 FEET TO THE END OF SAID CURVE; THENCE RUN N13°44'46"E, A DISTANCE OF 161.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1028.85 FEET, A CENTRAL ANGLE OF 71°27'20", A CHORD BEARING OF N49°28'26"E AND A CHORD DISTANCE OF 1201.56 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1283.11 FEET TO THE POINT OF TANGENCY; THENCE RUN N85°12'06"E, A DISTANCE OF 796.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 01°02'52", A CHORD BEARING OF N85°43'32"E AND A CHORD DISTANCE OF 138.55 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 138.55 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID CURVE, RUN S07°20'10"E, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7566.94 FEET, A CENTRAL ANGLE OF 03°11'11", A CHORD BEARING OF N87°50'51"E AND A CHORD DISTANCE OF 420.78 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 420.83 TO THE END OF SAID CURVE; THENCE RUN S60°13'58"E, A DISTANCE OF 11.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7560.94 FEET, A CENTRAL ANGLE OF 03°15'41", A CHORD BEARING OF S87°53'16"W AND A CHORD DISTANCE OF 430.34 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 430.39 FEET TO THE END OF SAID CURVE; THENCE RUN N07°20'10"W, A DISTANCE OF 6.01 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2554 SQUARE FEET OR 0.059 ACRES, MORE OR LESS.

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 4-7 FOR SKETCHES OF DESCRIPTIONS)

SHEET 2 OF 7

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

—OF—

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(CARLSBAD PROPERTIES)**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/27/21
REV DATE: 02/23/24
SCALE: N/A

PROJ: 50092308
DRAWN BY: GLM
CHECKED BY: WPH

Drawing name: C:\Users\wesmatol\appdata\local\temp\AcPublish\91556\Project Alpha_sursketch_Dowden Phase 4 - MD (Utility easm)\CARLSBAD.dwg SHEET 2C Feb 23, 2024 10:32am b.j. wesmatol

**PROJECT NAME: DOWDEN
ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063**

LEGAL DESCRIPTION:

UTILITY EASEMENT "F"

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°53'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N51°17'04"E, A DISTANCE OF 721.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF N32°30'55"E AND A CHORD DISTANCE OF 654.73 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 666.58 FEET TO THE END OF SAID CURVE; THENCE RUN N13°44'46"E, A DISTANCE OF 161.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1028.85 FEET, A CENTRAL ANGLE OF 71°27'20", A CHORD BEARING OF N49°28'26"E AND A CHORD DISTANCE OF 1201.56 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1283.11 FEET TO THE END OF SAID CURVE; THENCE RUN N85°12'06"E, A DISTANCE OF 796.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 04°06'36", A CHORD BEARING OF N87°15'24"E AND A CHORD DISTANCE OF 543.39 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 543.50 FEET TO THE END OF SAID CURVE; THENCE RUN S60°13'58"E, A DISTANCE OF 146.61 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE RUN N64°46'02"E, A DISTANCE OF 136.16 FEET TO THE POINT OF BEGINNING; THENCE RUN N64°46'02"E, A DISTANCE OF 14.20 FEET; THENCE RUN N89°46'02"E, A DISTANCE OF 1665.91 FEET; THENCE RUN S69°17'17"E, A DISTANCE OF 16.78 FEET; THENCE RUN S89°46'02"W, A DISTANCE OF 1694.45 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,081 SQUARE FEET OR 0.231 ACRES, MORE OR LESS.

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 4-7 FOR SKETCHES OF DESCRIPTIONS)

SHEET 3 OF 7

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(CARLSBAD PROPERTIES)**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

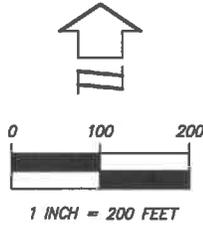
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 08/27/21
REV DATE: 02/23/24
SCALE: N/A

PROJ: 50092308
DRAWN BY: GLM
CHECKED BY: WPH

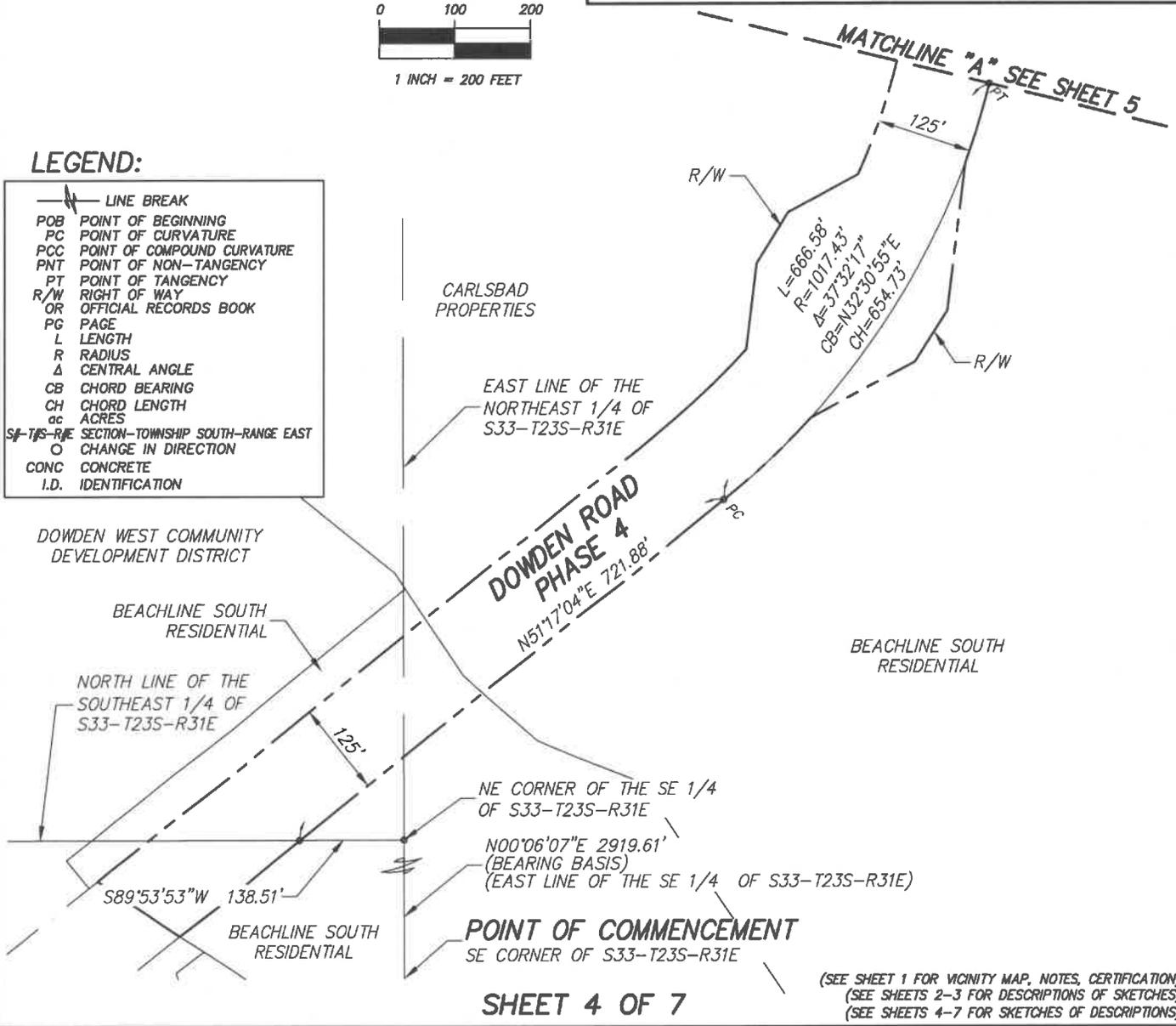
PROJECT NAME: DOWDEN ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063



LEGEND:

	LINE BREAK
	POB POINT OF BEGINNING
	PC POINT OF CURVATURE
	PCC POINT OF COMPOUND CURVATURE
	PNT POINT OF NON-TANGENCY
	PT POINT OF TANGENCY
	R/W RIGHT OF WAY
	OR OFFICIAL RECORDS BOOK
	PG PAGE
	L LENGTH
	R RADIUS
	Δ CENTRAL ANGLE
	CB CHORD BEARING
	CH CHORD LENGTH
	ac ACRES
	S#-T#S-R#E SECTION-TOWNSHIP SOUTH-RANGE EAST
	○ CHANGE IN DIRECTION
	CONC CONCRETE
	I.D. IDENTIFICATION

Drawing name: C:\Users\wesmado1\AppData\Local\Temp\AcPublish_915156\Project_Alpha_sursketch_Dowden Phase 4 - MD (Utility arm) CARLSBAD.dwg SHEET 4 Feb 23, 2024 10:32am by wesmado1



SHEET 4 OF 7

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
 (SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
 (SEE SHEETS 4-7 FOR SKETCHES OF DESCRIPTIONS)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

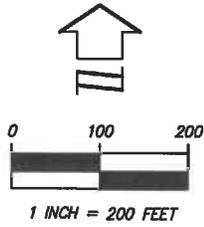
SKETCH AND DESCRIPTION
 -OF-
DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(CARLSBAD PROPERTIES)
 SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA



Dewberry
 131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:
BEACHLINE SOUTH RESIDENTIAL, LLC
 DATE: 09/27/21
 REV DATE: 02/23/24
 SCALE: 1"=200'
 PROJ: 50092308
 DRAWN BY: GLM
 CHECKED BY: WPH

PROJECT NAME: DOWDEN
ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063



CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MATCHLINE "B" SEE SHEET 6

LEGEND:

	LINE BREAK
POB	POINT OF BEGINNING
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
ac	ACRES
S-T&R-E	SECTION-TOWNSHIP SOUTH-RANGE EAST
○	CHANGE IN DIRECTION

CARLSBAD PROPERTIES

DOWDEN ROAD
PHASE 4

$L=1283.11'$
 $R=1028.85'$
 $\Delta=71^{\circ}27'20''$
 $CB=N49^{\circ}28'26''E$
 $CH=1201.56'$

125'

BEACHLINE SOUTH RESIDENTIAL

MATCHLINE "A" SEE SHEET 4

$N13^{\circ}44'46''E$ 161.66'

SHEET 5 OF 7

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 4-7 FOR SKETCHES OF DESCRIPTIONS)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(CARLSBAD PROPERTIES)**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
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PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

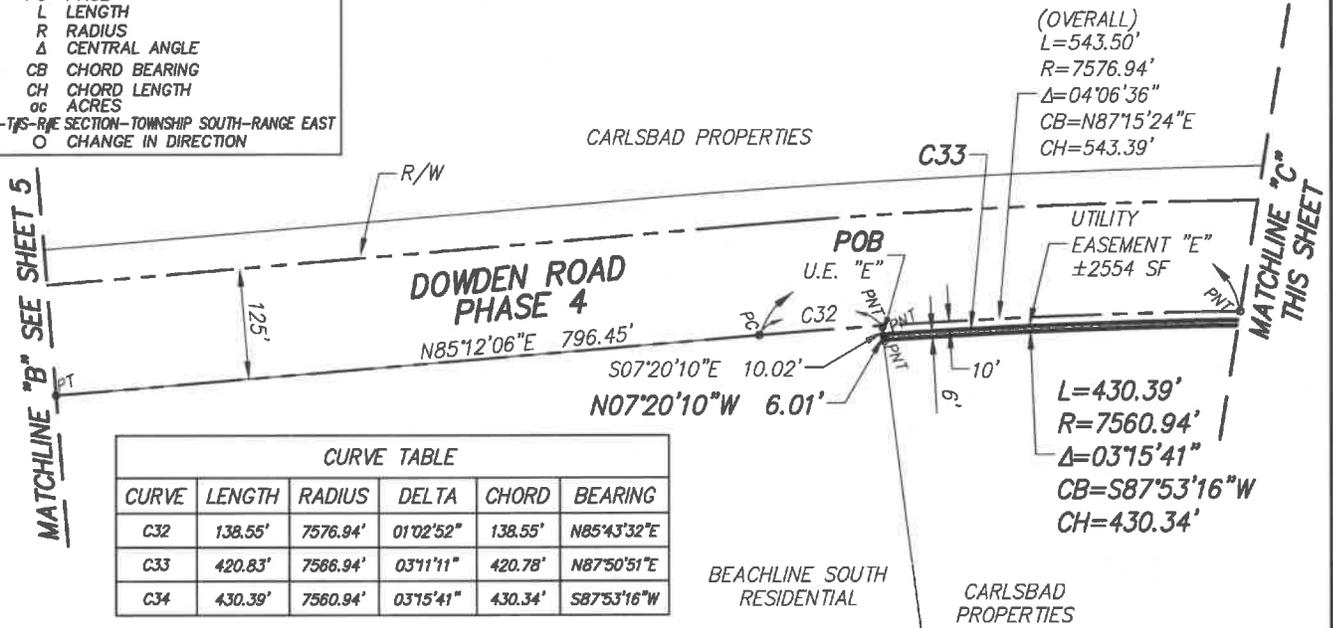
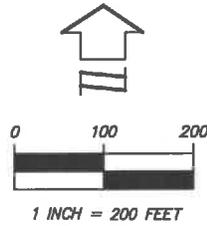
DATE: 09/27/21
REV DATE: 02/23/24
SCALE: 1"=200'

PROJ: 50092308
DRAWN BY: GLM
CHECKED BY: WPH

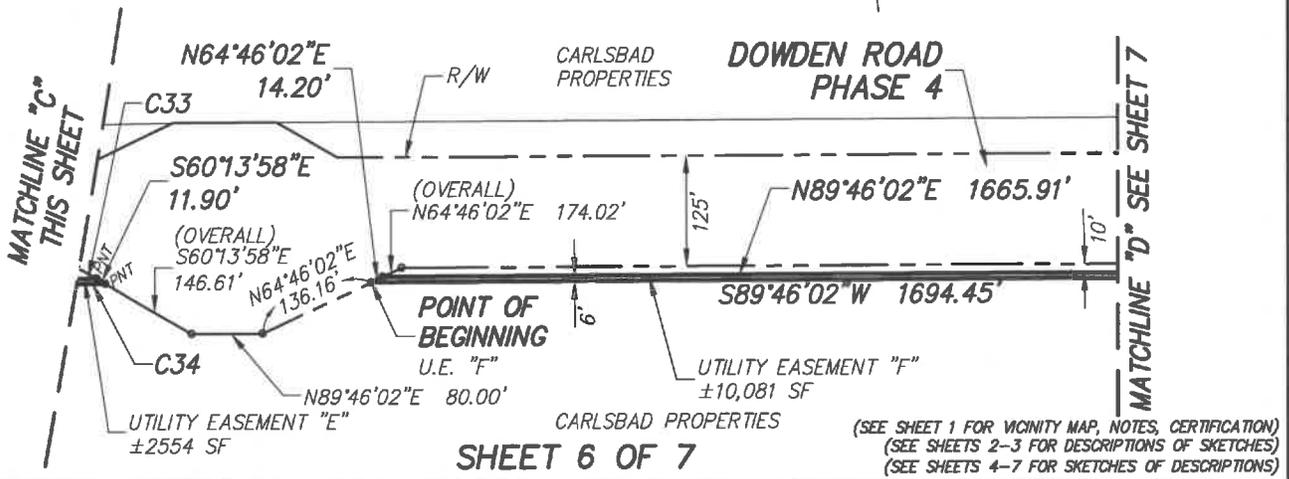
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PROJECT NAME: DOWDEN ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063
LEGEND:

- LINE BREAK
- POB POINT OF BEGINNING
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- U.E. UTILITY EASEMENT
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- ac ACRES
- S4-T3S-R1E SECTION-TOWNSHIP SOUTH-RANGE EAST
- CHANGE IN DIRECTION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C32	138.55'	7576.94'	01°02'52"	138.55'	N85°43'32"E
C33	420.83'	7586.94'	03°11'11"	420.78'	N87°50'51"E
C34	430.39'	7560.94'	03°15'41"	430.34'	S87°53'16"W



SHEET 6 OF 7

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
 (SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
 (SEE SHEETS 4-7 FOR SKETCHES OF DESCRIPTIONS)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

—OF—

**DOWDEN ROAD PHASE 4
 (UTILITY EASEMENT)
 (CARLSBAD PROPERTIES)**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
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 PHONE: 321.354.9826 FAX: 407.648.9104
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 CERTIFICATE OF AUTHORIZATION No. LB 8011

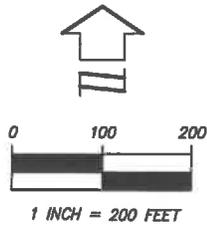
PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

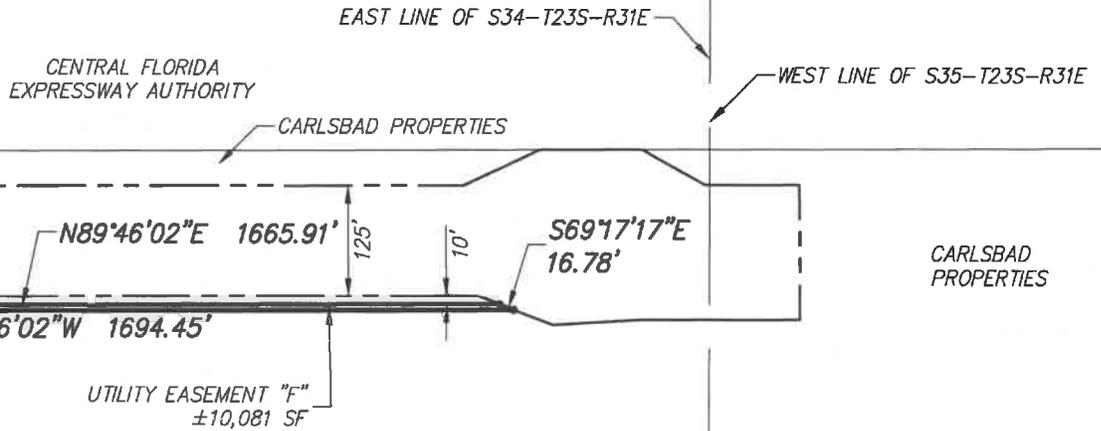
DATE: 09/27/21
 REV DATE: 01/12/24 AS
 SCALE 1" = 200'

PROJ: 50092308
 DRAWN BY: MCD
 CHECKED BY: WDD

PROJECT NAME: DOWDEN
ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063



MATCHLINE "D" SEE SHEET 6



LEGEND:

	LINE BREAK
POB	POINT OF BEGINNING
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
PG	PAGE
L	LENGTH
R	RADIUS
A	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
ac	ACRES
S-T-R/E	SECTION-TOWNSHIP SOUTH-RANGE EAST
O	CHANGE IN DIRECTION

SHEET 7 OF 7

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
(SEE SHEETS 2-3 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 4-7 FOR SKETCHES OF DESCRIPTIONS)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(CARLSBAD PROPERTIES)**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
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PHONE: 321.354.9826 FAX: 407.648.9104
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

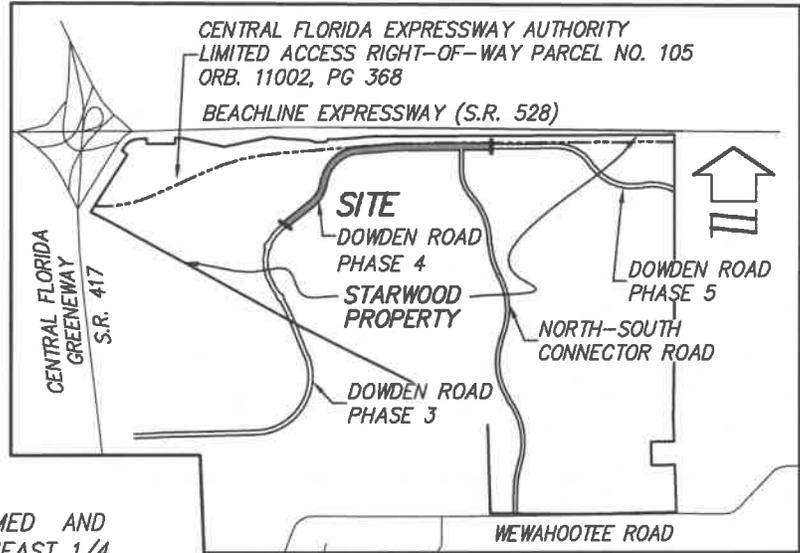
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/27/21
REV DATE: 02/23/24
SCALE: 1"=200'

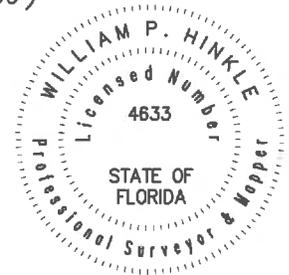
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DRAWN BY: GLM
CHECKED BY: WPH

Drawing name: C:\Users\wesam101\AppData\Local\Temp\AcPublish_91556\Project Alpha_sursketch_Dowden Phase 4 - MD (Utility esm) CARLSBAD.dwg SHEET 7 Feb 23, 2024 10:32am by: wesam101

**PROJECT NAME: DOWDEN
ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063**



VICINITY MAP
(1"=5000')



NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING N00°06'07"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 03/01/2024 PER FAC 5J-17.062(2).

WILLIAM P. HINKLE _____ DATE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 4633
 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
 (SEE SHEETS 2-5 FOR DESCRIPTIONS OF SKETCHES)
 (SEE SHEETS 6-8 FOR SKETCHES OF DESCRIPTIONS)

SHEET 1 OF 8

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

—OF—

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(BEACHLINE PROPERTIES)**

SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/21/21
 REV DATE: 01/11/24
 SCALE: 1"=NA

PROJ: 50092308
 DRAWN BY: AS
 CHECKED BY: GLM

**PROJECT NAME: DOWDEN
ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063**

LEGAL DESCRIPTION:

UTILITY EASEMENT "C"

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°53'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N51°17'04"E, A DISTANCE OF 721.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 08°57'52", A CHORD BEARING OF N46°48'08"E AND A CHORD DISTANCE OF 159.02; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 159.19 FEET A POINT OF NON-TANGENCY; THENCE DEPARTING SAID CURVE, RUN N61°53'20"E, A DISTANCE OF 156.55 FEET; THENCE RUN N31°53'20"E, A DISTANCE OF 80.00 FEET; THENCE RUN N06°53'20"E, A DISTANCE OF 134.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N06°53'20"E, A DISTANCE OF 21.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1027.43, A CENTRAL ANGLE OF 08°25'56", A CHORD BEARING OF N17°57'44"E AND A CHORD DISTANCE OF 151.07 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 151.21 FEET TO THE END OF SAID CURVE; THENCE RUN N13°44'46"E, A DISTANCE OF 161.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1018.85, A CENTRAL ANGLE OF 46°02'25", A CHORD BEARING OF N36°45'59"E AND A CHORD DISTANCE OF 796.85 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 818.70 FEET TO THE END OF SAID CURVE; THENCE RUN S30°12'48"E, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1012.85, A CENTRAL ANGLE OF 46°02'25", A CHORD BEARING OF S36°45'59"W AND A CHORD DISTANCE OF 792.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 813.88 FEET TO THE END OF SAID CURVE; THENCE RUN S13°44'46"W, A DISTANCE OF 161.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1033.43, A CENTRAL ANGLE OF 09°36'19", A CHORD BEARING OF S18°32'56"W AND A CHORD DISTANCE OF 173.04 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 173.25 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6842 SQUARE FEET OR 0.157 ACRES, MORE OR LESS.

SHEET 3 OF 8

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
(SEE SHEETS 2-5 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 6-8 FOR SKETCHES OF DESCRIPTIONS)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(BEACHLINE PROPERTIES)**

SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/21/21
REV DATE: 01/11/24
SCALE: 1"=NA

PROJ: 50092308
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\AcPublish...171022\Project\Alpico_sursketch_Dowden Phase 4 - MD (Utility easmt) Beachline FINAL.dwg SHEET 3C Mar 01, 2024 12:55pm by: gmitcheh

**PROJECT NAME: DOWDEN ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063**

LEGAL DESCRIPTION:

UTILITY EASEMENT "D"

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°53'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N51°17'04"E, A DISTANCE OF 721.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 08°57'52", A CHORD BEARING OF N46°48'08"E AND A CHORD DISTANCE OF 159.02 FEET; THENCE DEPARTING SAID CURVE, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 159.19 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N61°53'20"E, A DISTANCE OF 156.55 FEET; THENCE RUN N31°53'20"E, A DISTANCE OF 80.00 FEET; THENCE RUN N06°53'20"E, A DISTANCE OF 197.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 06°12'53", A CHORD BEARING OF N16°51'13"E AND A CHORD DISTANCE OF 110.30 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.36 FEET TO THE END OF SAID CURVE; THENCE RUN N13°44'46"E, A DISTANCE OF 161.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1028.85 FEET, A CENTRAL ANGLE OF 59°16'13", A CHORD BEARING OF N43°22'53"E AND A CHORD DISTANCE OF 1017.48 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1084.30 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID CURVE, RUN S16°59'00"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1018.85 FEET, A CENTRAL ANGLE OF 12°11'07", A CHORD BEARING OF N79°06'33"E AND A CHORD DISTANCE OF 216.27 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 216.68 FEET TO THE END OF SAID CURVE; THENCE RUN N85°12'06"E, A DISTANCE OF 721.45 FEET; THENCE RUN S04°47'54"E, A DISTANCE OF 6.00 FEET; THENCE RUN S85°12'06"W, A DISTANCE OF 721.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1012.85 FEET, A CENTRAL ANGLE OF 12°11'07", A CHORD BEARING OF S79°06'33"W AND A CHORD DISTANCE OF 215.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 215.40 FEET TO THE END OF SAID CURVE; THENCE RUN N16°59'00"W, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5625 SQUARE FEET OR 0.129 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

UTILITY EASEMENT "E"

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°06'07"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2919.61 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST LINE, RUN S89°53'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 138.51 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N51°17'04"E, A DISTANCE OF 721.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 08°57'52", A CHORD BEARING OF N46°48'08"E AND A CHORD DISTANCE OF 159.02 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 159.19 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID CURVE, RUN N61°53'20"E, A DISTANCE OF 156.55 FEET;

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
(SEE SHEETS 2-5 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 6-8 FOR SKETCHES OF DESCRIPTIONS)

(UTILITY EASEMENT "E" CONTINUES ON SHEET 5 OF 8)

SHEET 4 OF 8

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

—OF—

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(BEACHLINE PROPERTIES)**

SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/21/21
REV DATE: 01/11/24
SCALE: 1"=NA

PROJ: 50092308
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: C:\Users\gmitcher\1\AppData\Local\Temp\AcPublish\171072\Project\Alpha_sursketched_Dowden Phase 4 - MD (Utility, easmt) Beachline FINAL.dwg SHEET 4C Mer 01, 2024 12:52pm by gmitcher

**PROJECT NAME: DOWDEN
ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063**

LEGAL DESCRIPTION: (UTILITY EASEMENT "E" DESCRIPTION CONTINUED FROM SHEET 4 OF 8)

UTILITY EASEMENT "E"

THENCE RUN N31°53'20"E, A DISTANCE OF 80.00 FEET; THENCE RUN N06°53'20"E, A DISTANCE OF 197.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1017.43 FEET, A CENTRAL ANGLE OF 06°12'53", A CHORD BEARING OF N16°51'13"E AND A CHORD DISTANCE OF 110.30 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.36 FEET TO THE END OF SAID CURVE; THENCE RUN N13°44'46"E, A DISTANCE OF 161.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1028.85 FEET, A CENTRAL ANGLE OF 71°27'20", A CHORD BEARING OF N49°28'26"E AND A CHORD DISTANCE OF 1201.56 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1283.11 FEET TO THE END OF SAID CURVE; THENCE RUN N85°12'06"E, A DISTANCE OF 796.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°56'41", A CHORD BEARING OF N85°40'27"E AND A CHORD DISTANCE OF 124.93 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.93 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SID CURVE, RUN S03°51'13"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7566.94 FEET, A CENTRAL ANGLE OF 00°06'28", A CHORD BEARING OF N86°12'01"E AND A CHORD DISTANCE OF 14.22 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.22 TO THE END OF SAID CURVE; THENCE RUN S07°20'10"E, A DISTANCE OF 6.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7560.94 FEET, A CENTRAL ANGLE OF 00°06'38", A CHORD BEARING OF S86°12'06"W AND A CHORD DISTANCE OF 14.59 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.59 FEET TO THE END OF SAID CURVE; THENCE RUN N03°51'13"W, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 86 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
(SEE SHEETS 2-5 FOR DESCRIPTIONS OF SKETCHES)
(SEE SHEETS 6-8 FOR SKETCHES OF DESCRIPTIONS)

SHEET 5 OF 8

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

—OF—

**DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(BEACHLINE PROPERTIES)**

SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 09/21/21
REV DATE: 01/11/24
SCALE: 1"=NA

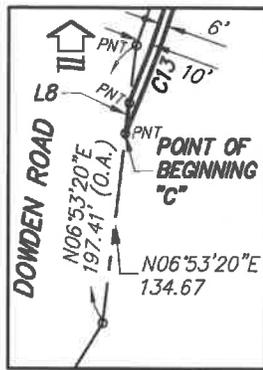
PROJ: 50092308
DRAWN BY: AS
CHECKED BY: GLM

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\KcPublish_171022\Project\Alpha_surfsketch_Dowden Phase 4 - MD (Utility easmt) Beachline FINAL.dwg SHEET 5C Mar 01, 2024 12:52pm by: gmitche1

PROJECT NAME: DOWDEN ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063

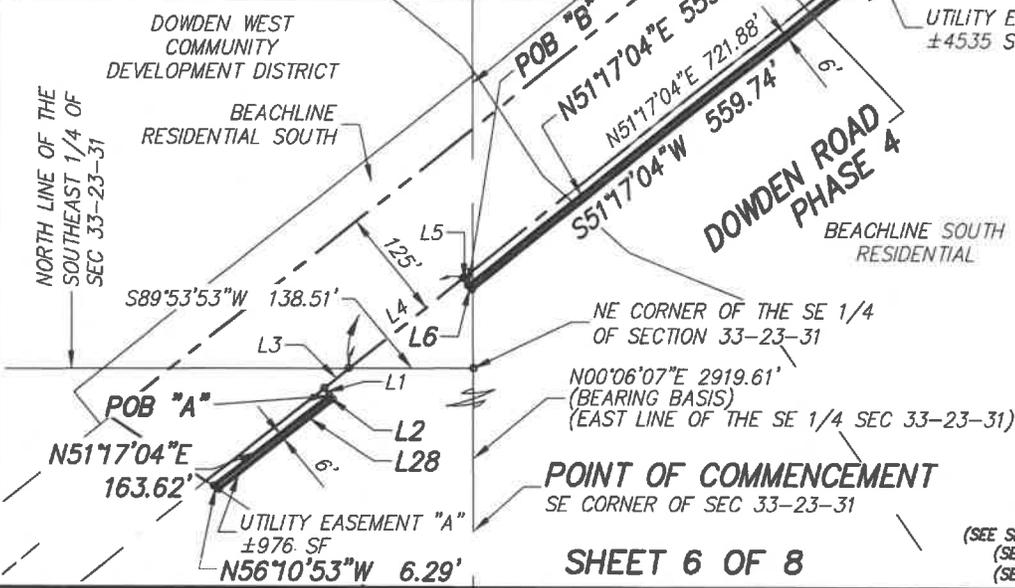
LEGEND:

—|—	LINE BREAK
POB	POINT OF BEGINNING
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
O.A.	OVERALL
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
ac	ACRES
SEC	SECTION-TOWNSHIP SOUTH-RANGE EAST
○	CHANGE IN DIRECTION
CONC	CONCRETE
I.D.	IDENTIFICATION

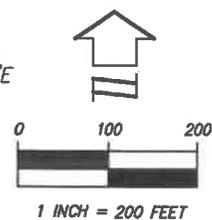


DETAIL "A"
SCALE 1"=125'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	204.25'	1033.43'	11°19'26"	203.91'	S45°37'21"W
C10	187.88'	1027.43'	10°28'38"	187.62'	N46°02'45"E
C11	159.19'	1017.43'	08°57'52"	159.02'	N46°48'08"E
C12	151.21'	1027.43'	08°25'56"	151.07'	N175°7'44"E
C13	173.25'	1033.43'	09°36'19"	173.04'	S18°32'56"W
C14	110.36'	1017.43'	06°12'53"	110.30'	N16°51'13"E



LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°42'56"E	10.00'
L2	S38°42'56"E	6.00'
L3	S51°17'04"W	37.86'
L4	N51°17'04"E	162.14'
L5	S38°42'56"E	10.00'
L6	N38°42'56"W	6.00'
L7	N61°53'20"E	16.37'
L8	N06°53'20"E	21.93'
L28	S51°17'04"W	161.73'



(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
 (SEE SHEETS 2-5 FOR DESCRIPTIONS OF SKETCHES)
 (SEE SHEETS 6-8 FOR SKETCHES OF DESCRIPTIONS)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

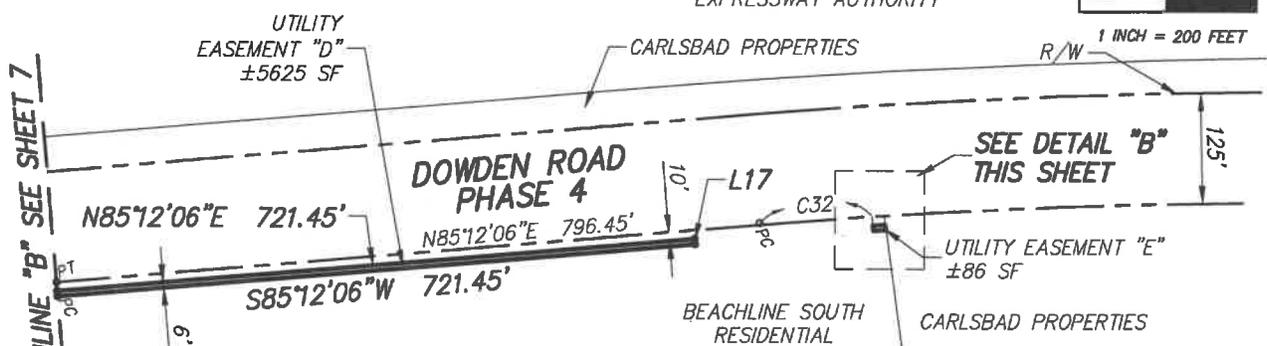
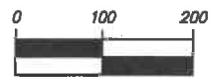
SKETCH AND DESCRIPTION
 -OF-
DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(BEACHLINE PROPERTIES)
 SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA

 **Dewberry**
 131 WEST KALEY STREET
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 PHONE: 321.354.9826 FAX: 407.648.9104
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 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
BEACHLINE SOUTH RESIDENTIAL, LLC
 DATE: 09/21/21
 REV DATE: 01/11/24
 SCALE: 1"=200'
 PROJ: 50092308
 DRAWN BY: AS
 CHECKED BY: GLM

Drawing name: C:\Users\GMITCH\OneDrive\Desktop\171072\Project\Alpha_sursketch\Downden Phase 4 - MD (Utility easmt) Beachline FINAL.dwg SHEET 6 Mar 01, 2024 12:59pm by: gmitcheal

PROJECT NAME: DOWDEN ROAD SEGMENT 4
O.C. PERMIT #: 19-U-063

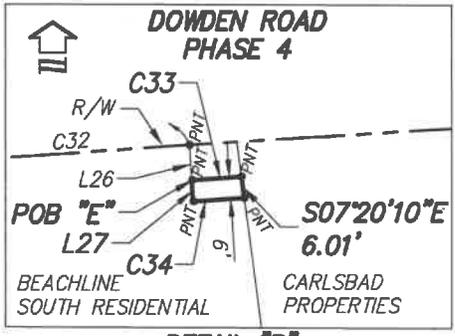


LINE TABLE		
LINE	BEARING	LENGTH
L17	S04°47'54"E	6.00'
L26	S03°51'13"E	10.00'
L27	N03°51'13"W	6.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C32	124.93'	7576.94'	00°56'41"	124.93'	N85°40'27"E
C33	14.22'	7566.94'	00°06'28"	14.22'	N86°12'01"E
C34	14.59'	7560.94'	00°06'38"	14.59'	S86°12'06"W

LEGEND:

- LINE BREAK
- POB POINT OF BEGINNING
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- ac ACRES
- SEC SECTION-TOWNSHIP SOUTH-RANGE EAST
- CHANGE IN DIRECTION



DETAIL "B"
 SCALE: 1"=50'

(SEE SHEET 1 FOR VICINITY MAP, NOTES, CERTIFICATION)
 (SEE SHEETS 2-5 FOR DESCRIPTIONS OF SKETCHES)
 (SEE SHEETS 6-8 FOR SKETCHES OF DESCRIPTIONS)

SHEET 8 OF 8

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

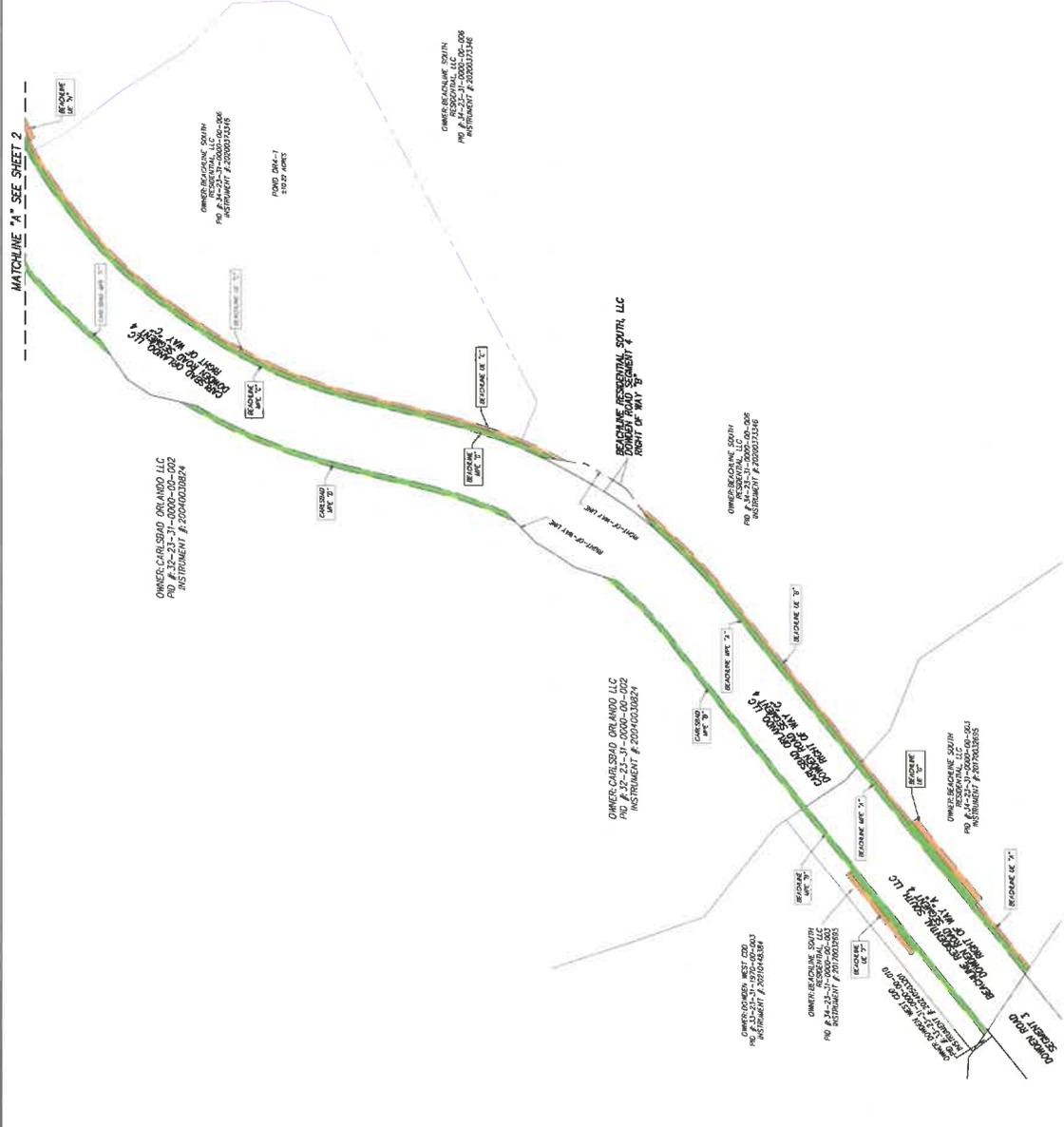
SKETCH AND DESCRIPTION
 -OF-
DOWDEN ROAD PHASE 4
(UTILITY EASEMENT)
(BEACHLINE PROPERTIES)
 SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA

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BEACHLINE SOUTH RESIDENTIAL, LLC
 DATE: 09/21/21
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Drawing name: C:\Users\Gmitchell\AppData\Local\Temp\1\Temp\1710722\Project\Alpha_sursketch_Dowden Phase 4 - MD (Utility easmt) Beachline FINAL.dwg SHEET 8 Mar 01, 2024 12:52pm bk gmitchell

MATCHLINE "A" - SEE SHEET 2



LEGEND AND ABBREVIATIONS:

- ASSESSOR'S EASEMENT
- RIGHT-OF-WAY
- POND BOUNDARY
- ASSESSOR'S EASEMENT
- LOT EASEMENT

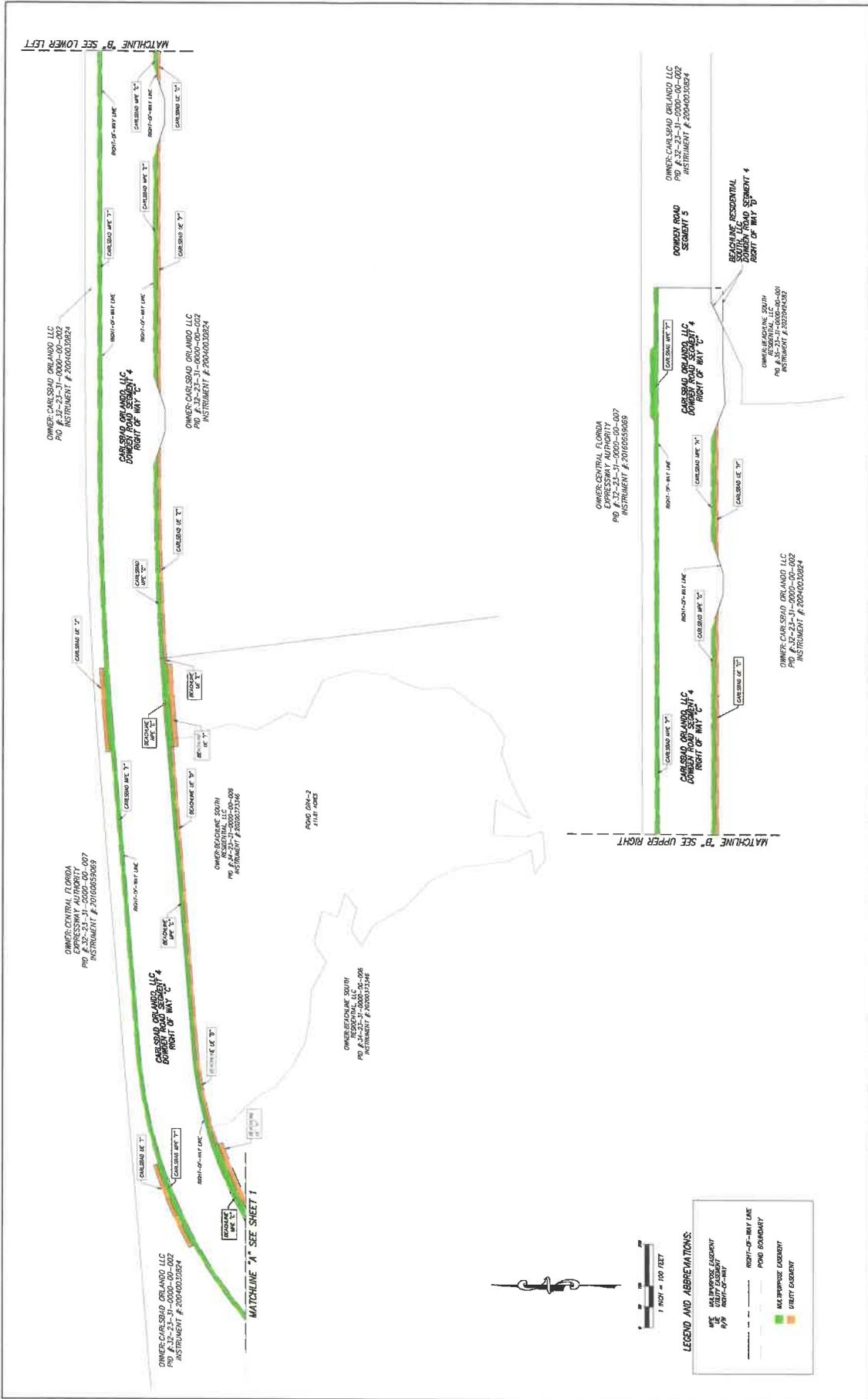
PROJECT NO.	50092308
SCALE	1" = 100'
DATE	07/27/2025
BY	DB
APPROVED	CU
1 OF 2	

**MERIDIAN PARKS
DOWDEN ROAD PHASE 4
EASEMENT EXHIBIT
-FOR-
BEACHLINE, LLC.**

LOCATED IN SECTIONS 33, 34, 35,
TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

Dewberry
100 NORTH WINDY HILL AVENUE, SUITE 200
ORANGE, FLORIDA 32837
PH: 407.261.2200
WWW.DEBERRY.COM

REV	DATE	DESCRIPTION



LEGEND AND ABBREVIATIONS:

MS	MEASURED SEGMENT
W	WATERWAY
R/W	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY LINE
---	MEASURED CURBSET
---	UTILITY CURBSET

Dewberry
800 NORTH WINDMILL AVENUE, SUITE 1000
DORSET, MA 01922
TELEPHONE: 508.326.2000
WWW.DEBERRY.COM

COMPONENT OF AUTODRAWING NO. LB 8011

LOCATED IN SECTIONS 33, 34, 35,
TOWNSHIP 23 SOUTH, RANGE 31 EAST

GRANDE COUNTY, FLORIDA

OWNER: CARLSLAD ORLANDO LLC
PID # 32-23-31-0000-00-002
INSTRUMENT # 20040030824

OWNER: CARLSLAD ORLANDO LLC
PID # 32-23-31-0000-00-002
INSTRUMENT # 20040030824

OWNER: CARLSLAD ORLANDO LLC
PID # 32-23-31-0000-00-002
INSTRUMENT # 20040030824

OWNER: CARLSLAD ORLANDO LLC
PID # 32-23-31-0000-00-002
INSTRUMENT # 20040030824

OWNER: BEACHLINE SOUTH RESIDENTIAL LLC
PID # 32-23-31-0000-00-001
INSTRUMENT # 2022044387

OWNER: BEACHLINE SOUTH RESIDENTIAL LLC
PID # 32-23-31-0000-00-001
INSTRUMENT # 2022044387

OWNER: BEACHLINE SOUTH RESIDENTIAL LLC
PID # 32-23-31-0000-00-001
INSTRUMENT # 2022044387

OWNER: BEACHLINE SOUTH RESIDENTIAL LLC
PID # 32-23-31-0000-00-001
INSTRUMENT # 2022044387

DATE: _____
DRAWN: _____
CHECKED: _____
DESIGNED: _____
PROJECT NO. 50092308
SCALE 1" = 100'

PROJECT NO. 50092308
SCALE 1" = 100'

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED: _____
DATE: 07/23/2025
BY: [Signature]
DATE: 07/23/2025

PROJECT NO. 50092308
SCALE 1" = 100'

2 OF 2

SECTION VII



**MASTER LIGHTING INSTALLATION,
UPGRADE AND SERVICE AGREEMENT
DOWDEN ROAD SEGMENT 5**

(Orlando Utilities Commission/City of Orlando and Property Owner/Developer)

This Master Lighting Installation, Upgrade and Service Agreement (“**Agreement**”) is entered into this _____ day of _____, 20____, by and between the **ORLANDO UTILITIES COMMISSION**, a statutory commission organized and existing under the laws of the State of Florida, whose address is 100 West Anderson St., Orlando, Florida 32801 (“**OUC**”), and **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes whose address is 135 W Central Blvd Ste 320, Orlando, Florida 32801 (*c/o Governmental Management Services, Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801*) (“**Customer**”).

RECITALS

A. The Customer is an individual, business entity or governmental entity with the authority to enter into binding agreements for services on certain property which is located in central Florida and more specifically defined in Exhibit 1 attached hereto and incorporated in this Agreement by reference (the “**Property**”).

B. The Customer desires to enter into this Agreement with OUC for the purpose of sharing with OUC and the City of Orlando (the “**City**”) certain costs associated with lighting service for portions of the Property to be provided by OUC on behalf of the City by means of non-standard, upgraded lighting facilities.

C. The parties desire to enter into this Agreement so that costs to OUC associated with providing lighting services on the Property by means of upgraded lighting facilities can be allocated to the Customer over the term of the Agreement.

NOW THEREFORE, in consideration of the sums to be paid by the Customer to OUC, the mutual covenants and benefits contained herein, and other good and valuable

consideration, the receipt and sufficiency of which are hereby acknowledged by both the Customer and OUC, the Customer and OUC agree as follows:

1. **RECITALS.**

The above Recitals are true and correct, and form a material part of this Agreement.

2. **OUC DUTIES.**

2.1. OUC shall provide lighting for certain public roadways streets and alleys within the Property as more specifically indicated in this Agreement. In order to provide such service, OUC shall do the following:

2.1.1. To the extent not specified in this Agreement as Customer's responsibility , OUC shall provide and install standard lighting facilities, or, where agreed by Customer herein to share the increased procurement and operating costs, lighting facilities which are of a higher quality and better appearance than the type of public lighting facilities approved for funding by the City and installed by OUC (the "Upgraded Lighting Facilities"), all in accordance with this Agreement, the Initial Lighting Plan (as defined below in Subsection 2.3) and OUC specifications. Such installation by OUC shall include: poles, wires, fixtures and other associated parts and materials; all necessary wiring within conduits; and, the interconnection of such lighting facilities to electrical service required to provide lighting output for the public roadways, streets and alleys in the Property. All such facilities, poles, wires, fixtures, associated parts and Upgraded Lighting Facilities (where agreed) shall be referred to together as the "Lighting Facilities".

2.1.2. OUC shall maintain and operate the Lighting Facilities (the "Maintenance Service") at no cost to Customer except for the Upgrade Costs (as defined in Section 3); and

2.1.3. OUC shall, to the extent permissible under applicable laws and regulations, provide electric service as necessary to operate the Lighting Facilities (the "Electrical Service") in accordance with OUC's published electric service tariffs.

2.2. The procurement and installation by OUC of the Lighting Facilities, the ongoing Maintenance Service and the Electrical Service are necessary to allow OUC to provide the lighting required by Customer on the Property and shall all be provided by OUC as elements of a single service to Customer and shall be collectively referred to herein as the "Lighting Service".

2.3. The Customer and OUC hereby acknowledge that the Property may be platted and developed in phases (each referenced individually as a "Phase"). The Lighting Facilities to be initially provided and installed by OUC under this Agreement are to allow OUC to provide Lighting Service for the initial Phase. Lighting Facilities for the initial Phase shall be located and installed as more particularly depicted in the lighting construction plans attached hereto as Exhibit 2 (the "Initial Lighting Plan"). Lighting Service for any subsequent Phases shall be implemented through subsequent, mutually agreed lighting plans for each such Phase. The Initial Lighting Plan and any lighting plans for any subsequent

Phases are sometimes hereinafter collectively referred to as the "Lighting Plans" or singularly referred to as a "Lighting Plan". As any subsequent Phases of the of Property are platted and developed, addendums to this Agreement shall be executed and placed of record by OUC and the Customer for the purpose of (a) depicting and describing the Lighting Plan agreed upon by OUC and the Customer with respect to such subsequent Phases, (b) evidencing any changes to the cost of Upgraded Lighting Facilities resulting from the addition of such subsequent Phases, and (c) specifying any variations in the Lighting Service which may be applicable to such subsequent Phases.

2.4 A condition precedent to OUC's obligation to provide the Lighting Service under this Agreement with respect to any Phase is that all of the following shall have occurred with respect to that Phase: (i) OUC's receipt of the Customer Road Notice (as defined in Section 3.6 below) for that Phase; (ii) Customer must complete installation of Customer Lighting Facilities for that Phase in compliance with OUC's required specification concerning the integrity and location of the Customer Lighting Facilities; and (iii) Customer must convey to OUC, or arrange for the conveyance by the party with authority to do so, any easements or right-of-way for that Phase (which are not otherwise included in the dedicated public roadway property) necessary to allow OUC to install, operate and maintain the Lighting Facilities (the "Service Conditions"). Installation of the Lighting Facilities for any subsequent Phases shall be made only when the Service Conditions, for such subsequent Phase have been met.

3. CUSTOMER DUTIES.

3.1. The Customer shall, at its sole cost and expense, provide and install the conduits, pole bases and junction boxes which may be required for the provision of the Lighting Service (collectively, the "Customer Lighting Facilities"), in such locations as more particularly set forth in the applicable Lighting Plans for each Phase. For purposes of the ongoing duties and rights of the Parties during the Term of this Agreement, after the initial installation of Customer Lighting Facilities by Customer and acceptance by OUC, the Customer Lighting Facilities shall be treated as if included within the definition of Lighting Facilities for that Phase.

3.2. The Customer shall grant OUC all easements or provide for right-of-way dedications (not otherwise included in the dedicated public roadway property) which are necessary to allow OUC to provide the Lighting Service. The Customer shall ensure that OUC has unobstructed access to the Lighting Facilities, including, without limitation, trimming trees that may either obstruct the light output from the Lighting Facilities or that may obstruct or otherwise prevent OUC from providing the Lighting Service. OUC will use reasonable efforts to notify Customer of any obstructions that are preventing maintenance or operation of the Lighting Facilities, but OUC shall not have the right nor the obligation to trim any trees or otherwise remove any objects obstructing the light output from the Lighting Facilities or obstructing or otherwise preventing OUC from providing the Lighting Service as contemplated in this Agreement. The Customer and OUC hereby acknowledge that the Lighting Facilities which shall be installed by OUC in accordance with the Lighting Plans and (if applicable) subsequent Plans shall be located either (a) in roadways, streets, alleys or

any combination of thereof which have been dedicated to the public pursuant to a plat, or (b) in the any pedestrian or utility easements adjacent to the roadways which are dedicated to the public pursuant to the respective plat for each Phase.

3.3. The parties acknowledge that the Customer has requested, and OUC has agreed to procure and install Upgraded Lighting Facilities. The specifications for the Upgraded Lighting Facilities for the Units are more particularly described on Exhibit 2 attached hereto and incorporated herein by this reference. The Customer shall pay to OUC the Upgrade Cost associated with the initial Phase of the Property development in the amount set forth in Exhibit_3, attached hereto and incorporated herein by this reference, in accordance with Section 4 below. The parties agree that the Upgrade Cost as set forth in Exhibit 3 includes all of the following additional costs associated with providing Lighting Service by means of Upgraded Lighting Facilities, but only within the initial Phase and for the initial Term:

3.3.1. The amount by which the cost of the procurement and installation by OUC of the Upgraded Lighting Facilities exceeds the cost of the procurement and installation by OUC of the customary style and grade of Lighting Facilities which would have otherwise been installed by OUC at the sole cost and expense of the City within the initial Phase of development on the Property, absent the Customer's upgrade request (the "Facilities Upgrade Cost").

3.3.2. The amount by which the cost of the Maintenance Service for the Upgraded Lighting Facilities exceeds the cost of the Maintenance Service for the customary Lighting Facilities which would have otherwise been installed by OUC, absent the Customer's upgrade request (the "Maintenance Upgrade Cost").

3.3.3. The amount by which the cost of the Electrical Service for the Upgraded Lighting Facilities exceeds the cost of the Electrical Service for the customary style and grade of Lighting Facilities which would have otherwise been installed by OUC, absent the Customer's upgrade request (the "Electrical Upgrade Cost").

3.4. During the Term of this Agreement, the Customer shall promptly notify OUC of any Lighting Facilities in need of service by calling (407) 737-4222.

3.5. The Facility Upgrade Cost, Maintenance Upgrade Cost and Electrical Upgrade Cost (together, referred to in total as the "Upgrade Cost") with respect to any subsequent Phases and the payment terms relating to the same, shall be agreed upon by the parties and specified in addendums to this Agreement relating to such subsequent Phase.

3.6. The Customer shall identify in writing to OUC for each Phase (the "Customer Road Notice") the public roadways, streets and alleys in each Phase which have been platted and developed and within which the Customer Lighting Facilities have been installed and which are eligible and prepared from time to time for Lighting Service in accordance with this Agreement. Prior to delivery by the Customer to OUC of the Customer Road Notice, the Customer and OUC shall mutually agree upon the location of Lighting Facilities to be installed.

4. TERMS OF PAYMENT.

4.1. Customer shall make payment of the Upgrade Costs in accordance with the Exhibit 3 to this agreement. OUC will invoice Customer on a monthly basis and Customer shall make payment by the due date indicated on the invoice. If the Customer fails to pay any installment(s) of the Upgrade Cost by the due date of such payment or otherwise makes payment in a manner inconsistent with the Orlando Utilities Commission's Administrative Policy Manual, as amended from time to time (the "Manual"), OUC may resort to any available remedy at law or equity, including discontinuation of the Lighting Service and termination of this Agreement with respect to any and all Phases then being served by OUC.

4.2. OUC shall be entitled to make an annual adjustment to the Upgrade Cost of up to three percent (3%) per year, exclusive of fuel and energy charges. Fuel and energy charges shall be based on the then applicable OUC tariff rates filed with the Florida Public Service Commission, as may be amended from time to time. Any such adjustments made by OUC shall be made by written notice to Customer setting forth the new rates and associated revisions to the Upgrade Cost (the "Increase Notice"). The Increase Notice must be received by the Customer thirty (30) days prior to the effective date of said annual adjustment.

4.3. The parties agree that the Customer shall be responsible for the payment of any sales, use, excise and other taxes (to the extent that OUC would otherwise be liable for same) that may apply to, or be imposed upon, the Facilities Upgrade Cost, the Maintenance Upgrade Cost or the Electrical Upgrade Cost or all of them. Furthermore, the parties agree that Facilities Upgrade Cost to be paid by the Customer to OUC pursuant to the terms of this Agreement is exclusive of all sales, use, excise, gross receipts or similar taxes or impositions, now due or as may be hereinafter assessed. Customer recognizes and agrees that it is ultimately responsible for the payment of all sales, use, excise, gross receipts and other taxes that may apply to, or be imposed upon, the transaction that is the subject of this Agreement, if any, irrespective of when such taxes may be charged or assessed against OUC. Any non-collection or non-assessment of such taxes by OUC contemporaneously with the occurrence of the transaction shall not waive, release or diminish Customer's ultimate responsibility for the payment thereof, irrespective of whether such taxes are later charged or assessed by applicable taxing authority(ies).

5. MUTUAL AGREEMENTS.

5.1. OUC, while exercising reasonable diligence at all times to furnish the Lighting Service hereunder, does not guarantee continuous Lighting Service and will not be liable for damages for any interruption, deficiency or failure of said Lighting Service, and reserves the right to reasonably interrupt said Lighting Service for necessary repairs to the Lighting Facilities, and to OUC lines and equipment. Notwithstanding any other provision of this Agreement, in no event shall OUC have any liability to Customer under this Agreement, whether based in contract, in tort (including negligence and strict liability) or otherwise, for: (a) any special, incidental, indirect, exemplary or consequential damages; (b) damages with respect to costs of capital, costs of replacement power, loss of profits or revenues, or loss of use of plant or equipment, irrespective of whether such damages may be categorized as direct, special, consequential, incidental, indirect, exemplary or otherwise.

5.2. This Agreement may only be amended in writing, and such amendment must be executed with the same degree of formality as this Agreement.

5.3. OUC shall, at the request of the Customer, relocate the Lighting Facilities if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for payment of all reasonable costs and expenses associated with any relocation of the Lighting Facilities requested by the Customer.

5.4. OUC may at any time substitute bulbs in any luminaire/lamp installed hereunder, each such substitute bulb to be the same color and to have at least equal illuminating capacity and energy efficiency as the bulb replaced thereby.

5.5. OUC shall be responsible to repair or replace and assumes all risk of loss for any damage to any Lighting Facilities; provided, however, that notwithstanding the foregoing, the Customer hereby assumes all responsibility for the costs necessary to repair or replace any Lighting Facilities (i) that have been damaged due to the willful misconduct or gross negligence of an employee, agent, invitee, license or contractor of the Customer and (ii) for any damage to Lighting Facilities by the Customer's employees, agents, invitees, licenses or contractors, which Lighting Facilities are put in place in Phases during the time when active construction by Customer is still ongoing. Upon completion of such construction activities by the Customer, risk of loss shall shift back to OUC except as set out in 5.5(i) above. Title to the Lighting Facilities, shall remain with OUC at all times. Customer shall not possess or have any direction or control over the physical operation of the Lighting Equipment and the possession of the Lighting Equipment and the direction and control of the physical operation of Lighting Equipment shall be vested exclusively with OUC. Notwithstanding anything herein to the contrary, OUC shall be entitled to any sovereign immunity defenses to which it may be entitled, and OUC does not in any way expand or waive limitations of liability afforded to OUC by virtue of its sovereign immunity.

5.6. Customer's obligations under this Agreement may not be assigned to a third party except with the written consent of OUC. No such permitted assignment shall relieve the Customer of its obligations hereunder until such obligations have been assumed by written agreement reasonably acceptable to OUC by any such permitted assignee and (if required by OUC) appropriate security for the payment obligations of the Customer under this Agreement has been provided by such entity.

5.7. This Agreement shall be governed and construed under the internal laws of the State of Florida. This Agreement supersedes all previous agreements or representations, either written, oral or otherwise between the Customer and OUC with respect to the Lighting Service, and constitutes the entire agreement between the parties relative to the provision by OUC of the Lighting Service. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by OUC to third parties.

5.8. The Electrical Service provided by OUC to the Customer in accordance herewith shall be subject to the procedures and policies described in the Manual. The Manual is on file with OUC. Copies of the Manual may be obtained by the Customer upon written request

to OUC. Such policies and procedures shall be applied with respect to Electrical Service to the Property by OUC with the same interpretation, force and effect as applied to other customers of OUC from time to time subject to the Manual.

5.9. The parties hereby agree that OUC shall retain title to the Lighting Facilities during the Term and after this Agreement terminates. Upon any default by the Customer hereunder which shall remain uncured thirty (30) days after receipt by the Customer of OUC's written notice to the Customer of the same, OUC shall have the right to enter upon Property where the Lighting Facilities are located to remove the Lighting Facilities. In such case, OUC shall be entitled to take possession of any or all items of the Lighting Facilities. In the event of any default hereunder by the Customer, and the expiration of any applicable grace or cure periods, the Customer shall be responsible for the cost of removing the Lighting Facilities, with such work to be done by OUC and billed to the Customer.

5.10. The Customer shall keep the Lighting Facilities free and clear of all levies, liens, and encumbrances imposed by or through the Customer. The Customer shall not lease, sublease, mortgage, or otherwise encumber, remove, or suffer to be removed any of the Lighting Facilities and shall not without OUC's permission permit any party other than OUC to operate or maintain the Lighting Facilities.

5.11. This Agreement shall inure to the benefit of, and be binding upon the successors and permitted assigns of the Customer and OUC.

5.12. The "Effective Date" of this Agreement shall be the date on which the last of Customer and OUC have executed this Agreement. This Agreement shall have a term of twenty (20) years for each Phase for which Lighting Services are provided by OUC (the 20 year period shall be referred to as the "Term" for each Phase). The Term for the initial Phase shall begin when the installation of the Lighting Equipment is finally completed and the Customer is first billed for the Lighting Service based on operation of the full compliment of Lighting Equipment to be provided under this Agreement for that Phase. Prior to the beginning of the Term for the initial Phase, the Customer may request in writing to OUC that Lighting Facilities be energized for operation as completed by OUC rather than waiting for the Term to begin for that particular Phase. In such case, if OUC agrees that operating those Lighting Facilities does not create a safety issue or impede installation of the remaining Lighting Facilities, then OUC will energize Lighting Facilities as they are completed. OUC shall begin invoicing for Lighting Services as provided under this Agreement prior to the start of the Term. Such billing shall be based on an adjusted Upgrade Cost for each billing period prior to the beginning of the Term, with such adjusted Upgrade Cost calculated based the proportion of Lighting Facilities in service during that billing period to the total number of Lighting Facilities on which the Upgrade Cost has been calculated by OUC for that Phase ("Proportional Upgrade Cost"). In the event that an installation of Lighting Equipment is to be provided by OUC in several Phases, Lighting Services for each Phase completed shall have its own Term under this Agreement. As with the initial Phase, the Customer may request interim operation of Lighting Facilities as they become energized and OUC shall bill based on the Proportional Upgrade Cost for those Lighting Facilities prior to the start of the Term for that Phase in the same manner as described above for the initial Phase. The Term

for each such additional Phase shall begin when installation of the Lighting Equipment for that subsequent Phase is finally completed and the Customer is first billed for the Lighting Service based on the operation of the full compliment of Lighting Equipment that is to be provided under that Phase.

5.13. [OPTIONAL PARAGRAPH FOR BANNER ARMS] The Customer shall have the right, from time to time as the Customer shall deem appropriate, to hang banners, signs, flags and holiday decorations (collectively the "Banners") from banner arms to be attached by the Customer to the Lighting Facilities; provided, however, that same shall comply in all respects with applicable laws and regulations. Said banner arms shall be of the type and size consistent with the wind loading capabilities of the Lighting Facilities and shall be pre-approved by OUC (the "Banner Arms"). The Customer shall be responsible for acquiring, installing and maintaining all the Banner Arms. The Customer shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Banner Arms. Notwithstanding anything herein to the contrary, in the event the Lighting Facilities are damaged by the Banners or the Banner Arms the Customer shall be liable to OUC for said damage. OUC shall not be liable for any permits, fees or liabilities (of whatever kind or nature) related to the Banner Arms or the Banners placed thereon, including but not limited to the content of Banners. Notwithstanding anything herein to the contrary, the parties agree that OUC shall not be liable for any claim, demand, liability, judgment, action or right of action, of whatever kind or nature, either in law or equity, arising from or by reason of any type of liability including but not limited to contractual liability, bodily injury or personal injuries, death, or occurrence due to placement of the Banners and/or the Banner Arms on the Lighting Facilities. Customer shall to the maximum extent permitted by law defend, indemnify, and hold harmless OUC, its officers, directors, and employees from and against all claims, damages, losses, and expenses, (including but not limited to fees and charges of attorneys or other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from disease or death of third parties (including OUC employees and agents), or damage to property caused by placement of Banners and the Banner Arms by the Customer on the Lighting Facilities.

NOW, THEREFORE the parties enter into this Agreement as of the dates of execution indicated below.

Signed, sealed and delivered in the presence of:

[Signature]

Name: Stacie M. Vanderbilt

Samantha Ham

Name: Samantha Ham

Dowden West Community Development District

a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes

By: [Signature]

Name: Jason M. Showe

Title: District Manager

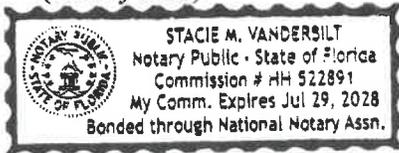
Dated: 3/9/26

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificates are sufficient for an acknowledgment in a representative capacity:

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of March, 2026, by Jason M. Showe (name of person) as Assistant Secretary (type of authority, e.g. officer, trustee, attorney in fact) and who acknowledge that she/he executed the foregoing instrument on behalf of Dowden West CDD (name of party on behalf of whom instrument was executed). She/he is personally known to me or had produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public

Print Name: Stacie M. Vanderbilt

My Commission Expires: HH 522891

Signed, sealed and delivered
in the presence of:

ORLANDO UTILITIES COMMISSION

Name: _____

Name: _____

By: _____

Clint Bullock
General Manager & CEO

FOR THE USE AND RELIANCE
OF OUC ONLY: APPROVED
AS TO FORM AND LEGALITY

Attest: _____

Name: _____

Attorney for OUC

Title: _____

Date: _____

Date: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization on this _____ day of _____, 20____, by CLINT BULLOCK,
as General Manager, CEO of **ORLANDO UTILITIES COMMISSION**, a Florida statutory
commission, on behalf said Commission. He is personally known to me or has produced
_____ as identification.

(Notarial Seal)

Notary Public, State of Florida

Print Name: _____



EXHIBIT 1 (Continued)

OUTAGE REPORTING

Light out Telephone Number – 407-737-4222

Light out Web Address – <http://www.ouc.com/customer-support/outages-and-problems/report-a-streetlight-outage>

LEGAL DESCRIPTION OF THE PROPERTY

See Attached Legal Descriptions

PROPERTY / PREMISE LOCATION INFORMATION

Premise Name:	Dowden Road Segment 5
Premise Address:	0 DOWDEN RD,
City, State, Zip:	ORLANDO, FL, 32832
Premise Number	1896896440

BILLING INFORMATION

Billing Contact Name:	Dowden West Community Development District
Billing Address:	
City, State, Zip:	
Billing Contact Name:	
Billing Contact Phone:	
Federal Tax ID:	82-2081671

ADDITIONAL ACCOUNT INFORMATION TO BE FILLED BY OUC

Customer Account Number:	3388289887
Work Request No:	792603
Comments:	

EXHIBIT 2

INITIAL LIGHTING PLAN

(60) 40' (35' MH) Octagonal Concrete Pole DB Thru Holes, Duke Emerald

OUC Stock #036-27395

(60) 8' X 2" Alum Arm Tapered, Black

OUC Stock #036-24026

(60) LED ATB2 Cobrahead, Type 3, Black, 4K

OUC Stock #036-23279

EXHIBIT 3

INITIAL PHASE UPGRADE COST PAYMENT TERMS

UP-FRONT PAYMENT:

Customer elects to make an Up-Front Payment for the OUC Lighting System of \$0.00

MONTHLY INSTALLMENT:

During the Term of this Agreement, the Customer shall pay to OUC the Upgrade Cost for the initial Phase in aggregate monthly installments of [\$2,878***] for Two Hundred and Forty (240) payments. Such aggregate monthly installments shall be exclusive of any and all applicable sales, use, excise, gross receipts or similar taxes or impositions. The monthly due date indicated in OUC's invoice to the Customer for the Upgrade Cost shall be in accordance with billing procedures set out in the Manual.

ADDITIONAL CHARGES:

The Upgrade Cost may be adjusted annually in accordance with Section 4.2 of this Agreement.

*** From time to time, modifications to the original contract design ("Design Modifications") may be necessary to accommodate local site requirements or other changes which were not anticipated by either party during the original contracting phase. Actual billed amount will be based on the as-built drawings which reflect the Design Modifications.

If the increase in the actual billed amount due to the Design Modifications is up to and including 10% of the Agreement's original capital investment charge, Customer hereby assumes responsibility for payment of such charge increase without need for notification from OUC or further consent from Customer regarding same.

If the increase in the actual billed amount due to the Design Modifications exceeds 10% of the Agreement's original capital investment charge, OUC will send to Customer completed Exhibit 2 reflecting such increase and both OUC and Customer shall execute same.

Certificate of Completion (Exhibit 4)

Notice of Modification to Original Contract Design

Project W.O. # 792603 OUC Account # 3388289887

Project Name: Dowden Road Segment 5

Customer/Account Name Dowden West Community Development District

Original Monthly Lighting Service Charges, Poles, Fixtures & Installation Scope:

Investment 2,743.60 Maintenance 134.40 Fuel & Energy 0.00

(60) 40' (35' MH) Octagonal Concrete Pole DB Thru Holes, Duke Emerald [036-27395]
(60) 8' X 2" Alum Arm Tapered, Black [036-24026]
(60) LED ATB2 Cobrahead, Type 3, Black, 4K [036-23279]

Amended Monthly Lighting Service Charges per As-Built, Poles, Fixtures & Installation Scope:

Investment _____ Maintenance _____ Fuel & Energy _____

[Insert As Built Streetlight Fixture/Pole Type/Quantity Bill of Material]

Authorized OUC Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Authorized Customer Representative

Signature: _____

Printed Name: _____

Title: _____

Date: _____

EXHIBIT 1 – LEGAL DESCRIPTION

(Referenced in Section F of the Agreement)

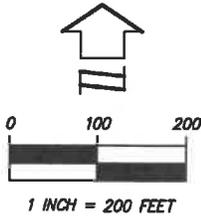
This Exhibit is attached to and incorporated into the Agreement pursuant to Section F thereof.

This Exhibit consists of the following legal description documents provided by Engineering/Right-of-Way in support of Dowden Road Segment 5, prepared by Dewberry Engineers Inc.:

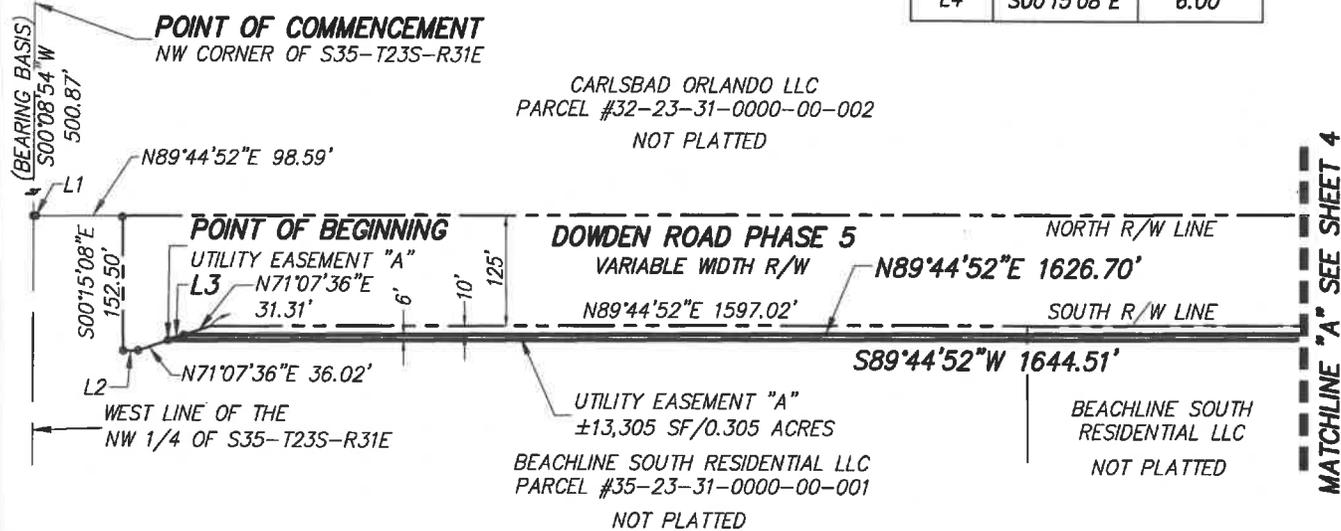
1. **“Sketch and Description – Dowden Road Phase 5 (Utility Easement),”** prepared for Beachline South Residential, LLC, dated July 12, 2024, consisting of four (4) sheets.
2. **“Sketch and Description – Dowden Road Phase 5 (Utility Easement – MD),”** prepared for Carlsbad Orlando, LLC, dated July 30, 2024, consisting of seven (7) sheets.
3. **“Sketch and Description – Dowden Road Phase 5 (Right-of-Way),”** prepared for Beachline South Residential, LLC, dated August 1, 2025, consisting of four (4) sheets.
4. **“Sketch and Description – Dowden Road Phase 5 (Right-of-Way),”** prepared for Carlsbad Orlando, LLC, dated September 23, 2021 (rev. February 27, 2025), consisting of four (4) sheets.

The foregoing documents are attached immediately following this cover page and collectively constitute Exhibit 1.

SKETCH OF DESCRIPTION
 PROJECT NAME : DOWDEN ROAD SEGMENT 5
 O.C. PERMIT # 22-U-001
 FILE # 99301



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°46'02"E	2.33'
L2	N89°46'52"E	17.00'
L3	N71°07'36"W	18.79'
L4	S00°15'08"E	6.00'



SHEET 3 OF 4

(SEE SHEET 1 FOR VICINITY MAP, NOTES, AND CERTIFICATION)
 (SEE SHEET 2 FOR DESCRIPTION FOR SKETCH)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

DOWDEN ROAD PHASE 5
 (UTILITY EASEMENT)

SECTION 35, TOWNSHIP 23 SOUTH,
 RANGE 21 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

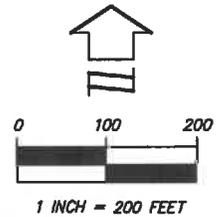
DATE: 07/12/24
 REV DATE: 07/30/24
 SCALE: 1"=200'

PROJ: 50092308
 DRAWN BY: GLM
 CHECKED BY: WPH

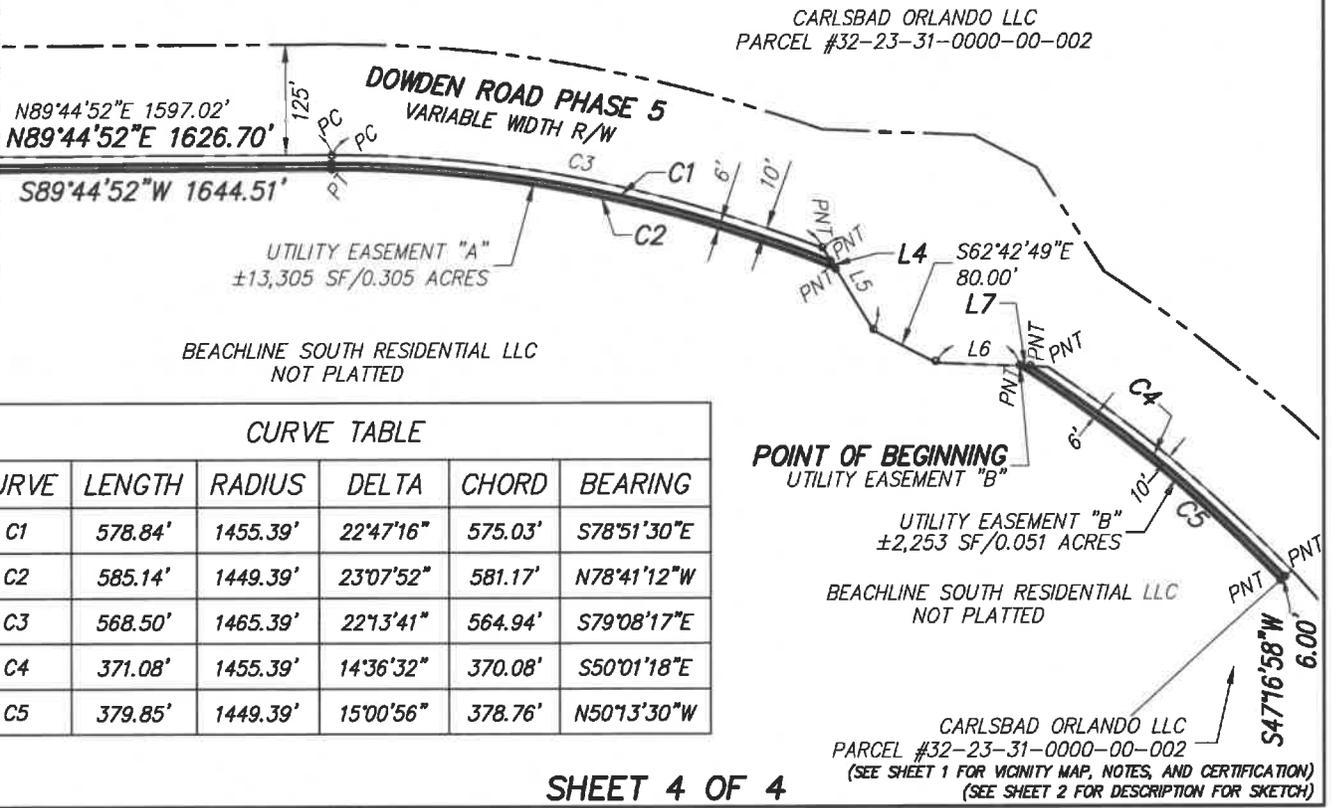
Drawing name: C:\Users\GMITCHER\1\AppData\Local\Temp\Temp\Project\Alpha_sursketch_Dowden Phase5 - MD (Utility, Easmt)_072924_Beachline.dwg SHEET 3 Jan 14, 2025 1:27pm b.g. smitchell

SKETCH OF DESCRIPTION
 PROJECT NAME : DOWDEN ROAD SEGMENT 5
 O.C. PERMIT # 22-U-001
 FILE # 99301

LINE TABLE		
LINE	BEARING	LENGTH
L4	S32°42'49"E	10.57'
L5	S32°42'49"E	110.42'
L6	S87°42'49"E	94.71'
L7	S87°42'49"E	11.93'



MATCHLINE "A" SEE SHEET 3



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	578.84'	1455.39'	22°47'16"	575.03'	S78°51'30"E
C2	585.14'	1449.39'	23°07'52"	581.17'	N78°41'12"W
C3	568.50'	1465.39'	22°13'41"	564.94'	S79°08'17"E
C4	371.08'	1455.39'	14°36'32"	370.08'	S50°01'18"E
C5	379.85'	1449.39'	15°00'56"	378.76'	N50°13'30"W

SHEET 4 OF 4

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION
 -OF-
DOWDEN ROAD PHASE 5
(UTILITY EASEMENT)

SECTION 35, TOWNSHIP 23 SOUTH,
 RANGE 21 EAST

ORANGE COUNTY FLORIDA

Dewberry

131 WEST KALEY STREET
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 07/12/24
 REV DATE: 07/30/24
 SCALE: 1"=200'

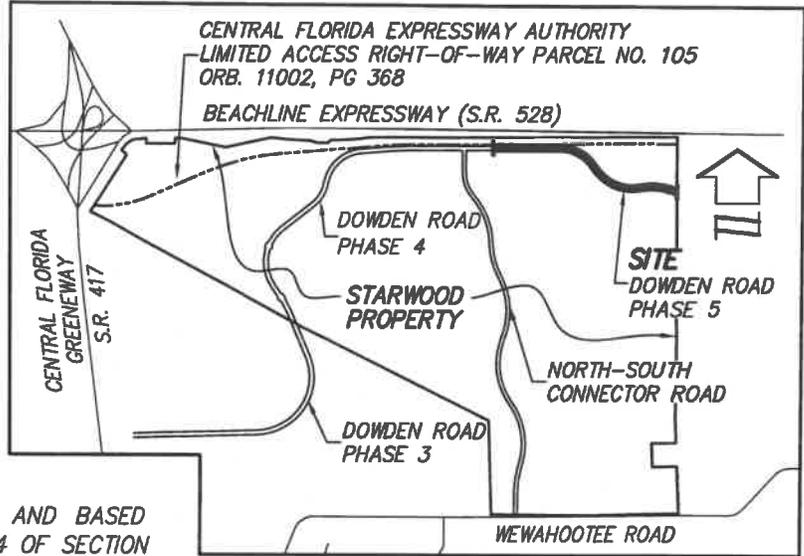
PROJ: 50092308
 DRAWN BY: GLM
 CHECKED BY: WPH

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\AcPublish_25920\Project\Al\va_sursketch_Dowden Phase5 - MO (Utility Easmt)_072924_Beachline.dwg SHEET 4 Jan 14, 2025 1:27pm by: gmitcheh

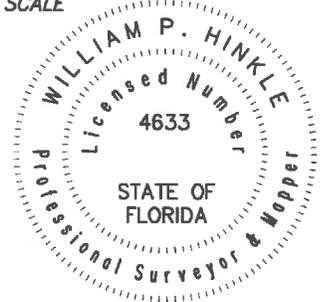
SKETCH OF DESCRIPTION
 PROJECT: DOWDEN ROAD SEGMENT 5
 O.C. PERMIT # 22-U-001 #99301

LEGEND:

—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
A	CENTRAL ANGLE
CB	CHORD BEARING
CL	CHORD LENGTH
SF	SQUARE FEET
g	CHANGE IN DIRECTION
SJ-TJS-R/E	SECTION-TOWNSHIP-RANGE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
O.A.	OVERALL
U.E.	UTILITY EASEMENT
POB	POINT OF BEGINNING



VICINITY MAP
 NOT TO SCALE



NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING S00°08'54"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE ORIGINAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 07/30/2024 PER FAC 5J-17.062(2).

WILLIAM P. HINKLE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 4633
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE

SHEET 1 OF 7

(SEE SHEET 2-4 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 5-7 FOR SKETCH OF DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 5
 (UTILITY EASEMENT)**

SECTION 35, TOWNSHIP 23 SOUTH,
 RANGE 21 EAST

ORANGE COUNTY

FLORIDA



131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

DATE: 02/01/24
 REV DATE: 07/30/24
 SCALE: N/A

PROJ: 50092308
 DRAWN BY: WS
 CHECKED BY: GM

SKETCH OF DESCRIPTION
 PROJECT: DOWDEN ROAD SEGMENT 5
 O.C. PERMIT # 22-U-001 #99301

LEGAL DESCRIPTION:

UTILITY EASEMENT "A"

A PORTION OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION, A DISTANCE OF 500.87 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°46'02"E, A DISTANCE OF 2.33 FEET; THENCE N89°44'52"E, A DISTANCE OF 98.59 FEET; THENCE RUN S00°15'08"E, A DISTANCE OF 152.50 FEET; THENCE RUN N89°44'52"E, A DISTANCE OF 17.00 FEET; THENCE RUN N71°07'36"E, A DISTANCE OF 86.12 FEET; THENCE RUN N89°44'52"E, A DISTANCE OF 1597.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 22°13'41", A CHORD BEARING OF S79°08'17"E AND A CHORD DISTANCE OF 564.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 568.50 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S32°42'49"E, A DISTANCE OF 110.42 FEET; THENCE RUN S62°42'49"E, A DISTANCE OF 80.00 FEET; THENCE RUN S87°42'49"E, A DISTANCE OF 126.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 13°56'54", A CHORD BEARING OF S49°41'29"E AND A CHORD DISTANCE OF 356.74 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 355.86 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S47°16'58"W, DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND ALSO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1455.39 FEET, A CENTRAL ANGLE OF 01°34'48", A CHORD BEARING OF S41°55'38"E AND A CHORD DISTANCE OF 40.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.14 FEET TO A POINT OF NON-TANGENCY; THENCE S41°08'14"E, A DISTANCE OF 111.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1600.39 FEET, A CENTRAL ANGLE OF 14°46'39", A CHORD BEARING OF S48°31'33"E AND A CHORD DISTANCE OF 411.62 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 412.77 FEET TO A POINT OF NON-TANGENCY; THENCE S33°43'39"W, A DISTANCE OF 6.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1606.39 FEET, A CENTRAL ANGLE OF 14°46'44", A CHORD BEARING OF N48°31'35"W AND A CHORD DISTANCE OF 413.20 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 414.35 FEET TO A POINT OF TANGENCY; THENCE N41°08'14"W, A DISTANCE OF 111.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1449.39 FEET, A CENTRAL ANGLE OF 01°34'48", A CHORD BEARING OF N41°55'38"W AND A CHORD DISTANCE OF 39.97 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.97 FEET TO A POINT OF NON-TANGENCY; THENCE N47°16'58"E, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,389 SQUARE FEET OR 0.077 ACRES, MORE OR LESS.

SHEET 2 OF 7

(SEE SHEET 1 FOR VICINITY MAP, NOTES, AND CERTIFICATION)
 (SEE SHEET 5-7 FOR SKETCH OF DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 5
 (UTILITY EASEMENT)**

SECTION 35, TOWNSHIP 23 SOUTH,
 RANGE 21 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

DATE: 02/01/24
 REV DATE: 07/30/24
 SCALE: N/A

PROJ: 50092308
 DRAWN BY: WS
 CHECKED BY: GM

Drawing name: C:\Users\gmitchell\AppData\Local\Temp\MapPublish\14332\Project_Alpha_surfsketch_Dowden Phase5 - MD (Utility Easmt)_072924_Corbaod.dwg SHEET 2 Jul 30, 2024 1:38pm by gmitchell

SKETCH OF DESCRIPTION
PROJECT: DOWDEN ROAD SEGMENT 5
O.C. PERMIT # 22-U-001 #99301

LEGAL DESCRIPTION: CONTINUED UTILITY EASEMENT "D" FROM SHEET 3 OF 7

UTILITY EASEMENT "C"

THENCE RUN S41°08'14"E, A DISTANCE OF 111.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1590.39 FEET, A CENTRAL ANGLE OF 52°02'04", A CHORD BEARING OF S67°09'16"E AND A CHORD DISTANCE OF 1395.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1444.35 FEET TO THE END OF SAID CURVE; THENCE RUN S64°20'42"E, A DISTANCE OF 123.67 FEET; THENCE RUN N85°39'18"E, A DISTANCE OF 80.00 FEET; THENCE RUN N60°39'18"E, A DISTANCE OF 107.66 FEET TO THE POINT OF BEGINNING; THENCE N60°39'18"E, A DISTANCE OF 14.06 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1455.39 FEET, A CENTRAL ANGLE OF 30°26'47", A CHORD BEARING OF S78°37'04"E AND A CHORD DISTANCE OF 764.31 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 773.38 FEET TO A POINT OF NON-TANGENCY; THENCE S00°11'21"W, A DISTANCE OF 6.70 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1449.39 FEET, A CENTRAL ANGLE OF 31°03'58", A CHORD BEARING OF N78°48'35"W AND A CHORD DISTANCE OF 776.28 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 785.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,678 SQUARE FEET OR 0.107 ACRES MORE OR LESS.

(SEE SHEET 1 FOR VICINITY MAP, NOTES, AND CERTIFICATION)
(SEE SHEET 5-7 FOR SKETCH OF DESCRIPTION)

SHEET 4 OF 7

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

—OF—

**DOWDEN ROAD PHASE 5
(UTILITY EASEMENT)**

SECTION 35, TOWNSHIP 23 SOUTH,
RANGE 21 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

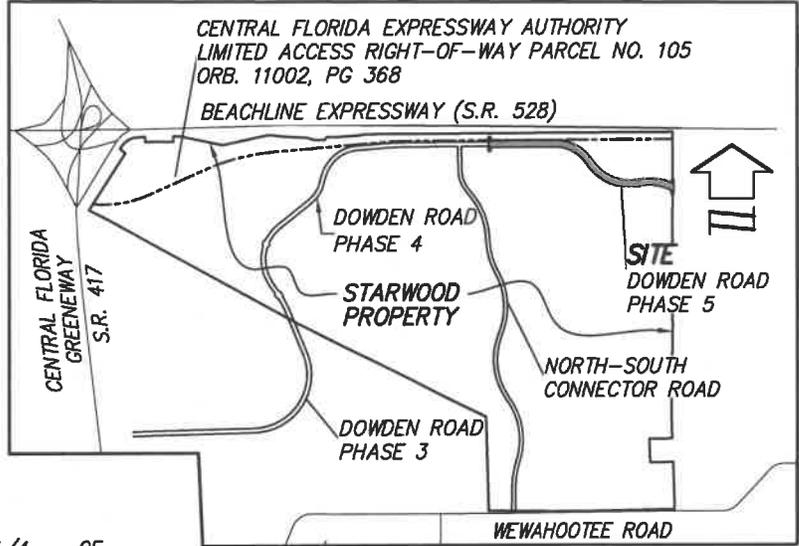
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

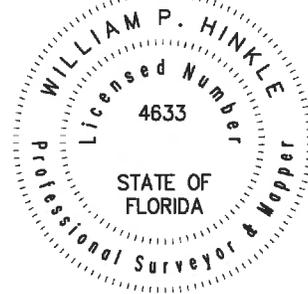
DATE: 02/01/24
REV DATE: 07/30/24
SCALE: N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: GM

Drawing name: C:\Users\gmitchell\AppData\Local\Temp\AcPublish\1\AS12\Project_Alpha_surfsketch_Dowden_Phase5 -- MD (Utility Easmt)_072924_Coriboad.dwg SHEET 4 Jul 30, 2024 1:38pm by: gmitchell



VICINITY MAP
(1"=5000')



WILLIAM P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633

DATE

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

SHEET 1 OF 4

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION
-OF-
**DOWDEN ROAD PHASE 5
(RIGHT-OF-WAY)
(BEACHLINE SOUTH
RESIDENTIAL, LLC)**
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 21 EAST
ORANGE COUNTY FLORIDA



Dewberry
800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
**BEACHLINE SOUTH
RESIDENTIAL, LLC**
DATE: 08/01/25
REV DATE: 01/06/26
SCALE N/A
PROJ: 50092308
DRAWN BY: MCD
CHECKED BY: WPH

Drawing name: C:\Users\abla\AppData\Local\Temp\AcPublish_47064\Project\Alpha_sursketch_Dowden Phase5 - MD (RightOfWay) - Beachline_NEW DE.dwg SHEET 1 Feb 02, 2026 10:10am by: abla

NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING 500°08'54"W AND ALL OTHER BEARINGS THERETO.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 02/02/2026 PER FAC 5J-17.062(2).

Drawing name: C:\Users\abla\AppData\Local\Temp\AcPublish_47064\Project_Alpha_sursketch_Dowden Phase5 - MO (RightOfWay) - Beachline_NEW DB.dwg SHEET 2 Feb 02, 2026 10:10am by: d6lar

LEGAL DESCRIPTION:

PART "A"

A PORTION OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°08'54"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 500.87 FEET; THENCE, DEPARTING SAID WEST LINE, N89°46'02"E, A DISTANCE OF 2.33 FEET TO THE POINT OF INTERSECTION WITH THE NORTH R/W LINE OF PROPOSED DOWDEN ROAD PHASE 5; THENCE N89°44'52"E, ALONG SAID NORTH R/W LINE, A DISTANCE OF 98.59 FEET; THENCE S00°15'08"E, DEPARTING SAID NORTH R/W LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF PART "A"; SAID POINT BEING ON THE SOUTH R/W LINE OF SAID PROPOSED DOWDEN ROAD PHASE 5; THENCE N89°44'52"E, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 98.62 FEET; THENCE S71°07'36"W, DEPARTING SAID SOUTH R/W LINE, A DISTANCE OF 86.12 FEET; THENCE S89°44'52"W, A DISTANCE OF 17.00 FEET; SAID LINE BEING 27.50 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH R/W LINE; THENCE N00°15'08"W, A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,590 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

PART "B"

A PORTION OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°08'54"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 500.87 FEET; THENCE, DEPARTING SAID WEST LINE, N89°46'02"E, A DISTANCE OF 2.33 FEET TO THE POINT OF INTERSECTION WITH THE NORTH R/W LINE OF PROPOSED DOWDEN ROAD PHASE 5; THENCE N89°44'52"E, ALONG SAID NORTH R/W LINE, A DISTANCE OF 98.59 FEET; THENCE S00°15'08"E, DEPARTING SAID NORTH R/W LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF PART "A"; SAID POINT BEING ON THE SOUTH R/W LINE OF SAID PROPOSED DOWDEN ROAD PHASE 5; THENCE N89°44'52"E, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 98.62 FEET; THENCE N89°44'52"E, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 782.96 FEET TO THE POINT OF BEGINNING OF PART "B"; THENCE N89°44'52"E, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 135.91 FEET TO THE POINT OF BEGINNING OF PART "C"; THENCE S00°15'08"E, DEPARTING SAID SOUTH R/W LINE AND ON A LINE COMMON WITH THOSE CERTAIN PARCELS OF LAND RECORDED IN INSTRUMENT NUMBER 20220424382 ON THE WEST SIDE OF SAID LINE AND INSTRUMENT NUMBER 20240397368 (PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) ON THE EAST SIDE OF SAID LINE, A DISTANCE OF 27.49 FEET; THENCE S89°44'57"W, DEPARTING SAID COMMON LINE, A DISTANCE OF 54.51 FEET; THENCE N71°35'33"W, A DISTANCE OF 85.92 FEET TO THE POINT OF BEGINNING OF SAID PART "B".

CONTAINING 2,617 SQUARE FEET OR 0.060 ACRES, MORE OR LESS.

PART "C"

A PORTION OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°08'54"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 500.87 FEET; THENCE, DEPARTING SAID WEST LINE, N89°46'02"E, A DISTANCE OF 2.33 FEET TO THE POINT OF INTERSECTION WITH THE NORTH R/W LINE OF PROPOSED DOWDEN ROAD PHASE 5; THENCE N89°44'52"E, ALONG SAID NORTH R/W LINE, A DISTANCE OF 98.59 FEET; THENCE S00°15'08"E, DEPARTING SAID NORTH R/W LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF PART "A"; SAID POINT BEING ON THE SOUTH R/W LINE OF SAID PROPOSED DOWDEN ROAD PHASE 5; THENCE N89°44'52"E, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 98.62 FEET; THENCE N89°44'52"E, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 782.96 FEET TO THE POINT OF BEGINNING OF PART "B"; THENCE N89°44'52"E, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 135.91 FEET TO THE POINT OF BEGINNING OF AFOREMENTIONED PART "C"; THENCE N89°44'52"E, ALONG SAID SOUTH R/W LINE, A DISTANCE OF 411.12 FEET; THENCE S71°07'36"W, DEPARTING SAID SOUTH R/W LINE, A DISTANCE OF 86.12 FEET; THENCE S89°44'57"W, A DISTANCE OF 329.50 FEET TO THE AFOREMENTIONED COMMON LINE AS NOTED IN PART "B"; THENCE N00°15'08"W, ALONG SAID COMMON LINE, A DISTANCE OF 27.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,182 SQUARE FEET OR 0.234 ACRES, MORE OR LESS.

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

SHEET 2 OF 4

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

—OF—

**DOWDEN ROAD PHASE 5
(RIGHT-OF-WAY)
(BEACHLINE SOUTH
RESIDENTIAL, LLC)**

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 21 EAST
ORANGE COUNTY FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

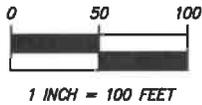
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 08/01/25
REV DATE: 01/06/26
SCALE N/A

PROJ: 50092308
DRAWN BY: MCD
CHECKED BY: WPH

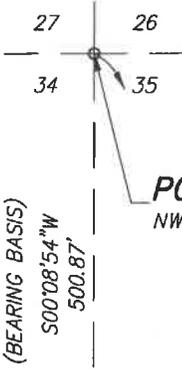
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1 INCH = 100 FEET

LEGEND:

- LINE BREAK
- PC POINT OF CURVATURE
- P.O.B. POINT OF BEGINNING
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- SF SQUARE FEET
- O CHANGE IN DIRECTION
- S-T-R-E SECTION-TOWNSHIP-RANGE

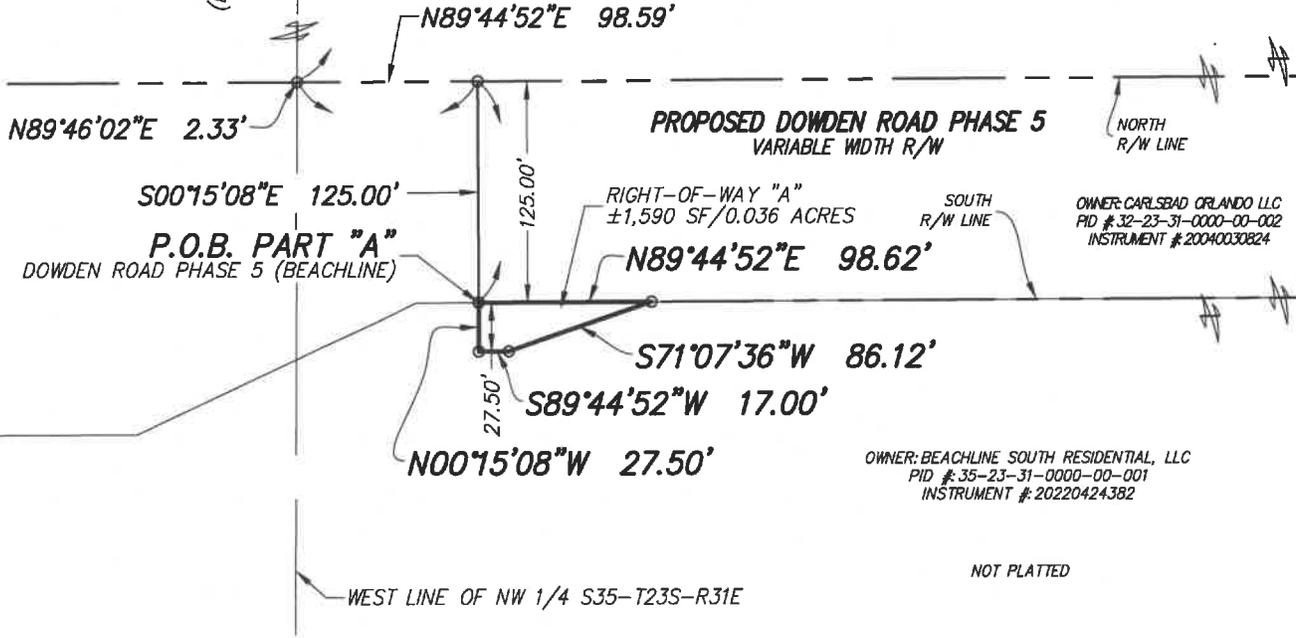


POINT OF COMMENCEMENT
NW CORNER OF S35-T23S-R31E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°44'52\"/>	

NOT PLATTED

OWNER: CARLSBAD ORLANDO LLC
PID # 32-23-31-0000-00-002
INSTRUMENT # 20040030824



PROPOSED DOWDEN ROAD PHASE 5
VARIABLE WIDTH R/W

RIGHT-OF-WAY "A"
±1,590 SF/0.036 ACRES

OWNER: BEACHLINE SOUTH RESIDENTIAL, LLC
PID # 35-23-31-0000-00-001
INSTRUMENT # 20220424382

NOT PLATTED

MATCHLINE "A" SEE SHEET 4

SHEET 3 OF 4

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

DOWDEN ROAD PHASE 5
(RIGHT-OF-WAY)
(BEACHLINE SOUTH
RESIDENTIAL, LLC)

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 21 EAST
ORANGE COUNTY FLORIDA



Dewberry

800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

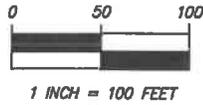
PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 08/01/25
REV DATE: 01/06/26
SCALE 1" = 100'

PROJ: 50092308
DRAWN BY: MCD
CHECKED BY: WPH

Drawing name: C:\Users\jblair\AppData\Local\Temp\AcPublish_47064\Project\Alpha_sursketch_Dowden Phase5 - MD (Right of Way) - Beachline_NEW DB.dwg SHEET 4 Feb. 02, 2026 10:10am by: dblair



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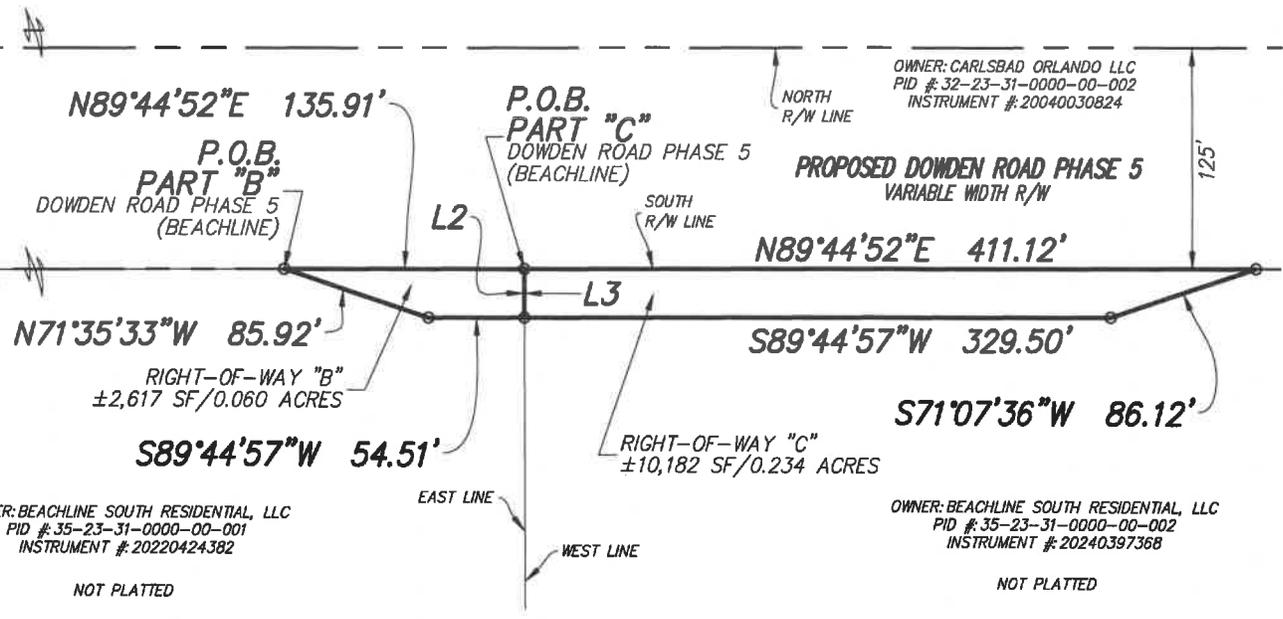
	LINE BREAK
PC	POINT OF CURVATURE
P.O.B.	POINT OF BEGINNING
PWT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
A	CENTRAL ANGLE
CB	CHORD BEARING
CL	CHORD LENGTH
SF	SQUARE FEET
C	CHANGE IN DIRECTION
S-T-R	SECTION-TOWNSHIP-RANGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°44'52"W	782.96'
L2	S0°15'08"E	27.49'
L3	N0°15'08"W	27.49'

NOT PLATTED

CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY (SR 528)
 PID #32-23-31-0000-00-007
 DOC#20160659069

MATCHLINE "A" SEE SHEET 3



SHEET 4 OF 4

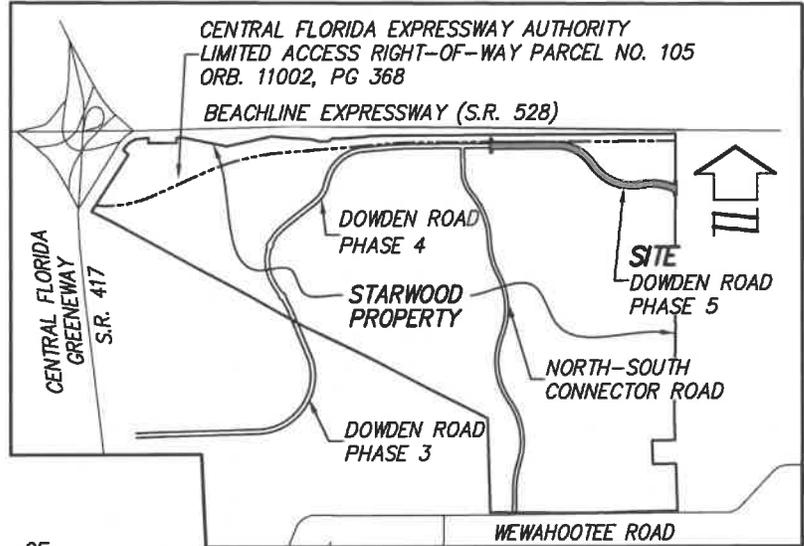
(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 4-5 FOR SKETCH OF DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

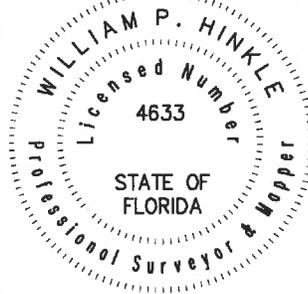
SKETCH AND DESCRIPTION
 -OF-
DOWDEN ROAD PHASE 5
(RIGHT-OF-WAY)
(BEACHLINE SOUTH
RESIDENTIAL, LLC)
 SECTION 35, TOWNSHIP 23 SOUTH, RANGE 21 EAST
 ORANGE COUNTY FLORIDA

Dewberry
 800 NORTH MAGNOLIA AVENUE, SUITE 1000
 ORLANDO, FLORIDA 32803
 PHONE: 321.354.9817
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC
 DATE: 08/01/25
 REV DATE: 01/06/26
 SCALE 1" = 100'
 PROJ: 50092308
 DRAWN BY: MCD
 CHECKED BY: WPH



VICINITY MAP
(1"=5000')



NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING S00°08'54"W AND ALL OTHER BEARINGS THERETO.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 02/02/2026 PER FAC 5J-17.062(2).

WILLIAM P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633

DATE

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

SHEET 1 OF 4

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 5
(RIGHT-OF-WAY)
(CARLSBAD
ORLANDO, LLC)**

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY FLORIDA



Dewberry

800 NORTH MAGNOLIA AVE, SUITE 1000
ORLANDO, FLORIDA 32806
PHONE: 321.354.9817
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**CARLSBAD
ORLANDO, LLC**

DATE: 09/23/21
REV DATE: 08/27/25
SCALE N/A

PROJ: 50092308
DRAWN BY: CLM
CHECKED BY: WPH

LEGAL DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNORTHEASTR OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°08'54"W, ALONG THE WEST NORTHEAST OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 500.87 FEET; THENCE DEPARTING SAID WEST NORTHEAST, N89°46'02"E, A DISTANCE OF 2.33 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY NORTHEAST OF PROPOSED DOWDEN ROAD PHASE 5; THENCE N89°44'52"E, ALONG SAID NORTH RIGHT OF WAY NORTHEAST, A DISTANCE OF 98.59 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY NORTHEAST THROUGH THE FOLLOWING (12) COURSES: (1) THENCE N89°44'52"E, A DISTANCE OF 1695.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1590.39 FEET, A CENTRAL ANGLE OF 49°06'54", A CHORD BEARING OF S65°41'41"E AND A CHORD DISTANCE OF 1321.95 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1363.31 FEET TO THE POINT OF TANGENCY; (3) THENCE S41°08'14"E, A DISTANCE OF 111.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 28°52'03", A CHORD BEARING OF S55°34'15"E AND A CHORD DISTANCE OF 730.53 FEET; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 738.31 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT NORTHEAST; (5) THENCE N87°28'11"E, (ALONG SAID NON-TANGENT NORTHEAST), A DISTANCE OF 76.29 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1437.89 FEET, A CENTRAL ANGLE OF 02°09'07", A CHORD BEARING OF S73°53'23"E AND A CHORD DISTANCE OF 54.00 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE A DISTANCE OF 54.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT NORTHEAST; (7) THENCE S55°14'58"E, (ALONG SAID NON-TANGENT NORTHEAST), A DISTANCE OF 76.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 15°40'00", A CHORD BEARING OF S85°36'30"E AND A CHORD DISTANCE OF 399.44 FEET; (8) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID NON-TANGENT CURVE, A DISTANCE OF 400.69 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT NORTHEAST; (9) THENCE N67°00'53"E, (ALONG SAID NON-TANGENT NORTHEAST), A DISTANCE OF 116.75 FEET; (10) THENCE N85°39'18"E, A DISTANCE OF 54.00 FEET; (11) THENCE S75°42'16"E, A DISTANCE OF 117.32 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1590.39 FEET, A CENTRAL ANGLE OF 28°32'06", A CHORD BEARING OF S80°03'15"E AND A CHORD DISTANCE OF 783.90 FEET; (12) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE A DISTANCE OF 792.06 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT NORTHEAST; SAID NON-TANGENT NORTHEAST BEING THE EAST NORTHEAST OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S00°11'21"W, DEPARTING SAID NORTH RIGHT OF WAY NORTHEAST AND ALONG SAID EAST NORTHEAST, A DISTANCE OF 138.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 30°43'51", A CHORD BEARING OF N78°57'15"W AND A CHORD DISTANCE OF 776.58 FEET; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY NORTHEAST OF SAID PROPOSED DOWDEN ROAD PHASE 5; THENCE DEPARTING SAID EAST NORTHEAST AND ALONG SAID SOUTH RIGHT OF WAY NORTHEAST THROUGH THE FOLLOWING (12) COURSES: (1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE A DISTANCE OF 785.97 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT NORTHEAST; (2) THENCE S67°00'53"W, (ALONG SAID NON-TANGENT NORTHEAST), A DISTANCE OF 117.32 FEET; (3) THENCE S85°39'18"W, A DISTANCE OF 54.00 FEET; (4) THENCE N75°42'16"W, A DISTANCE OF 117.90 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1590.39 FEET, A CENTRAL ANGLE OF 52°20'12", A CHORD BEARING OF N67°18'19"W AND A CHORD DISTANCE OF 1402.75 FEET; (5) THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE A DISTANCE OF 1452.73 FEET TO THE POINT OF TANGENCY; (6) THENCE N41°08'14"W, A DISTANCE OF 111.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 17°41'29", A CHORD BEARING OF N49°58'58"W AND A CHORD DISTANCE OF 450.68 FEET; (7) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 452.47 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT NORTHEAST; (8) THENCE N81°21'15"W, (ALONG SAID NON-TANGENT NORTHEAST), A DISTANCE OF 76.29 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1437.89 FEET, A CENTRAL ANGLE OF 02°09'07", A CHORD BEARING OF N62°42'49"E AND A CHORD DISTANCE OF 54.00 FEET; (9) THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE A DISTANCE OF 54.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT NORTHEAST; (10) THENCE N44°04'24"W, (ALONG SAID NON-TANGENT NORTHEAST), A DISTANCE OF 76.29 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1465.39 FEET, A CENTRAL ANGLE OF 23°39'12", A CHORD BEARING OF N78°25'32"W AND A CHORD DISTANCE OF 600.67 FEET; (11) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 604.95 FEET TO THE POINT OF TANGENCY; (12) THENCE S89°44'52"W, A DISTANCE OF 1695.64 FEET ; THENCE N01°15'08"W, DEPARTING SAID SOUTH RIGHT OF WAY NORTHEAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 716,558 SQUARE FEET OR 16.450 ACRES MORE OR LESS.

(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

SHEET 2 OF 4

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**DOWDEN ROAD PHASE 5
(RIGHT-OF-WAY)
(CARLSBAD
ORLANDO, LLC)**

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY FLORIDA



Dewberry

800 NORTH MAGNOLIA AVE, SUITE 1000
ORLANDO, FLORIDA 32806
PHONE: 321.354.9817
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

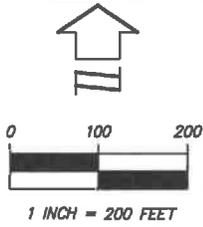
PREPARED FOR:

**CARLSBAD
ORLANDO, LLC**

DATE: 09/23/21
REV DATE: 08/27/25
SCALE N/A

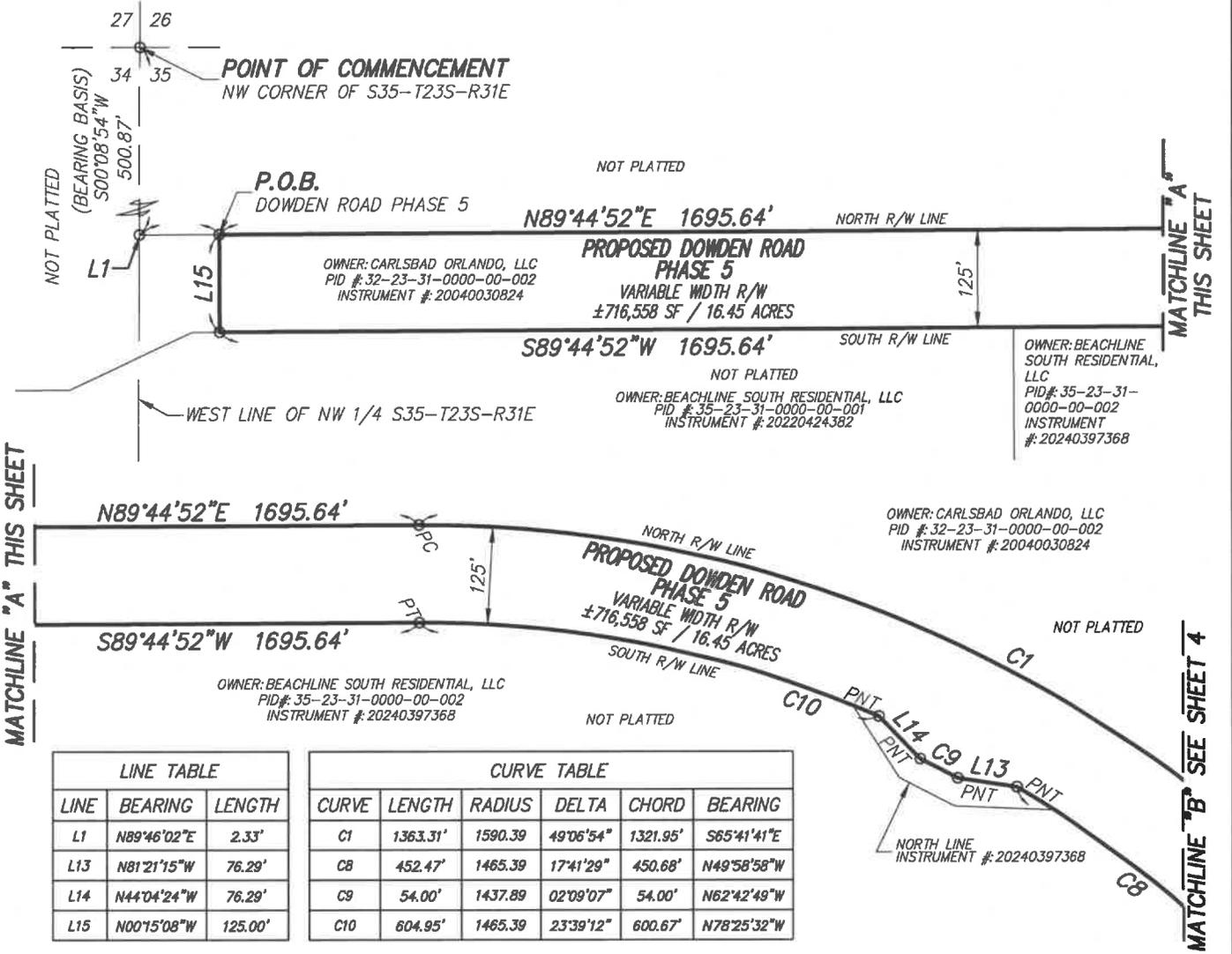
PROJ: 50092308
DRAWN BY: GLM
CHECKED BY: WPH

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LEGEND:

- LINE BREAK
- PC POINT OF CURVATURE
- P.O.B. POINT OF BEGINNING
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- AC ACRES
- SF SQUARE FEET
- ◊ CHANGE IN DIRECTION
- S-T-R SECTION-TOWNSHIP-RANGE



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°46'02"E	2.33'
L13	N81°21'15"W	76.29'
L14	N44°04'24"W	76.29'
L15	N00°15'08"W	125.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1363.31'	1590.39	49°06'54"	1321.95'	S65°41'41"E
C8	452.47'	1465.39	17°41'29"	450.68'	N49°58'58"W
C9	54.00'	1437.89	02°09'07"	54.00'	N62°42'49"W
C10	604.95'	1465.39	23°39'12"	600.67'	N78°25'32"W

SHEET 3 OF 4

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

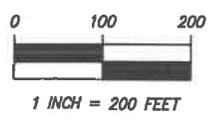
(SEE SHEET 1 FOR NOTES, CERTIFICATION, VICINITY MAP)
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 3-4 FOR SKETCH OF DESCRIPTION)

<p style="text-align: center;">SKETCH AND DESCRIPTION</p> <p style="text-align: center;">-OF-</p> <p style="text-align: center;">DOWDEN ROAD PHASE 5 (RIGHT-OF-WAY) (CARLSBAD ORLANDO, LLC)</p> <p style="text-align: center;">SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST ORANGE COUNTY FLORIDA</p>	<p>Dewberry</p> <p>800 NORTH MAGNOLIA AVE, SUITE 1000 ORLANDO, FLORIDA 32806 PHONE: 321.354.9817 WWW.DEWBERRY.COM</p> <p>CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p>CARLSBAD ORLANDO, LLC</p> <p>DATE: 09/23/21 REV DATE: 08/27/25 SCALE 1" = 200'</p> <p>PROJ: 50092308 DRAWN BY: GLM CHECKED BY: WPH</p>
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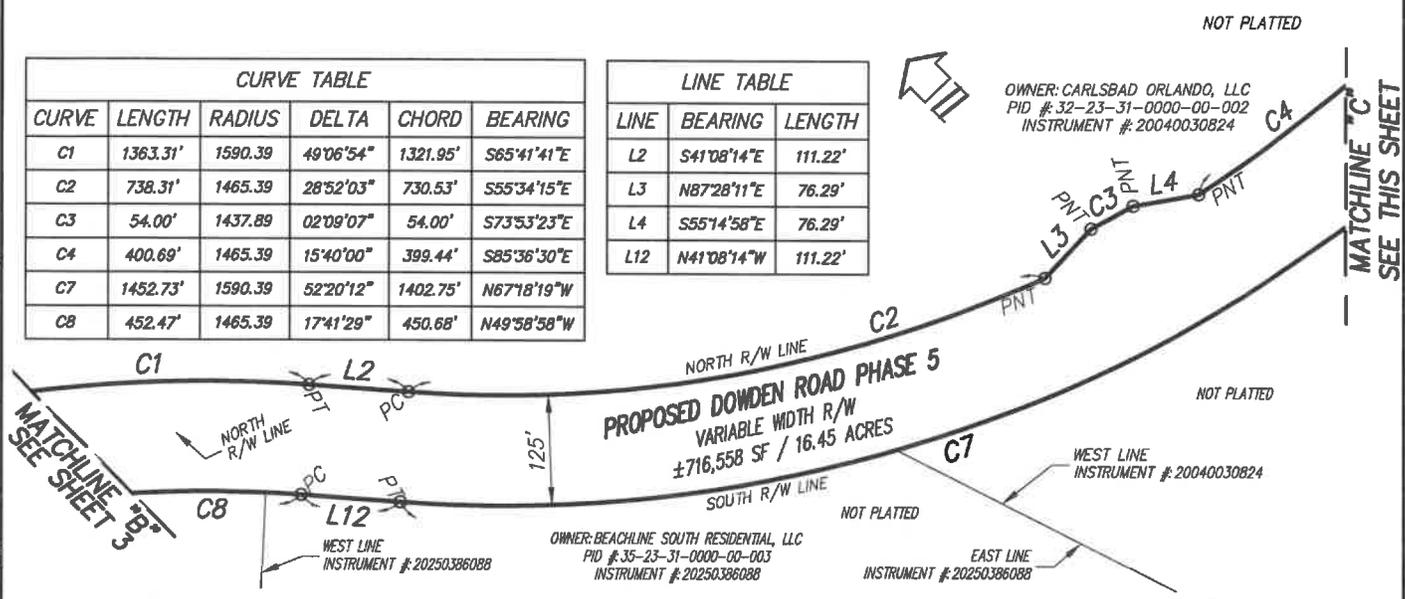
LEGEND:

- LINE BREAK
- PC POINT OF CURVATURE
- P.O.B. POINT OF BEGINNING
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- AC ACRES
- SF SQUARE FEET
- CHANGE IN DIRECTION
- S/T-R/E SECTION-TOWNSHIP-RANGE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1363.31'	1590.39	49°06'54"	1321.95'	S65°41'41"E
C2	738.31'	1465.39	28°52'03"	730.53'	S55°34'15"E
C3	54.00'	1437.89	02°09'07"	54.00'	S73°53'23"E
C4	400.69'	1465.39	15°40'00"	399.44'	S85°36'30"E
C7	1452.73'	1590.39	52°20'12"	1402.75'	N67°18'19"W
C8	452.47'	1465.39	17°41'29"	450.68'	N49°58'58"W

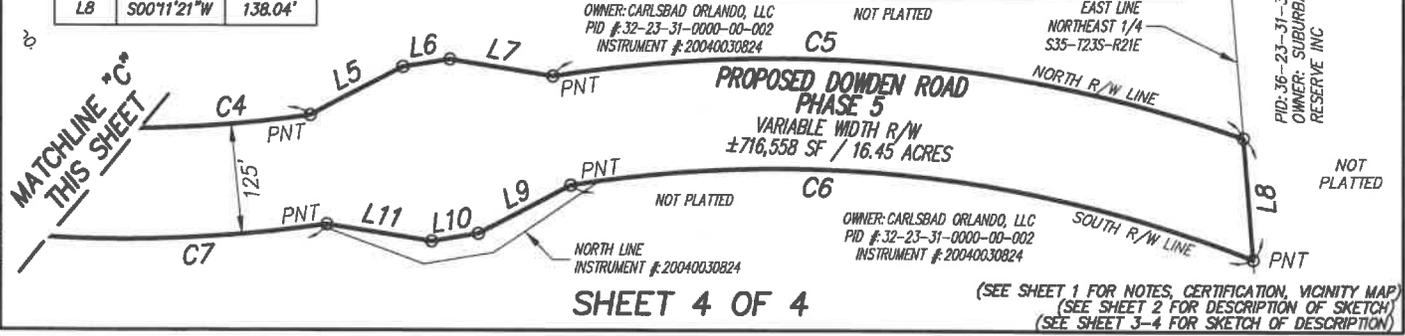
LINE TABLE		
LINE	BEARING	LENGTH
L2	S41°08'14"E	111.22'
L3	N87°28'11"E	76.29'
L4	S55°14'58"E	76.29'
L12	N41°08'14"W	111.22'



LINE TABLE		
LINE	BEARING	LENGTH
L5	N67°00'53"E	116.75'
L6	N85°39'18"E	54.00'
L7	S75°42'16"E	117.32'
L8	S00°11'21"W	138.04'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S67°00'53"W	117.32'
L10	S85°39'18"W	54.00'
L11	N75°42'16"W	117.90'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	792.06'	1590.39	28°32'06"	783.90'	S80°03'15"E
C6	785.97'	1465.39	30°43'51"	776.58'	N78°57'15"W
C7	1452.73'	1590.39	52°20'12"	1402.75'	N67°18'19"W



SHEET 4 OF 4

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION
 —OF—
DOWDEN ROAD PHASE 5
(RIGHT-OF-WAY)
(CARLSBAD
ORLANDO, LLC)
 SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA



Dewberry

800 NORTH MAGNOLIA AVE, SUITE 1000
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9817
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:
CARLSBAD
ORLANDO, LLC

DATE: 09/23/21
 REV DATE: 08/27/25
 SCALE 1" = 200'

PROJ: 50092308
 DRAWN BY: GLM
 CHECKED BY: WPH

SECTION VIII

SECTION C

SECTION 1

Dowden West

COMMUNITY DEVELOPMENT DISTRICT

Check Register Fiscal Year 2026

<i>Date</i>	<i>Description</i>	<i>Amount</i>
CHECKS		
Nov 2025 - Feb 2026	General Fund 69 - 95	\$502,875.56
ACHs		
Nov 2025 - Feb 2026	Utilities Electricity	\$76,814.78
TOTAL		\$579,690.34

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
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			MAY 25 - POND MITIGATION									
10/30/25		20556		202510	320-53800-47000				*	950.00		
			OCT 25 - LAKE MAINTENANCE									
10/30/25		20558		202510	320-53800-46800				*	1,175.00		
			OCT 25 - POND MITIGATION									
AQUATIC WEED MANAGEMENT, INC.											3,300.00	000069
11/25/25	00027	11/17/25	1038546	202511	320-53800-46700				*	2,427.96		
			NOV 25 - MOSQUITO CONTROL									
CLARKE ENVIRONMENTAL MOSQUITO MGMT											2,427.96	000070
11/25/25	00006	11/17/25	22469656	202509	310-51300-31100				*	62.50		
			OCT 25 - GEN. ENGINEERING									
11/17/25		22469667		202510	310-51300-31100				*	18,764.20		
			OCT 25 - GEN. ENGINEERING									
DEWBERRY ENGINEERS, INC.											18,826.70	000071
11/25/25	00001	11/01/25	173	202511	320-53800-12000				*	1,548.50		
			NOV 25 - FIELD MANAGEMENT									
11/01/25		174		202511	310-51300-34000				*	3,754.17		
			NOV 25 - MANAGEMENT FEES									
11/01/25		174		202511	310-51300-35200				*	74.17		
			NOV 25 - WEBSITE ADMIN									
11/01/25		174		202511	310-51300-35100				*	111.33		
			NOV 25 - INFORMATION TECH									
11/01/25		174		202511	310-51300-31300				*	324.67		
			NOV 25 - DISSEMINATION									
GOVERNMENTAL MANAGEMENT SERVICES-											5,812.84	000072
11/25/25	00002	11/12/25	147037	202510	310-51300-31500				*	546.00		
			OCT 25 - GENERAL COUNSEL									
LATHAM, LUNA, EDEN& BEAUDINE, LLP											546.00	000073
11/25/25	00014	11/01/25	1021724	202511	320-53800-46000				*	51,394.69		
			NOV 25 - LANDSCAPE MAINT.									
11/21/25		1038644		202511	320-53800-47300				*	487.00		
			IRRIG.REP-MAINLINE REPAIR									
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC											51,881.69	000074
12/18/25	00010	12/03/25	7883-12-	202512	310-51300-31200				*	450.00		
			FY26- ARBITRAGE - SER2024									
AMTEC											450.00	000075
12/18/25	00018	12/15/25	20834	202511	320-53800-46800				*	1,175.00		
			NOV 25 - POND MITIGATION									
AQUATIC WEED MANAGEMENT, INC.											1,175.00	000076

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/18/25	00027	12/15/25	1038615	202512	320	53800	46700			*	2,427.96		
			DEC 25 - MOSQUITO CONTROL						CLARKE ENVIRONMENTAL MOSQUITO MGMT			2,427.96	000077
12/18/25	00006	12/09/25	22472274	202511	310	51300	31100			*	4,972.50		
			NOV 25 - GEN. ENGINEERING						DEWBERRY ENGINEERS, INC.			4,972.50	000078
12/18/25	00031	12/17/25	SURPLUS	202512	300	15100	10000			*	85,000.00		
			XFR SURPLUS TO BU MMA						DOWDEN WEST CDD/BANK UNITED MMA			85,000.00	000079
12/18/25	00009	12/17/25	TAX REC	202512	300	20700	10100			*	79,737.49		
			TAX RECEIPTS TSFR						DOWDEN WEST CDD/US BANK			79,737.49	000080
12/18/25	00099	12/17/25	TAX REC	202512	300	20700	10100			*	42,602.95		
			TAX RECEIPTS TSFR						DOWDEN WEST CDD/US BANK			42,602.95	000081
12/18/25	00001	12/01/25	175	202512	320	53800	12000			*	1,548.50		
			DEC 25 - FIELD MANAGEMENT										
		12/01/25	176	202512	310	51300	34000			*	3,754.17		
			DEC 25 - MANAGEMENT FEES										
		12/01/25	176	202512	310	51300	35200			*	74.17		
			DEC 25 - WEBSITE ADMIN										
		12/01/25	176	202512	310	51300	35100			*	111.33		
			DEC 25 - INFORMATION TECH										
		12/01/25	176	202512	310	51300	31300			*	324.67		
			DEC 25 - DISSEMINATION						GOVERNMENTAL MANAGEMENT SERVICES-			5,812.84	000082
12/18/25	00002	12/10/25	148323	202511	310	51300	31500			*	934.00		
			NOV 25 - GENERAL COUNSEL						LATHAM, LUNA, EDEN& BEAUDINE, LLP			934.00	000083
12/18/25	00014	12/01/25	1041036	202512	320	53800	46000			*	51,394.69		
			DEC 25 - LANDSCAPE MAINT.						YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			51,394.69	000084
2/06/26	00010	1/13/26	6180-01-	202601	310	51300	31200			*	450.00		
			FY26- ARBITRAGE - SER2018						AMTEC			450.00	000085
2/06/26	00018	11/25/25	20727	202511	320	53800	47000			*	950.00		
			NOV 25 - LAKE MAINTENANCE										

DOWD DOWDEN WEST SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/31/25		21063	DEC 25	202512 320-53800-46800	- POND MITIGATION	*	1,175.00		
12/31/25		21063	DEC 25	202512 320-53800-47000	- LAKE MAINTENANCE	*	950.00		
1/28/26		21119	JAN 26	202601 320-53800-47000	- LAKE MAINTENANCE	*	950.00		
1/28/26		21121	JAN 26	202601 320-53800-46800	- POND MITIGATION	*	1,175.00		
								5,200.00	000086
2/06/26	00027	1038648	JAN 26	202601 320-53800-46700	- MOSQUITO CONTROL	*	2,427.94		
								2,427.94	000087
2/06/26	00006	22476205	DEC 25	202512 310-51300-31100	- GEN. ENGINEERING	*	375.00		
								375.00	000088
2/06/26	00001	177	JAN 26	202601 320-53800-12000	- FIELD MANAGEMENT	*	1,548.50		
1/01/26		178	JAN 26	202601 310-51300-34000	- MANAGEMENT FEES	*	3,754.17		
1/01/26		178	JAN 25	202601 310-51300-35200	- WEBSITE ADMIN	*	74.17		
1/01/26		178	JAN 26	202601 310-51300-35100	- INFORMATION TECH	*	111.33		
1/01/26		178	JAN 26	202601 310-51300-31300	- DISSEMINATION	*	324.67		
								5,812.84	000089
2/06/26	00002	149184	DEC 25	202512 310-51300-31500	- GENERAL COUNSEL	*	130.00		
								130.00	000090
2/06/26	00014	1063258	12/23/25	202512 320-53800-46100	MOT FR MULCH INSTALLATION	*	8,000.00		
1/15/26		1083163	JAN 26	202601 320-53800-46000	- LANDSCAPE MAINT.	*	51,394.69		
1/27/26		1089947		202601 320-53800-46100	INST. BAHIA IN MEDIAN	*	1,321.98		
2/01/26		1093480	FEB 26	202602 320-53800-46000	- LANDSCAPE MAINT.	*	59,144.69		
								119,861.36	000091
2/17/26	00018	21241	DEC 25	202601 320-53800-46800	- POND MITIGATION	*	450.00		

DOWD DOWDEN WEST SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/13/26		21242 JAN 26	202601 320-53800-46800 - POND MITIGATION	AQUATIC WEED MANAGEMENT, INC.	*	450.00	900.00 000092
2/17/26	00001	2/01/26 179 FEB 26	202602 320-53800-12000 - FIELD MANAGEMENT		*	1,548.50	
		2/01/26 180 FEB 26	202602 310-51300-34000 - MANAGEMENT FEES		*	3,754.17	
		2/01/26 180 FEB 25	202602 310-51300-35200 - WEBSITE ADMIN		*	74.17	
		2/01/26 180 FEB 26	202602 310-51300-35100 - INFORMATION TECH		*	111.33	
		2/01/26 180 FEB 26	202602 310-51300-31300 - DISSEMINATION		*	324.67	
		2/01/26 180 FEB 26	202602 310-51300-51000 - OFFICE SUPPLIES		*	.03	
		2/01/26 180 FEB 26	202602 310-51300-42000 - POSTAGE		*	.74	
						5,813.61	000093
2/17/26	00002	2/10/26 150033 JAN 26	202601 310-51300-31500 - GENERAL COUNSEL	LATHAM, LUNA, EDEN& BEAUDINE, LLP	*	157.50	157.50 000094
2/17/26	00012	1/23/26 8050209 FY26	202601 310-51300-32300 - TRUSTEE FEES SER18	US BANK CORPORATE TRUST SERVICES	*	4,444.69	4,444.69 000095
TOTAL FOR BANK B						502,875.56	
TOTAL FOR REGISTER						502,875.56	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/25/25	00013	11/04/25 OCT25	202510 320-53800-43000		*	114.59	
		OCT 25 - ELECTRICITY					
11/04/25		OCT25	202510 320-53800-43100		*	19,091.22	
		OCT 25 - STREETLIGHTS					
11/04/25		OCT25	202510 320-53800-43100		*	10.75-	
		OCT 25 - STREETLIGHTS					
ORLANDO UTILITIES COMM (AUTOPAY)							19,195.06 080035

12/22/25	00013	12/01/25 NOV25	202511 320-53800-43000		*	112.09	
		NOV 25 - ELECTRICITY					
12/01/25		NOV25	202511 320-53800-43100		*	18,977.98	
		NOV 25 - STREETLIGHTS					
ORLANDO UTILITIES COMM (AUTOPAY)							19,090.07 080036

1/31/26	00013	1/02/26 DEC25	202512 320-53800-43000		*	115.32	
		DEC 25 - ELECTRICITY					
1/02/26		DEC25	202512 320-53800-43100		*	19,167.90	
		DEC 25 - STREETLIGHTS					
ORLANDO UTILITIES COMM (AUTOPAY)							19,283.22 080037

2/17/26	00013	2/02/26 JAN26	202601 320-53800-43000		*	100.77	
		JAN 26 - ELECTRICITY					
2/02/26		JAN26	202601 320-53800-43100		*	19,145.66	
		JAN 26 - STREETLIGHTS					
ORLANDO UTILITIES COMM (AUTOPAY)							19,246.43 080038

TOTAL FOR BANK Z						76,814.78	
TOTAL FOR REGISTER						76,814.78	

SECTION 2

Dowden West
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Dowden West
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 1,059,824	\$ -	\$ -	\$ 1,059,824
Due from Capital Project	4,941	-	-	4,941
Due from General Fund	-	482,133	-	482,133
<u>Investments:</u>				
Money Market - Surplus	294,388	-	-	294,388
<u>Series 2018</u>				
Reserve	-	209,441	-	209,441
Revenue	-	201,417	-	201,417
Prepayment	-	504	-	504
<u>Series 2024</u>				
Reserve	-	112,400	-	112,400
Revenue	-	65,732	-	65,732
Construction	-	-	5,000	5,000
Prepaid Expenses	3,537	-	-	3,537
Total Assets	\$ 1,362,691	\$ 1,071,628	\$ 5,000	\$ 2,439,318
Liabilities:				
Accounts Payable	\$ 26,251	\$ -	\$ -	\$ 26,251
Due to General Fund	-	-	4,941	4,941
Due to Debt Service	482,133	-	-	482,133
Total Liabilities	\$ 508,384	\$ -	\$ 4,941	\$ 513,325
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 3,537	\$ -	\$ -	\$ 3,537
Restricted for:				
Debt Service	-	1,071,628	-	1,071,628
Unassigned	850,770	-	-	850,770
Total Fund Balances	\$ 854,307	\$ 1,071,628	\$ 59	\$ 1,925,993
Total Liabilities & Fund Balance	\$ 1,362,691	\$ 1,071,628	\$ 5,000	\$ 2,439,318

Dowden West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 893,769	\$ 836,905	\$ 836,905	\$ -
Special Assessments - Direct	76,511	76,511	76,512	-
Developer Contributions	792,448	-	-	-
Interest Income	-	-	3,579	3,579
Total Revenues	\$ 1,762,729	\$ 913,416	\$ 916,996	\$ 3,579
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 2,400	\$ 1,000	\$ 200	\$ 800
PR-FICA	184	77	15	61
Engineering	15,000	6,250	25,572	(19,322)
Attorney	25,000	10,417	2,268	8,149
Arbitrage Rebate	450	900	900	-
Dissemination Agent	3,896	1,623	1,623	(0)
Annual Audit	3,800	-	-	-
Trustee Fees	8,869	4,445	4,445	-
Assessment Administration	5,565	5,565	5,565	-
Management Fees	45,050	18,771	18,771	0
Information Technology	1,336	557	557	(0)
Website Maintenance	890	371	371	0
Telephone	300	125	-	125
Postage & Delivery	500	208	2	206
Printing & Binding	750	313	-	313
Insurance General Liability	7,294	7,294	7,029	265
Legal Advertising	5,000	2,083	-	2,083
Office Supplies	150	63	0	62
Other Current Charges	2,000	833	467	366
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 128,608	\$ 61,068	\$ 67,959	\$ (6,891)

Dowden West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Field Management	\$ 18,582	\$ 7,742	\$ 7,743	\$ (0)
Landscape Maintenance	979,162	407,984	264,723	143,261
Lake Maintenance	48,000	20,000	4,750	15,250
Mitigation Monitoring	11,500	4,792	7,225	(2,433)
Pest Control	30,592	12,747	12,213	534
Repairs & Maintenance				
General Repairs & Maintenance	2,500	1,042	-	1,042
Operating Supplies	500	208	-	208
Landscape Replacement	25,000	10,417	9,322	1,095
Irrigation Repairs	7,500	3,125	487	2,638
Alleyway Maintenance	5,000	2,083	-	2,083
Signage	3,500	1,458	-	1,458
Utilities				
Electric	2,000	833	558	276
Water & Sewer	104,280	43,450	25,108	18,342
Streetlights	378,307	157,628	95,472	62,156
Other				
Contingency	10,000	4,167	-	4,167
Property Insurance	7,697	7,697	6,567	1,130
Total Operating & Maintenance	\$ 1,634,121	\$ 685,373	\$ 434,167	\$ 251,206
Total Expenditures	\$ 1,762,729	\$ 746,442	\$ 502,126	\$ 244,315
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 166,975	\$ 414,870	\$ 247,895
Net Change in Fund Balance	\$ -	\$ 166,975	\$ 414,870	\$ 247,895
Fund Balance - Beginning	\$ -		\$ 439,437	
Fund Balance - Ending	\$ -		\$ 854,307	

Dowden West

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 420,744	\$ 393,976	\$ 393,976	\$ -
Interest Income	10,000	4,167	6,525	2,358
Total Revenues	\$ 430,744	\$ 398,143	\$ 400,501	\$ 2,358
Expenditures:				
Interest - 11/1	\$ 151,405	\$ 151,405	\$ 150,993	\$ 413
Interest - 5/1	151,405	-	-	-
Principal - 5/1	115,000	-	-	-
Total Expenditures	\$ 417,810	\$ 151,405	\$ 150,993	\$ 413
Excess (Deficiency) of Revenues over Expenditures	\$ 12,934	\$ 246,738	\$ 249,509	\$ 2,771
Net Change in Fund Balance	\$ 12,934	\$ 246,738	\$ 249,509	\$ 2,771
Fund Balance - Beginning	\$ 264,800		\$ 476,093	
Fund Balance - Ending	\$ 277,734		\$ 725,601	

Dowden West

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 224,799	\$ 210,498	\$ 210,498	\$ -
Interest Income	6,000	2,500	2,873	373
Total Revenues	\$ 230,799	\$ 212,998	\$ 213,371	\$ 373
Expenditures:				
Interest - 11/1	\$ 85,760	\$ 85,760	\$ 85,760	\$ -
Interest - 5/1	85,760	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	\$ 221,520	\$ 85,760	\$ 85,760	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,279	\$ 127,238	\$ 127,611	\$ 373
Net Change in Fund Balance	\$ 9,279	\$ 127,238	\$ 127,611	\$ 373
Fund Balance - Beginning	\$ 105,779		\$ 218,416	
Fund Balance - Ending	\$ 115,058		\$ 346,026	

Dowden West

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual			Variance
	Budget	Thru 02/28/26	Thru 02/28/26			
Revenues						
Interest Income	\$ -	\$ -	\$ 78	\$		78
Total Revenues	\$ -	\$ -	\$ 78	\$		78
Expenditures:						
Capital Outlay	\$ -	\$ -	\$ -	\$		-
Total Expenditures	\$ -	\$ -	\$ -	\$		-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 78	\$		78
Net Change in Fund Balance	\$ -	\$ -	\$ 78	\$		78
Fund Balance - Beginning	\$ -		\$ (20)			
Fund Balance - Ending	\$ -		\$ 59			

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 28,217	\$ 153,213	\$ 42,018	\$ 613,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 836,905
Special Assessments - Direct	76,512	-	-	-	-	-	-	-	-	-	-	-	76,512
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	651	609	711	844	764	-	-	-	-	-	-	-	3,579
Total Revenues	\$ 77,163	\$ 28,826	\$ 153,924	\$ 42,862	\$ 614,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 916,996
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
PR-FICA	-	15	-	-	-	-	-	-	-	-	-	-	15
Engineering	18,764	4,973	375	960	500	-	-	-	-	-	-	-	25,572
Attorney	546	934	130	158	500	-	-	-	-	-	-	-	2,268
Arbitrage Rebate	-	-	450	450	-	-	-	-	-	-	-	-	900
Dissemination Agent	325	325	325	325	325	-	-	-	-	-	-	-	1,623
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	4,445	-	-	-	-	-	-	-	-	4,445
Assessment Administration	5,565	-	-	-	-	-	-	-	-	-	-	-	5,565
Management Fees	3,754	3,754	3,754	3,754	3,754	-	-	-	-	-	-	-	18,771
Information Technology	111	111	111	111	111	-	-	-	-	-	-	-	557
Website Maintenance	74	74	74	74	74	-	-	-	-	-	-	-	371
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	-	-	1	-	-	-	-	-	-	-	2
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	-	-	-	0	-	-	-	-	-	-	-	0
Other Current Charges	-	112	118	123	114	-	-	-	-	-	-	-	467
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 36,345	\$ 10,498	\$ 5,337	\$ 10,400	\$ 5,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,959

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Contract Services													
Field Management	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,743
Landscape Maintenance	51,395	51,395	51,395	51,395	59,145	-	-	-	-	-	-	-	264,723
Lake Maintenance	950	950	950	950	950	-	-	-	-	-	-	-	4,750
Mitigation Monitoring	1,175	1,175	1,625	1,625	1,625	-	-	-	-	-	-	-	7,225
Pest Control	2,428	2,428	2,428	2,428	2,501	-	-	-	-	-	-	-	12,213
Repairs & Maintenance													
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement	-	-	8,000	1,322	-	-	-	-	-	-	-	-	9,322
Irrigation Repairs	-	487	-	-	-	-	-	-	-	-	-	-	487
Alleyway Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities													
Electric	115	112	115	101	115	-	-	-	-	-	-	-	558
Water & Sewer	5,849	4,737	5,647	3,875	5,000	-	-	-	-	-	-	-	25,108
Streetlights	19,080	18,978	19,168	19,146	19,100	-	-	-	-	-	-	-	95,472
Other													
Property Insurance	6,567	-	-	-	-	-	-	-	-	-	-	-	6,567
Total Operations & Maintenance	\$ 89,107	\$ 81,810	\$ 90,876	\$ 82,390	\$ 89,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 434,167
Total Expenditures	\$ 125,452	\$ 92,308	\$ 96,213	\$ 92,789	\$ 95,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 502,126
Excess (Deficiency) of Revenues over Expen	\$ (48,290)	\$ (63,483)	\$ 57,711	\$ (49,927)	\$ 518,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414,870
Net Change in Fund Balance	\$ (48,290)	\$ (63,483)	\$ 57,711	\$ (49,927)	\$ 518,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414,870

Dowden West
Community Development District
Long Term Debt Report

Special Assessment Revenue Bonds		
Series 2018		
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	\$209,441	
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)
Less: Principal Payment - 05/01/25		(\$110,000)
Less: Special Call - 05/01/25		(\$15,000)
Current Bonds Outstanding		\$5,555,000

Special Assessment Revenue Bonds		
Series 2024		
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
Less: Principal Payment - 05/01/2025		(\$50,000)
Current Bonds Outstanding		\$3,260,000

Dowden West
Community Development District

Special Assessment Receipt Schedule
Fiscal Year 2026

ON ROLL ASSESSMENTS	Gross Assessments	\$	950,818	\$	447,600	\$	239,148	\$	1,637,566
	Net Assessments	\$	893,769	\$	420,744	\$	224,799	\$	1,539,312

Date	Gross Amount	Commissions	Discount / (Penalty)	Interest	Net Receipts	O&M	58%		27%		15%		100%
							Portion	Series 2018 Debt Service	Series 2024 Debt Service	Debt Service	Total		
11/20/25	\$ 8,885	\$ 355	\$ 741	\$ -	\$ 7,789	\$ 4,523	\$ 2,129	\$ 1,138	\$ 7,789				
11/25/25	42,508	1,700	-	-	40,808	23,694	11,154	5,959	40,808				
12/05/25	78,996	3,160	-	-	75,836	44,032	20,728	11,075	75,836				
12/15/25	174,261	6,971	-	-	167,291	97,134	45,726	24,431	167,291				
12/22/25	-	-	-	943	943	548	258	138	943				
12/22/25	20,630	825	-	-	19,805	11,499	5,413	2,892	19,805				
01/15/26	75,382	3,015	-	-	72,367	42,018	19,780	10,568	72,367				
02/13/26	1,100,563	44,023	-	-	1,056,541	613,458	288,787	154,296	1,056,541				
TOTAL	\$ 1,501,226	\$ 60,049	\$ 741	\$ 943	\$ 1,441,379	\$ 836,906	\$ 393,976	\$ 210,497	\$ 1,441,379				

92%	Net Percent Collected
\$ 136,341	Balance Remaining to Collect

Direct Assessment Schedule
Fiscal Year 2026

DIRECT BILL	Gross Assessments	\$	81,395	\$	-	\$	-	\$	81,395
	Net Assessments	\$	76,512	\$	-	\$	-	\$	76,512

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
10/20/25	\$ 76,512	\$ -	\$ 76,512	\$ -	\$ -	Chk# 48924
TOTAL	\$ 76,512	\$ -	\$ 76,512	\$ -	\$ -	

Balance Due	\$ -	\$ -	\$ -
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