

# **AMENITY FACILITY ENGINEERING REPORT**

**POINCIANA COMMUNITY DEVELOPMENT DISTRICT**

**Prepared for:**

**Poinciana Community Development District  
313 Campus Street  
Celebration, Florida 34747**

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## **Section 1**

### **INTRODUCTION**

#### **1.1 INTRODUCTION**

Solivita is a planned mixed-use development in northeast Polk County along the Polk and Osceola County border. Solivita is a self-contained portion of the overall Poinciana Planned Development in Osceola and Polk Counties, which was master-planned in the 1970s and has been under continuous development since. There are over 50,000 residents now living in Poinciana. Location map shown in Figure 1-1.

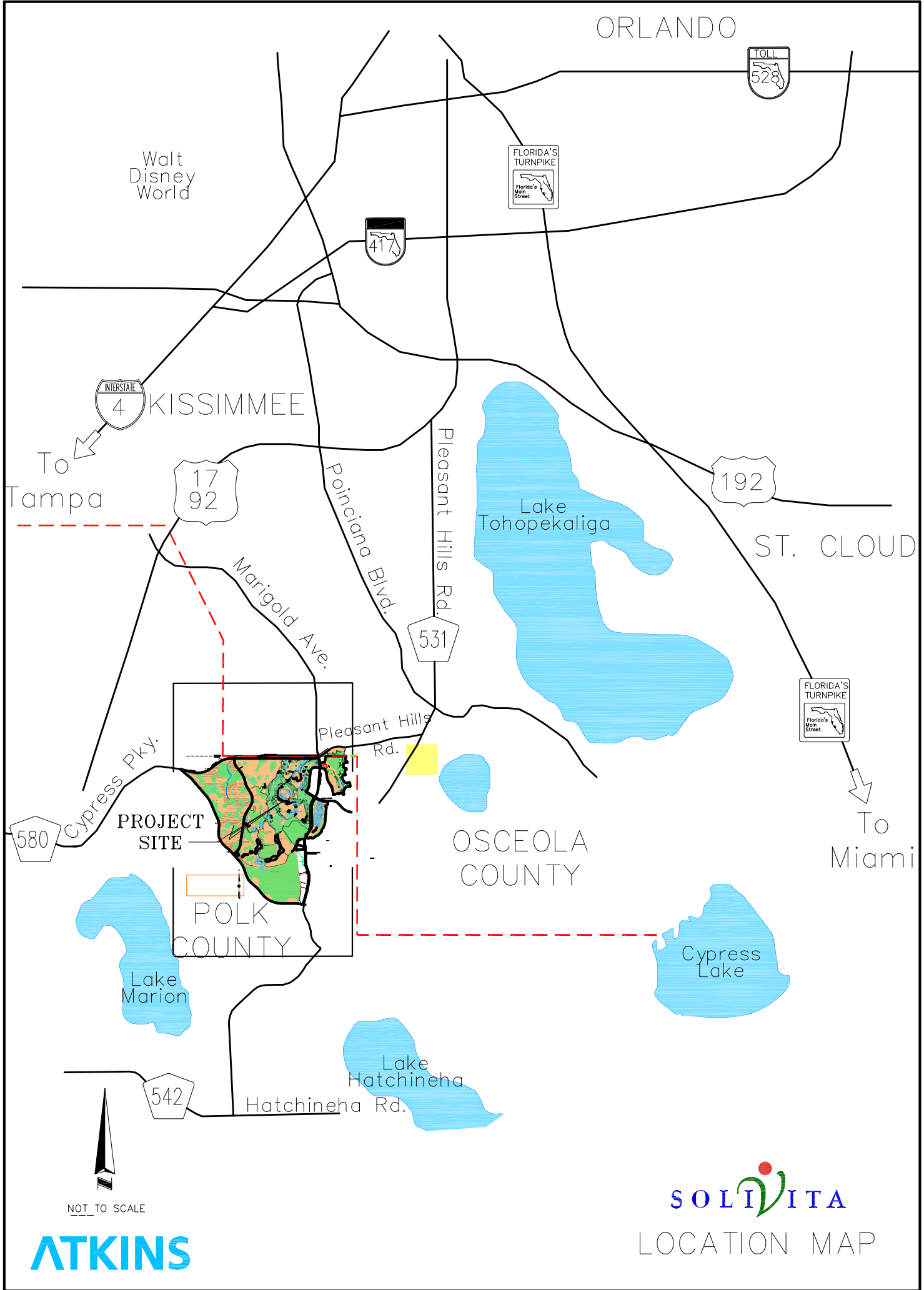
Solivita is being developed as an active adult community consisting of single- and multi-family dwellings, a town center, golf course, and numerous parks and recreation facilities. Solivita is comprised of two villages; i.e., Solivita and Solivita West. Solivita is being constructed in several phases spanning approximately 15 years. Future phases of Solivita are owned by Avatar Properties, Inc., the Developer. The current Solivita Master Plan is illustrated in Figure 1-2.

Solivita has 4,187.56 acres and is comprised of two separate and distinct Community Development Districts, namely, Poinciana Community Development District or PCDD (3,240.65 acres) and Poinciana West Community Development District or PWCDD (949 acres). The PCDD was established November 1, 1999 and the PWCDD was established October 6, 2006 by rule of the Florida Land and Water Adjudicatory Commission and Polk County, Florida, respectively pursuant to the provisions of Chapter 190, Florida Statutes. These CDD's provides an efficient mechanism for managing and financing the public infrastructure associated with the planning and development of Solivita.

A proposed interlocal agreement between the PCDD and PWCDD gives the ability to the PCDD to act on behalf of both districts as it relates to the acquisition, management and development of recreational facilities. It is proposed that certain recreational facilities will be acquired by the PCDD from the developer, Avatar Properties, Inc. Through the interlocal agreement between the PCDD and PWCDD and funded by proposed bonds, the PCDD is acquiring recreational facilities within the PCDD and PWCDD boundaries and proposing additional capital improvements.

This Engineering Report provides a general description of the existing infrastructure to be acquired by the PCDD. It also provides a general description of the proposed capital improvements to the project.







7-13-16

OSCEOLA COUNTY  
POLK COUNTY

CYPRESS PARKWAY

CYPRESS PARKWAY

SOLIVITA EAST  
GOLF MAINTENANCE  
FACILITY

SOLIVITA EAST  
(PHASE 6A  
& PHASE 6B)

BELLA VIANA

PHASE  
6A

PHASE  
6B

PHASE 3A

PHASE 3  
VENEZIA

N

400 0 400 800  
SCALE IN FEET

### LEGEND

Construction Plan Approval	Plat Submittal	Neighborhood Name	Community Number	
SOLIVITA PROPER				
PHASE 1	PHASE 1	Village	24110000 24320000/24490000	
PHASE 1	PHASE 1	Rainbow Lakes		
PHASE 1D	PHASE 1D	Bella Vista		
PHASE 1C	PHASE 1C	Treviolo		
PHASE 1E	PHASE 1E	Lago Vista		
PHASE 1F	PHASE 1F	Treviolo		
PHASE 1G	PHASE 1G	Future Development		
PHASE 1H PHASE 1	PHASE 1H	Model Park		
PHASE 1H PHASE 2	PHASE 1H	Model Park		
PHASE 2A	PHASE 2A	Candlewood		
PHASE 2B	PHASE 2B	Candlewood	24230000/24200000	
PHASE 2C	PHASE 2C	Terra Vista		
PHASE 2D	PHASE 2D	Terra Vista		
PHASE 3	PHASE 3A	Venezia		
PHASE 3B	PHASE 3B	Venezia		
PHASE 4A	PHASE 4A	Portofino		
PHASE 4B	PHASE 4B	Capri		
PHASE 4C	SV4CS2	Flora Vista		
	SV4CS2	Flora Vista		
SOLIVITA EAST				
SOLIVITA EAST	PHASE 6A	Bella Viana		24290000
SOLIVITA EAST PH 2	PHASE 6B	Bella Viana		
SOLIVITA WEST				
PHASE 1A – SOUTH	PHASE 7A	Vicenza/Valecia	24290000	
PHASE 1A – NORTH	PHASE 7C	Portofino		
PHASE 1B & 1C	PHASE 7B1	Vicenza/Valecia	24230000/24200000	
	PHASE 7B2	Vicenza/Valecia		
PHASE 2A	PHASE 7G UNIT 1	Verona	24210000	
PHASE 2B	PHASE 7G UNIT 2	Volare	24210000/24230000	
The Palms at Solivita West	PHASE 7G1	Portifino	24210000	
PHASE 2B	PHASE 7D	Mira Vista	24140000	
PHASE 2C	PHASE 7E UNIT 1	Alta Vista	24230000	
PHASE 2C	PHASE 7E UNIT 2	Alta Vista		
PHASE 7F	PHASE 7F	Vestrella	PENDING	
SOLIVITA PHASE 5				
PHASE 5Residential	PHASE 5 Res.	Future Development	24120000	
PHASE 5E (W)	PHASE 5E (W)	Future Development		
PHASE 5F	PHASE 5F	Courtyards at Montelena		
PHASE 5I & 5J	PHASE 5I & 5J	Portofino		

NOTE: LOTS 165-234 OF THE PHASE 4C SECTION 2 PLAT WAS RENAMED BY THE AVATAR SALES DEPT. TO BE PHASE 4D (NOT PLATTED AS PHASE 4D)



Carnahan, Proctor and Cross, Inc.

SOLIVITA



## Section 2

### THE DEVELOPMENT DESCRIPTION

#### 2.1 GENERAL

The PCDD, pursuant to the provisions of Chapter 190, Florida Statutes, was established by rule of the Florida Land and Water Adjudicatory Commission effective November 1, 1999. The PCDD consists of, after the 2008 boundary amendment, approximately 3,240 acres; and the PWCDD, likewise established on October 6, 2006 consists of 949 acres. The lot development schedule for the land within the PCDD and PWCDD are provided in Table 2-1 and Table 2-2. All future lot development assumptions were provided by the developer.

The portion of Solivita within the PCDD and PWCDD consists of several villages inspired by community based design principles and includes single and multi-family residences, central community recreation complex, neighborhood recreation areas, commercial town center area, golf course and various biking and pedestrian trails. The master plan for the remaining phases is shown on Figure 1-2. In general, the development program within the community consists of approximately 5,589 residential units, an 18-hole golf courses and other non-residential space.

**Table 1 - ABSORPTION SCHEDULE – PCDD AND PWCDD**

Solivita Clubhouse Income Statement - Sale of Assets At 12/31/16								
	2017	2018	2019	2020	2021	2022	2023	2024
<b>Lots Owned by Avatar Properties, Inc.</b>	<b>1116</b>	<b>878</b>	<b>636</b>	<b>422</b>	<b>212</b>	-	-	-
<b>Prospected Sales</b>	<b>215</b>	<b>238</b>	<b>242</b>	<b>214</b>	<b>210</b>	<b>212</b>	-	-
<b>PCDD</b>	<b>115</b>	<b>137</b>	<b>171</b>	<b>214</b>	<b>210</b>	<b>212</b>	-	-
<b>PWCDD</b>	<b>100</b>	<b>101</b>	<b>71</b>	-	-	-	-	-

(1) Year 2023 – 5,589 total closings by developer

**Section 3**  
**DISTRICT AMENITY FACILITIES**

**3.1 GENERAL**

As noted previously, the PCDD is acquiring existing community amenity facilities as well as obtaining financing to make improvements with new recreational facilities within the district. The initial gross purchase price is \$73.7 million to transfer the existing community amenity facilities listed in the purchase and sale agreement. As part of the transfer, the PCDD is acquiring personal property within the existing facilities. An inventory of personal property is available in the public record.

Additionally, the PCDD is seeking financing for \$11.2 million in additional capital improvements within the community. Table 2 below is a summary of the estimated costs associated with the proposed improvements. A more detailed opinion of costs is provided in Appendix B – Opinion of Costs. The following sections identify the existing facilities to be acquired and the proposed improvements.

**Table 2 –PROPOSED IMPROVEMENTS COSTS SUMMARY TABLE**

**Opinion of Costs**  
**Solivita Proposed Improvements**

<b>Facility</b>	<b>Approximate Cost</b>
Proposed Performing Arts Building	\$ 6,960,000
Proposed Health and Wellness Complex (Phase 5)	\$ 3,120,000
Reconstructed Mosaics Restaurant and Starlight Ballroom	\$ 1,190,000
Reconstructed Waterfront Café and Arts and Crafts REMODEL	\$ 660,000
Sub-total	\$ 11,930,000
20% Contingency and other Soft Costs	\$ 2,386,000.00
Sub-total	\$ 14,316,000

1. The CDD Boards have not yet approved any specific construction or reconstruction activities.
2. It is currently proposed that \$11.2 million from the proceeds of the Special Assessment Bonds will fund the construction and/or reconstruction of all or a portion of the improvements listed above. It is anticipated that the CDD Boards will continue to refine both the components comprising the improvements to be funded with the Special Assessment Bonds and the cost estimates set forth above.

### **3.2 EXISTING AMENITY FACILITIES**

A total of 17 existing facilities will be acquired from Avatar Properties, Inc.. The facilities were timed in phases with the development and were constructed from 2001-2009. Surveys for the properties are included in Appendix A. Inspections for each of the properties is documented in a Property Condition Assessment, prepared by Delta Engineering & Inspections, Inc., available in public record.

These facilities include:

1. Rivera Spa & Fitness Center/Indoor Pool & Track
2. Waterfront Galleries/Café
3. Mosaics Restaurant & Starlite Ballroom
4. 65' Bell Tower
5. Freedom Park
6. Palms Amenity Complex
7. Rainbow Lakes #1 Community Pool & Cabana
8. Rainbow Lakes #2 Community Pool & Cabana
9. Candlewood Community Pool & Cabana
10. Capri Community Pool & Cabana
11. Terra Vista #1 Community Pool & Cabana
12. Terra Vista #2 Community Pool & Cabana
13. Flora Vista #1 Community Pool & Cabana
14. Flora Vista #2 Community Pool & Cabana
15. Lago Vista Community Pool & Cabana
16. Venezia Facility/Two (2) Tennis Courts, Community Pool & Cabana
17. Bella Vianna Pool & Cabana





Legend

- 1 Sales Center and Administration  
(not included in asset sale)
- 2 Riviera Spa and Fitness
- 3 Waterfront Café and Arts and Crafts
- 4 Golf Cart Storage (not included in asset sale)
- 5 Mosaics Restaurant and Starlight Ballroom
- 6 Stonegate Grille and Proshop  
(not included in asset sale)
- 7 65 ft Bell Tower
- 8 Freedom Park
- 9 Palms Amenity Complex
- 10 Rainbow Lake Amenity #1
- 11 Rainbow Lake Amenity #2
- 12 Candlewood Amenity
- 13 Capri Amenity
- 14 Terra Vista Amenity #1
- 15 Terra Vista Amenity #2
- 16 Flora Vista Amenity #1
- 17 Flora Vista Amenity #2
- 18 Lago Vista Amenity
- 19 Venezia Amenity
- 20 Bella Viana Amenity

Master  
Development Plan



Existing Solivita Club Assets  
AV Homes  
Solivita, Florida

SOLIVITA™





### **3.2.1 #1 Riviera Spa & Fitness Center/Indoor Pool & Track**

The Riviera Spa & Fitness Center is located within the Village portion of the community. The building is a two story slab on grade structure comprised of various concrete and steel structural systems, stucco exterior finishes, stone veneer accents, a mixed roof system, and roof mounted HVAC systems. Indoor facilities include a fitness center with multiple rooms, an indoor pool, an indoor track, and associated support rooms and facilities. Personal property included within the existing site is part of the acquisition. Exterior facilities include an outdoor pool, an outdoor hot tub, outdoor pool deck areas, outdoor patios, pergolas, sidewalks, and landscaping.

Riviera Spa & Fitness Center Aerial



## Riviera Spa & Fitness Center Floor Plan





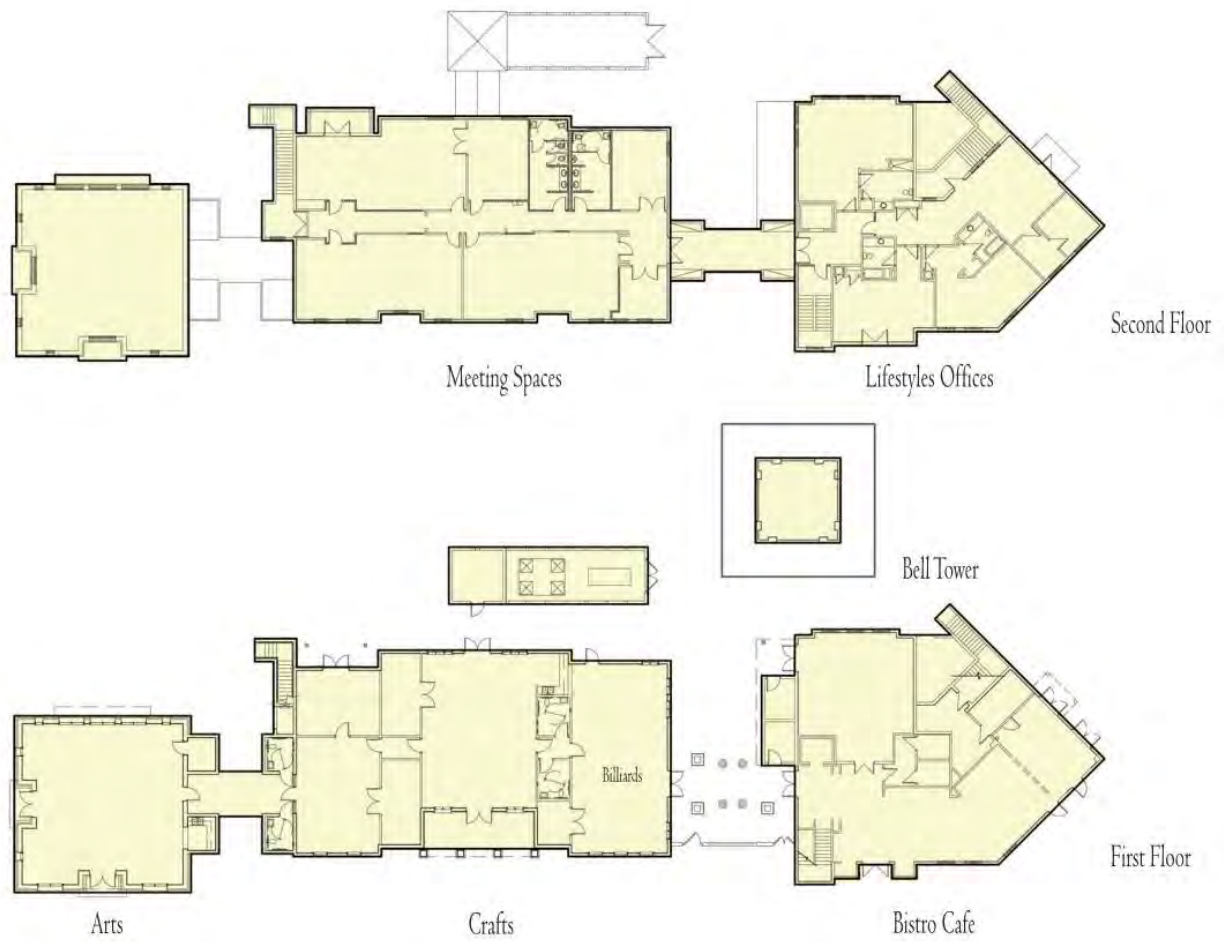
### **3.2.2 #2 Waterfront Galleries/Café**

The Waterfront Galleries/Café is located within the Village portion of the community. The building is a two story slab on grade structure comprised of various concrete and steel structural systems, stucco exterior finishes, stone veneer accents, a hip-gable roof system, and ground mounted HVAC systems. Indoor facilities include a café with kitchen, a library, an arts and crafts room, meeting spaces, offices, and associated support rooms and facilities. Personal property included within the existing site is part of the acquisition. Exterior facilities include an outdoor waterfront patio area, an outdoor seating area, sidewalks, and landscaping.

Waterfront Galleries/Café Aerial



## Waterfront Galleries/Café Floor Plan





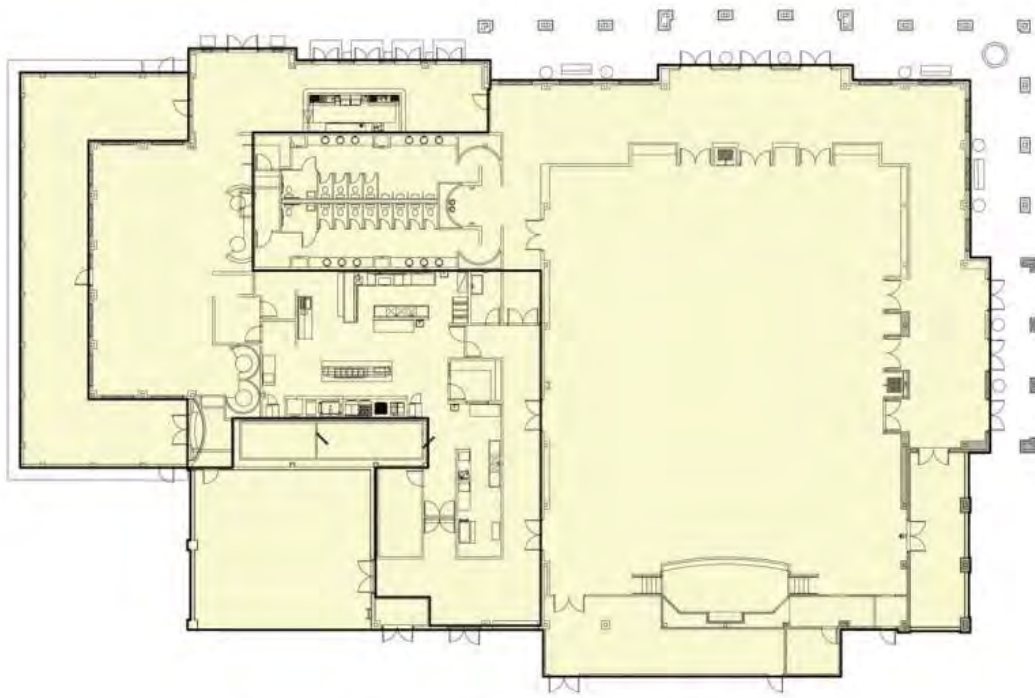
### **3.2.3 #3 Mosaics Restaurant & Starlight Ballroom**

The Mosaics Restaurant & Starlight Ballroom is located within the Village portion of the community. The building is a two story slab on grade structure comprised of various concrete and steel structural systems, stucco exterior finishes, stone veneer accents, a mixed roof system, and roof mounted HVAC systems. Indoor facilities include a commercial kitchen, restaurant seating area, restrooms, covered patio seating, lobby areas, ballroom space, and associated support rooms and facilities. Personal property included within the existing site is part of the acquisition. Exterior facilities include sidewalks and landscaping.

Mosaics Restaurant & Starlight Ballroom Aerial



### Mosaics Restaurant & Starlight Ballroom Plan



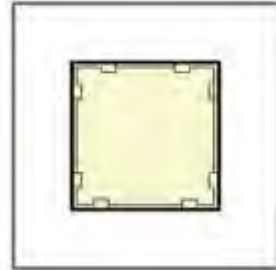
Mosaics Restaurant

Ballroom

### 3.2.4 **#4 Bell Tower**

The Bell Tower is located within the Village portion of the community. The building is a 65 ft. tall structure comprised of various concrete and steel structural systems, stucco exterior finishes, stone veneer accents, and a mixed roof system. The foundation is a combination of a spread footer and deep footing system. Indoor facilities include the bell system and access. There are no outdoor facilities specific to the Bell Tower.

Bell Tower Aerial



Bell Tower Floor Plan



### **3.2.5 #5 Freedom Park**

Freedom Park is located to the east of the Village portion of the community in the south-west quadrant of the intersection of Village Dr. and Solivita Blvd. The park contains a softball field, tennis courts, pickle ball courts, shuffle board courts, horseshoe pits, bocci ball courts, shade structures, a restroom facility, and parking areas. The buildings are concrete masonry structures with stucco finishes. Personal property included within the existing site is part of the acquisition.

Freedom Park Aerial





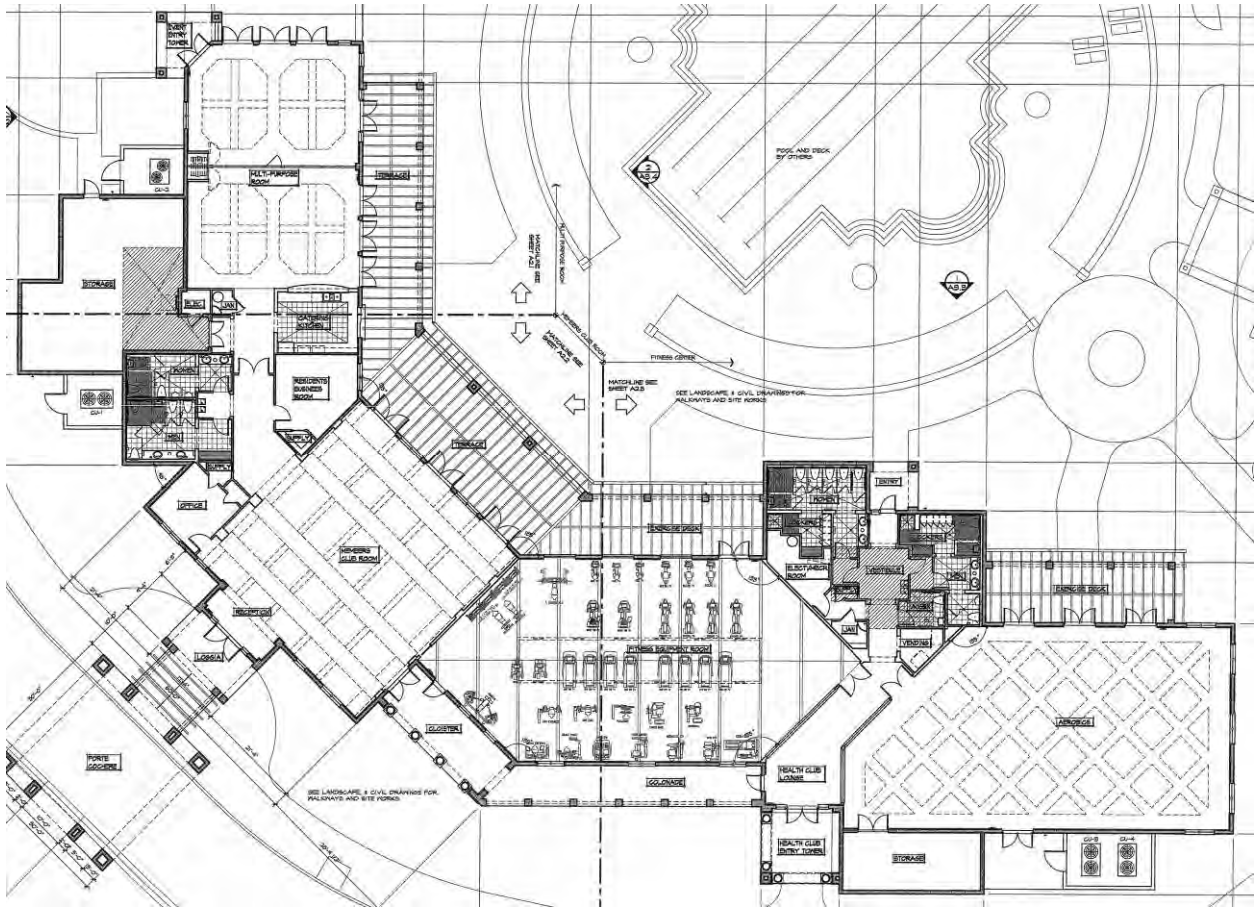
### **3.2.6 #6 Palms Amenity Complex**

The Palms Amenity Complex is located in the north-west quadrant of the intersection of Barcelona Dr. and San Clemente Ave. The complex includes a fitness building, a pool cabana building, lap pool, spa, tennis courts, pickle ball courts, bocci ball courts, patio areas, and parking areas. The building is a single story slab on grade structure comprised of various concrete and steel structural systems, stucco exterior finishes, veneer accents, a mixed roof system, and ground mounted HVAC systems. Indoor facilities include a fitness room, yogo/aerobics room, club room, multi-purpose room, restrooms, lockers, and associated support rooms and facilities. Personal property included within the existing site is part of the acquisition. Exterior facilities include sidewalks and landscaping.

Palms Amenity Complex Aerial



## Palms Amenity Complex Plan





### **3.2.7 #7 Rainbow Lakes #1 Community Pool & Cabana**

The Rainbow Lakes #1 Community Pool & Cabana is located in the southern quadrant of the intersection of Rock Springs Dr. and Lake Butler Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

Rainbow Lakes #1 Community Pool & Cabana Aerial



### **3.2.8 #8 Rainbow Lakes #2 Community Pool & Cabana**

The Rainbow Lakes #2 Community Pool & Cabana is located in the southeast quadrant of the intersection of Gulf Dr. and Crystal River Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

Rainbow Lakes #2 Community Pool & Cabana Aerial





### **3.2.9 #9 Candlewood Community Pool & Cabana**

The Candlewood Community Pool & Cabana is located in the northwest quadrant of the intersection of Acadia Dr. and Vineyard Way. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a pergola, wading pool, fencing, sidewalks, and landscaping.

Candlewood Community Pool & Cabana Aerial



### **3.2.10 #10 Capri Community Pool & Cabana**

The Capri Community Pool & Cabana is located on the west side of Bell Tower Crossing about 360 feet south of Balboa Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

Capri Community Pool & Cabana Aerial

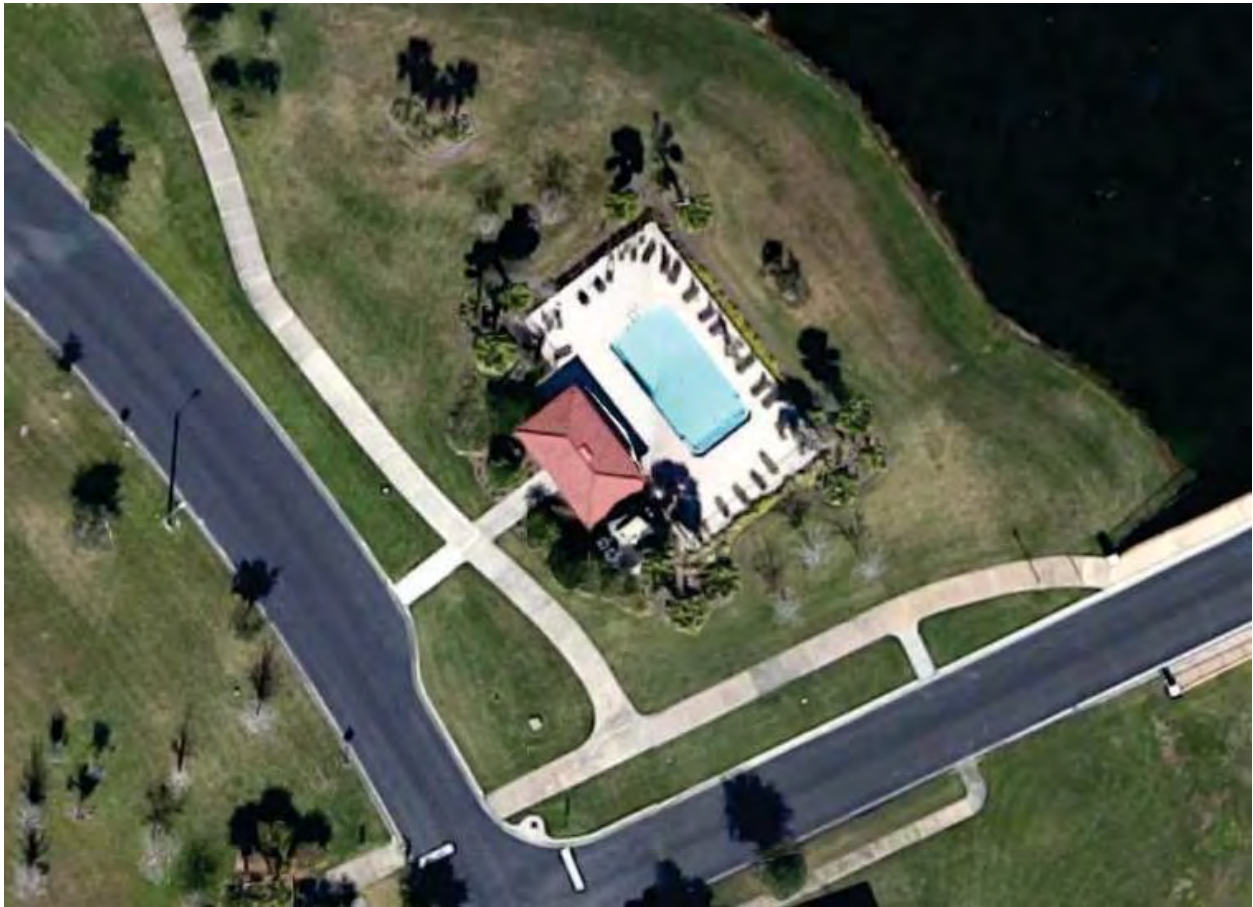




### **3.2.11 #11 Terra Vista #1 Community Pool & Cabana**

The Terra Vista #1 Community Pool & Cabana is located in the northeast quadrant of the intersection of Glendora Rd. and Augurn Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

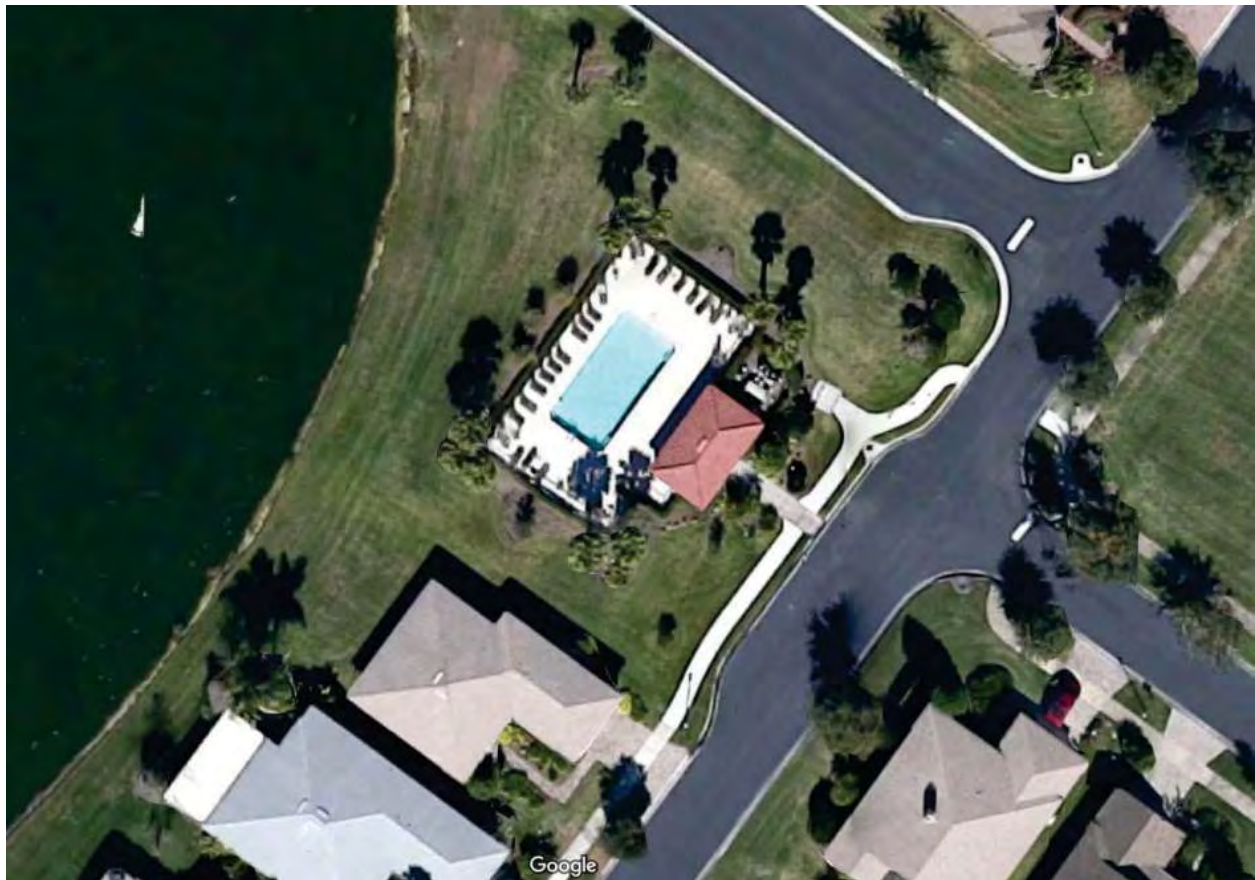
Terra Vista #1 Community Pool & Cabana Aerial



### **3.2.12 #12 Terra Vista #2 Community Pool & Cabana**

The Terra Vista #2 Community Pool & Cabana is located in the southwest quadrant of the intersection of Channel Pass and Shorehave Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

Terra Vista #2 Community Pool & Cabana Aerial

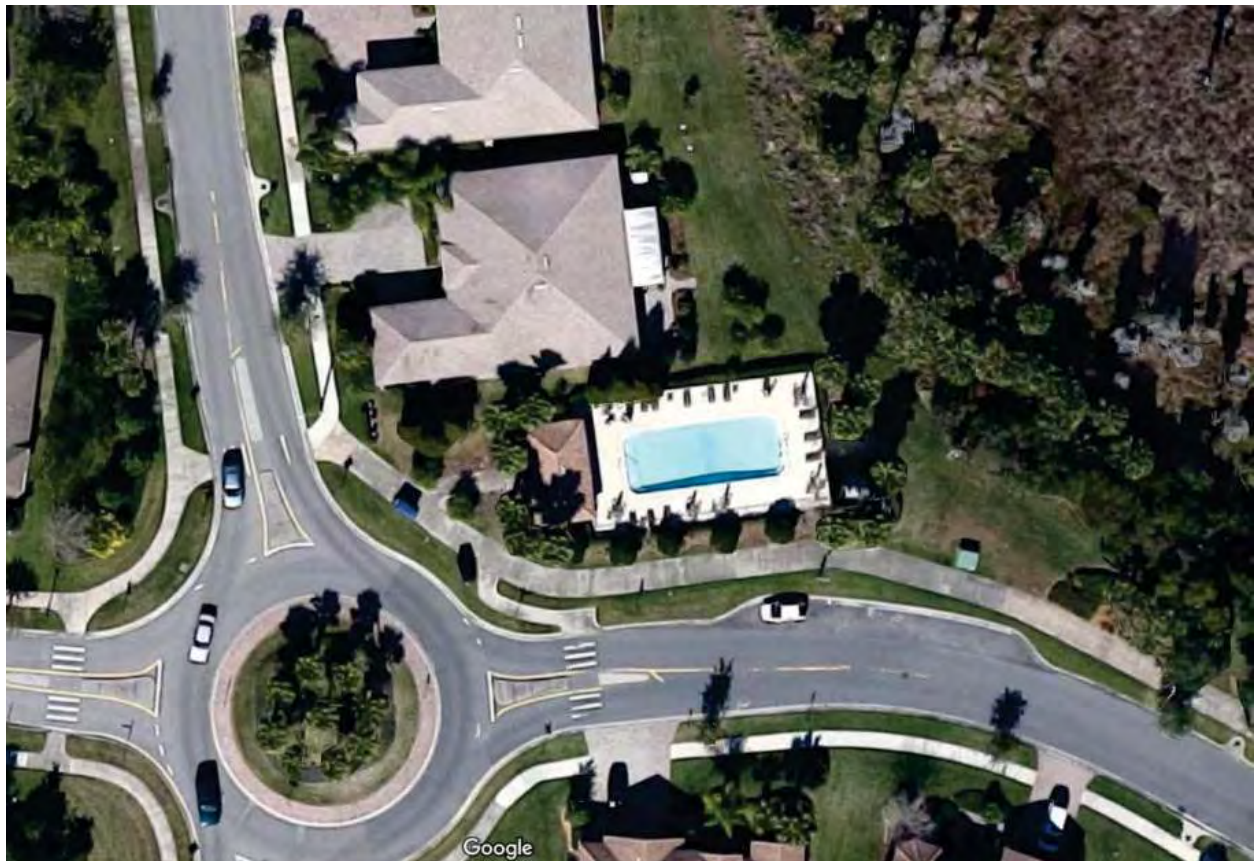




### **3.2.13 #13 Flora Vista #1 Community Pool & Cabana**

The Flora Vista #1 Community Pool & Cabana is located in the northeast quadrant of the intersection of Glendora Rd. S. and Glendora Rd. N. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, and landscaping.

Flora Vista #1 Community Pool & Cabana Aerial



### **3.2.14 #14 Flora Vista #2 Community Pool & Cabana**

The Flora Vista #2 Community Pool & Cabana is located on the southwest side of Davinci Pass close to the southern boundary of the community. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, fencing, sidewalks, a small cart parking area, and landscaping.

Flora Vista #2 Community Pool & Cabana Aerial





### **3.2.15 #15 Lago Vista Community Pool & Cabana**

The Lago Vista Community Pool & Cabana is located in the southeast quadrant of the intersection of Torino Ln. and Milano Rd. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a pergola, a wading pool, fencing, sidewalks, and landscaping. The building and pool is larger than most of the other Community Pool & Cabanas.

Lago Vista Community Pool & Cabana Aerial



### **3.2.16 #16 Venezia Facility**

The Venezia Facility is located in the northwest and northeast quadrants of the intersection of Rialto Rd. and Grand Canal Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a hip-framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include tennis courts, a wading pool, a spa, fencing, sidewalks, a parking area, and landscaping.

Venezia Facility Aerial





### **3.2.17 #17 Bella Viana Pool and Cabana**

The Bella Viana Pool & Cabana is located on the south side of Sorrento Rd. at the intersection with Genoa Dr. The building is a single story slab on grade concrete masonry structure with stucco exterior finishes, a gable framed roof, and ground mounted HVAC systems. The building houses restrooms, storage, and pool equipment. Personal property included within the existing site is part of the acquisition. Exterior facilities include a wading pool, spa, fencing, sidewalks, and landscaping.

Bella Viana Pool and Cabana Aerial



### **3.3 POTENTIAL NEW CAPITAL FACILITIES**

Two facility reconstructions and two new facilities are being considered as part of the process. The district will utilize the financing to reconstruct existing facilities and the remaining new facilities. It is anticipated not all reconstruction or new construction will be performed if sufficient bond proceeds are not raised,. The district will prioritize the components of the project once final pricing is obtained. Solivita Program Cost Data is provided in Appendix B. A copy of the Solivita Proposed Club Capital Improvements Presentation is provided in Appendix C.

These potential improvements include:

1. Reconstruct Waterfront Galleries/Café
2. Reconstruct Mosaics Restaurant & Starlight Ballroom
3. New Performing Arts Building
4. New Health and Fitness Center





## Capital Improvements

### REMODEL

1 Waterfront Café and Tower Bar

2 Relocated Library

3 Stonegate Grille and Salon Remodel

(by AV Homes, not included in club asset sale)

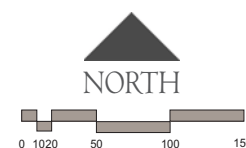
4 Mosaics Restaurant and Starlight Ballroom

### NEW

5 Performing Arts Building

6 Health and Fitness Center

## Village Master Plan





### 3.3.1 #1 Reconstructed Waterfront Galleries/Café

As noted previously, the Waterfront Galleries/Café is located within the Village portion of the community. It is a two story building with multiple facilities inside and around the building. Improvements are planned to include a remodel of the first floor bistro, the addition of a new kitchen, a computer room, new lighting, new furniture, and new audio video systems. Additional outside improvements may also be made.

Waterfront Galleries/Café Rendering



Waterfront Galleries/Café Sample Reconstructed Floor Plan



### **3.3.2 #2 Reconstructed Mosaics Restaurant & Starlight Ballroom**

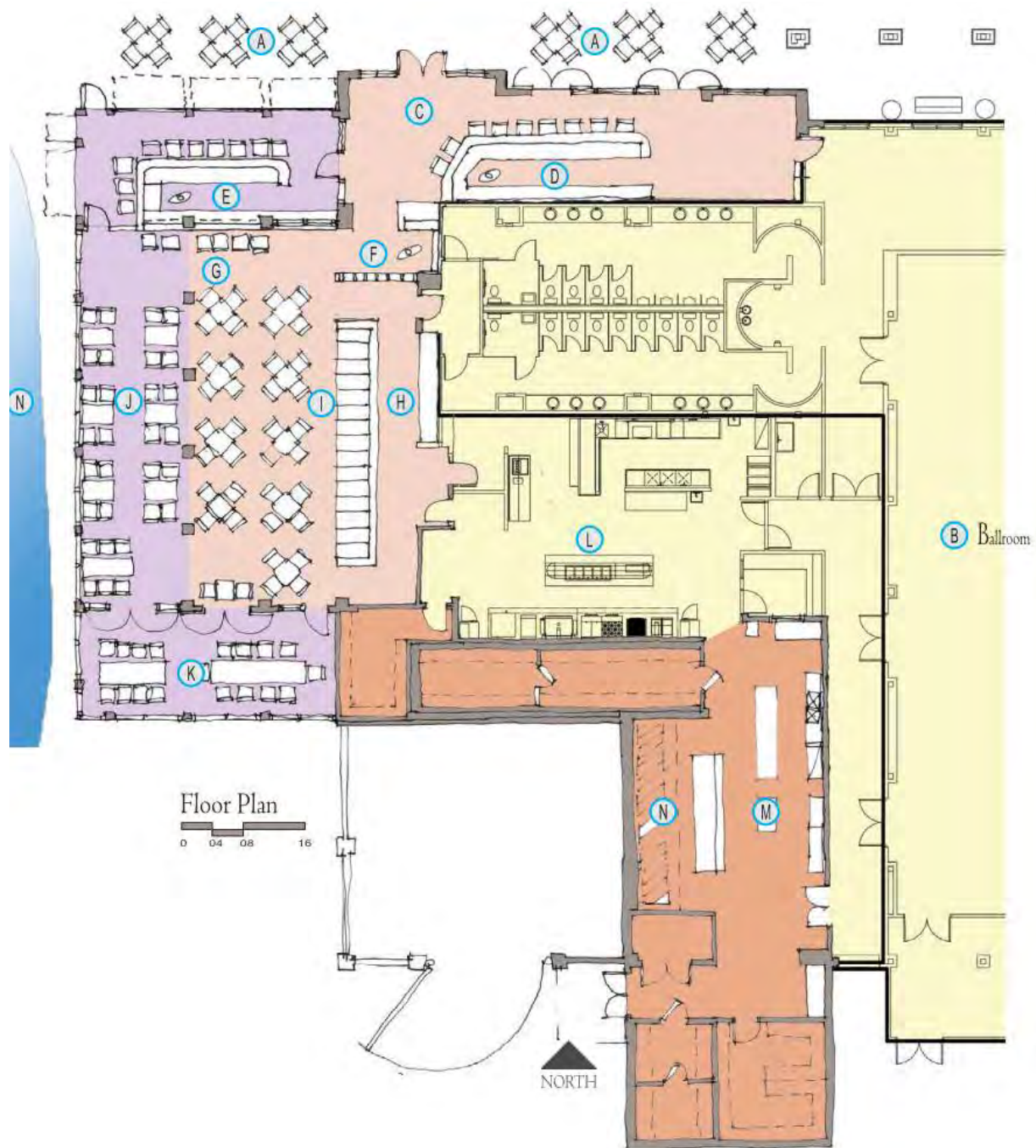
As noted previously, the Mosaics Restaurant & Starlight Ballroom is located within the Village portion of the community. It is a two story building with multiple facilities inside and around the building. Improvements are planned to include upgrades to the restaurant interior, lighting, a Lobby Bar, remodel porch, kitchen upgrades, kitchen addition, and cosmetic finish upgrades in the ballroom.

Mosaics Restaurant & Starlight Ballroom Aerial





Mosaics Restaurant & Starlight Ballroom Sample Reconstructed Floor Plan



### **3.3.3 #3 New Performing Arts Building**

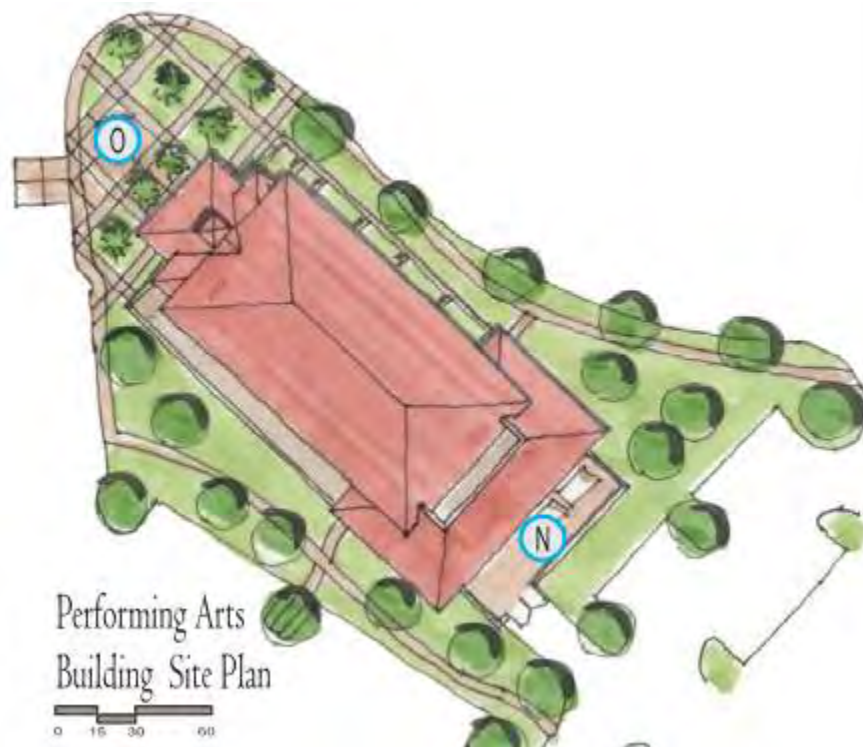
The Performing Arts Building will be new construction located within the Village portion of the community to the east of the Mosaics Restaurant & Starlight Ballroom. The theater will seat a minimum of 500 patrons and will contain the various necessary support facilities.

New Performing Arts Building Site Aerial

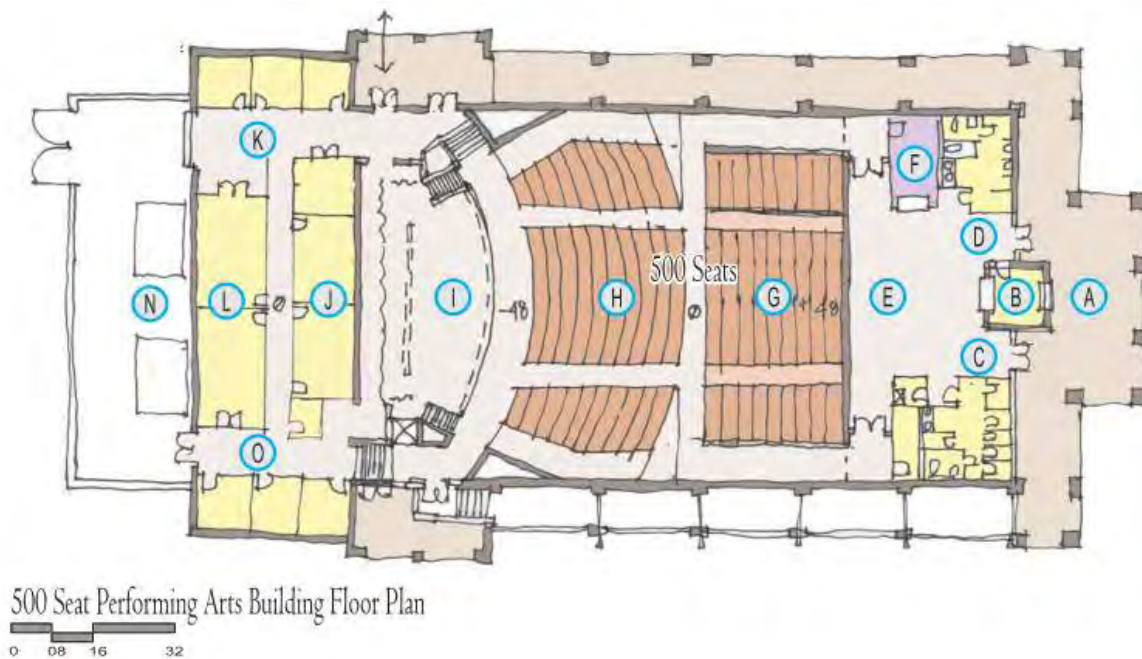




### New Performing Arts Building Sample Rendering



### New Performing Arts Building Sample Floor Plan





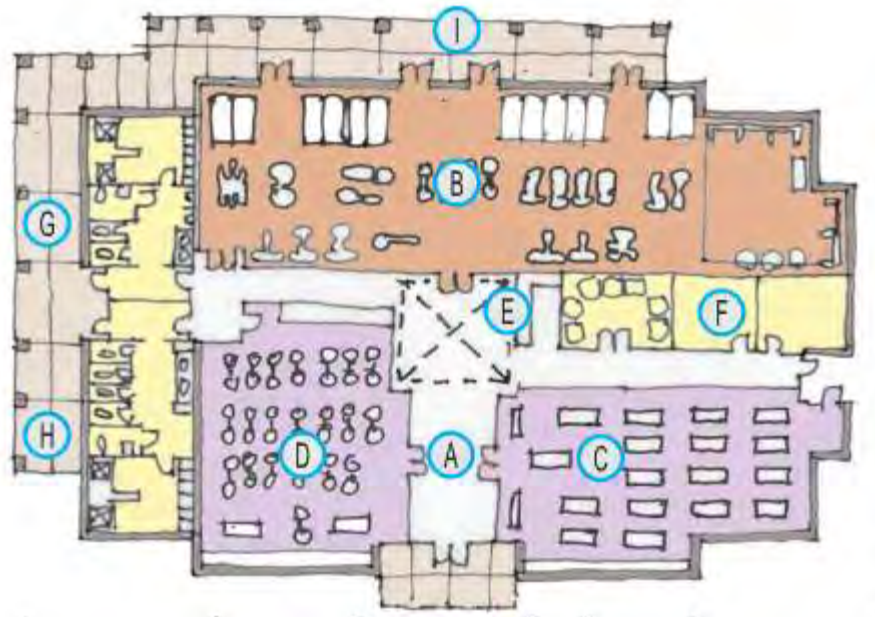
### 3.3.4 #4 New Health and Fitness Center

The Health and Fitness Center will be new construction located within the Phase 5 portion of the community on the north side of Village Drive. The center may include a fitness building, lap pool, spa, tennis courts, Bocce courts, Pickle Ball courts, a Basketball court, Racquet/Handball court, and outdoor pavilions. The fitness building will include spinning classroom, yoga/aerobics room, fitness room, classrooms, restrooms, and lockers. Sample perspective renderings are provided in Appendix D.

#### New Health and Fitness Center Sample Rendering and Aerial



New Health and Fitness Center Sample Floor Plan



**Section 4**  
**ENGINEER'S CERTIFICATION**

**4.1 ENGINEER'S CERTIFICATION**

The infrastructure improvements as detailed herein are necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide the intended function so long as the construction is in substantial compliance with the design and permits. The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District should levy and collect an annual "Operating and Maintenance Special Assessment". Said Special Assessment is to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

It is my professional opinion that the costs provided herein for the District's proposed infrastructure improvements are reasonable to complete the construction of the proposed infrastructure improvements described herein and that these infrastructure improvements will benefit and add value to the District as more fully detailed in the Assessment Methodology Report. All such proposed infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. A portion of the costs are based on actual costs received by Avatar Properties, Inc. Where necessary, historical costs, information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the proposed Development can be completed at the stated costs.

The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

Kathleen S. Leo, P.E.  
State of Florida Registration No. 51419  
Atkins North America



## **APPENDIX A – SURVEYS**

## **Village Center Surveys**

LEGAL DESCRIPTION:

TOGETHER WITH:

A portion of Tract C, Tract LK—B and Village Drive, Solivita Phase I, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida; being more particularly described as follows:

Commence at the Northwest corner of Tract C; thence along the North line of Tract C S 72°46'36" E, a distance of 15.48 feet to the Point of Beginning; thence N 18°06'13" E, a distance of 5.99 feet to the South back of curb of Village Drive, as it exists on May 26, 2016; thence along said back of curve line the following thirteen (13) courses; thence S 72°42'14" E, a distance of 14.15 feet to a point on a non—tangent curve concave southwesterly, having a radius of 4.00 feet, a chord bearing of S 37°06'28" E, and a chord length of 4.65 feet; thence along the arc of said curve through a central angle of 71°03'10" for an arc length of 4.96 feet to the point of tangency; thence S 01°34'54" E, a distance of 5.59 feet; thence S 72°37'58" E, a distance of 22.70 feet; thence N 36°13'26" E, a distance of 4.08 feet to the point of curvature of a curve concave southerly, having a radius of 6.00 feet, a chord bearing of N 71°36'27" E, and a chord length of 6.95 feet; thence along the arc of said curve through a central angle of 70°46'01" for an arc length of 7.41 feet to the point of tangency; thence S 73°00'33" E, a distance of 35.64 feet to the point of curvature of a curve concave southwesterly, having a radius of 6.00 feet, a chord bearing of S 35°36'00" E, and a chord length of 7.29 feet; thence along the arc of said curve through a central angle of 74°49'05" for an arc length of 7.83 feet to the point of tangency; thence S 01°48'33" W, a distance of 3.83 feet; thence S 73°11'04" E, a distance of 111.01 feet to a point on a non—tangent curve concave southeasterly, having a radius of 6.00 feet, a chord bearing of N 57°00'02" E, and a chord length of 9.16 feet; thence along the arc of said curve through a central angle of 99°28'48" for an arc length of 10.42 feet to the point of tangency; thence S 73°15'38" E, a distance of 24.02 feet to the point of curvature of a curve concave southwesterly, having a radius of 6.00 feet, a chord bearing of S 28°30'56" E, and a chord length of 8.45 feet; thence along the arc of said curve through a central angle of 89°29'16" for an arc length of 9.37 feet to the boundary line of Tract C; thence along said boundary line the following seventy—six (76) courses; S 72°46'36" E, a distance of 7.65 feet to the point of curvature of a curve concave southwesterly, having a radius of 151.00 feet, a chord bearing of S 50°16'35" E, and a chord length of 115.57 feet; thence along the arc of said curve through a central angle of 45°00'03" for an arc length of 118.60 feet to the point of tangency; thence S 27°46'33" E, a distance of 78.82 feet to the point of curvature of a curve concave northeasterly, having a radius of 107.00 feet, a chord bearing of S 41°31'29" E, and a chord length of 50.86 feet; thence along the arc of said curve through a central angle of 27°29'52" for an arc length of 51.35 feet to the point of tangency; thence S 34°43'35" W, a distance of 8.00 feet; thence S 55°16'25" E, a distance of 43.94 feet to the point of curvature of a curve concave northerly, having a radius of 420.00 feet, a chord bearing of S 74°56'51" E, and a chord length of 282.80 feet; thence along the arc of said curve through a central angle of 39°20'50" for an arc length of 288.43 feet to the point of tangency; thence N 85°22'44" E, a distance of 231.84 feet to the point of curvature of a curve concave northerly, having a radius of 1174.00 feet, a chord bearing of N 80°07'57" E, and a chord length of 214.70 feet; thence along the arc of said curve through a central angle of 10°29'34" for an arc length of 215.00 feet to the point of reverse curvature of a curve concave southerly, having a radius of 748.00 feet, a chord bearing of N 82°45'09" E, and a chord length of 204.75 feet; thence along the arc of said curve through a central angle of 15°43'58" for an arc length of 205.39 feet to the point of tangency; thence S 89°22'52" E, a distance of 88.73 feet to the point of curvature of a curve concave southwesterly, having a radius of 35.00 feet, a chord bearing of S 44°49'15" E, and a chord length of 49.12 feet; thence along the arc of said curve through a central angle of 89°07'14" for an arc length of 54.44 feet to the point of reverse curvature of a curve concave easterly, having a radius of 11572.61 feet, a chord bearing of S 00°38'43" E, and a chord length of 155.41 feet; thence along the arc of said curve through a central angle of 00°46'10" for an arc length of 155.41 feet to the point of reverse curvature of a curve concave westerly, having a radius of 71.09 feet, a chord bearing of N 18°29'23" W, and a chord length of 32.76 feet; thence along the arc of said curve through a central angle of 26°38'34" for an arc length of 33.06 feet to the point of compound curvature of a curve concave southwesterly, having a radius of 50.00 feet, a chord bearing of N 39°19'51" W, and a chord length of 13.09 feet; thence along the arc of said curve through a central angle of 15°02'21" for an arc length of 13.12 feet to the point of compound curvature of a curve concave southerly, having a radius of 84.02 feet, a chord bearing of N 81°05'39" W, and a chord length of 94.56 feet; thence along the arc of said curve through a central angle of 68°29'15" for an arc length of 100.44 feet to the point of compound curvature of a curve concave southeasterly, having a radius of 134.63 feet, a chord bearing of S 25°49'12" W, and a chord length of 168.88 feet; thence along the arc of said curve through a central angle of 77°41'03" for an arc length of 182.54 feet to the point of reverse curvature of a curve concave westerly, having a radius of 80.79 feet, a chord bearing of S 20°58'14" W, and a chord length of 84.29 feet; thence along the arc of said curve through a central angle of 62°53'20" for an arc length of 88.68 feet to the point of tangency; thence S 55°59'35" W, a distance of 37.68 feet to a point on a non—tangent curve concave southeasterly, having a radius of 69.78 feet, a chord bearing of S 25°17'47" W, and a chord length of 73.24 feet; thence along the arc of said curve through a central angle of 63°18'31" for an arc length of 77.10 feet to the point of tangency; thence S 07°59'37" E, a distance of 164.10 feet to the point of curvature of a curve concave northeasterly, having a radius of 50.00 feet, a chord bearing of S 25°03'16" E, and a chord length of 29.34 feet; thence along the arc of said curve through a central angle of 34°07'24" for an arc length of 29.78 feet to the point of reverse curvature of a curve concave westerly, having a radius of 101.38 feet, a chord bearing of S 17°55'27" E, and a chord length of 82.94 feet; thence along the arc of said curve through a central angle of 48°17'28" for an arc length of 85.45 feet to the point of reverse curvature of a curve concave easterly, having a radius of 294.00

VILLAGE CENTER, LOCATIONS 2, 3, 5, 7 AND 8  
SEE SHEETS 2-5 FOR DETAIL OF VILLAGE CENTER PARCELS

feet, a chord bearing of S 08°03'43" E, and a chord length of 122.00 feet; thence along the arc of said curve through a central angle of 23°56'59" for an arc length of 122.89 feet to the point of compound curvature of a curve concave northeasterly, having a radius of 69.00 feet, a chord bearing of S 40°51'50" E, and a chord length of 49.07 feet; thence along the arc of said curve through a central angle of 41°39'29" for an arc length of 50.17 feet to the point of reverse curvature of a curve concave southwesterly, having a radius of 8.00 feet, a chord bearing of S 25°23'05" E, and a chord length of 9.47 feet; thence along the arc of said curve through a central angle of 72°34'49" for an arc length of 10.13 feet to the point of tangency; thence S 10°55'18" W, a distance of 9.30 feet to the point of curvature of a curve concave northeasterly, having a radius of 25.49 feet, a chord bearing of S 34°04'42" E, and a chord length of 36.05 feet; thence along the arc of said curve through a central angle of 90°00'00" for an arc length of 40.04 feet to the point of tangency; thence S 79°04'42" E, a distance of 19.26 feet to the point of curvature of a curve concave northerly, having a radius of 25.49 feet, a chord bearing of N 55°55'18" E, and a chord length of 36.05 feet; thence along the arc of said curve through a central angle of 90°00'00" for an arc length of 40.04 feet to the point of tangency; thence N 10°55'18" E, a distance of 9.67 feet to the point of curvature of a curve concave southeasterly, having a radius of 8.00 feet, a chord bearing of N 46°03'38" E, and a chord length of 9.21 feet; thence along the arc of said curve through a central angle of 70°16'40" for an arc length of 9.81 feet to the point of reverse curvature of a curve concave northwesterly, having a radius of 58.00 feet, a chord bearing of N 43°40'11" E, and a chord length of 70.66 feet; thence along the arc of said curve through a central angle of 75°03'35" for an arc length of 75.98 feet to the point of compound curvature of a curve concave westerly, having a radius of 139.00 feet, a chord bearing of N 03°13'17" W, and a chord length of 45.22 feet; thence along the arc of said curve through a central angle of 18°43'20" for an arc length of 45.42 feet to the point of reverse curvature of a curve concave easterly, having a radius of 459.00 feet, a chord bearing of N 07°45'42" W, and a chord length of 77.15 feet; thence along the arc of said curve through a central angle of 09°38'30" for an arc length of 77.24 feet to the point of compound curvature of a curve concave easterly, having a radius of 459.00 feet, a chord bearing of N 04°45'55" E, and a chord length of 123.10 feet; thence along the arc of said curve through a central angle of 15°24'44" for an arc length of 123.47 feet to the point of tangency; thence N 09°22'10" E, a distance of 179.55 feet to a point on a non—tangent curve concave westerly, having a radius of 100.00 feet, a chord bearing of N 04°51'48" W, and a chord length of 48.04 feet; thence along the arc of said curve through a central angle of 27°47'48" for an arc length of 48.51 feet to the point of tangency; thence N 18°45'47" W, a distance of 46.28 feet to a point on a non—tangent curve concave easterly, having a radius of 98.65 feet, a chord bearing of N 05°25'46" E, and a chord length of 76.05 feet; thence along the arc of said curve through a central angle of 45°20'38" for an arc length of 78.07 feet to the point of tangency; thence N 37°40'51" E, a distance of 22.10 feet to a point on a non—tangent curve concave westerly, having a radius of 71.09 feet, a chord bearing of N 20°17'23" E, and a chord length of 32.81 feet; thence along the arc of said curve through a central angle of 26°40'49" for an arc length of 33.10 feet; thence S 86°13'25" E, a distance of 41.10 feet to a point on a non—tangent curve concave westerly, having a radius of 2512.03 feet, a chord bearing of S 08°04'57" W, and a chord length of 362.28 feet; thence along the arc of said curve through a central angle of 08°16'13" for an arc length of 362.59 feet to the point of reverse curvature of a curve concave easterly, having a radius of 615.87 feet, a chord bearing of S 05°00'06" W, and a chord length of 154.72 feet; thence along the arc of said curve through a central angle of 14°25'56" for an arc length of 155.13 feet to the point of compound curvature of a curve concave easterly, having a radius of 615.87 feet, a chord bearing of S 16°02'52" E, and a chord length of 294.50 feet; thence along the arc of said curve through a central angle of 27°39'59" for an arc length of 297.38 feet to the point of tangency; thence S 29°52'51" E, a distance of 240.43 feet to the point of curvature of a curve concave southwesterly, having a radius of 1383.00 feet, a chord bearing of S 29°32'12" E, and a chord length of 16.61 feet; thence along the arc of said curve through a central angle of 00°41'18" for an arc length of 16.61 feet; thence N 50°10'10" W, a distance of 42.98 feet; thence N 50°10'10" W, a distance of 83.32 feet; thence N 41°29'57" W, a distance of 64.75 feet; thence N 51°19'59" W, a distance of 67.92 feet; thence N 50°12'11" W, a distance of 72.10 feet; thence N 11°20'58" W, a distance of 33.90 feet; thence N 64°44'04" W, a distance of 46.63 feet; thence N 75°01'19" W, a distance of 51.56 feet; thence N 62°28'18" W, a distance of 55.60 feet; thence N 39°53'09" W, a distance of 58.26 feet; thence N 04°50'55" W, a distance of 48.23 feet; thence N 23°27'39" W, a distance of 86.87 feet; thence N 39°42'55" E, a distance of 51.60 feet; thence N 29°00'01" W, a distance of 64.13 feet; thence S 42°49'28" W, a distance of 54.60 feet; thence N 71°22'57" W, a distance of 64.27 feet; thence S 17°17'32" E, a distance of 56.36 feet; thence S 17°17'32" E, a distance of 16.44 feet; thence N 63°30'46" W, a distance of 371.35 feet; thence S 84°18'05" W, a distance of 94.49 feet; thence N 46°10'03" W, a distance of 745.80 feet; thence N 44°18'11" W, a distance of 34.66 feet; thence N 32°55'06" W, a distance of 150.92 feet to a point on a non—tangent curve concave northwesterly, having a radius of 116.47 feet, a chord bearing of N 30°07'16" E, and a chord length of 85.37 feet; thence along the arc of said curve through a central angle of 42°59'53" for an arc length of 87.40 feet to the point of compound curvature of a curve concave westerly, having a radius of 97.66 feet, a chord bearing of N 14°31'12" W, and a chord length of 76.76 feet; thence along the arc of said curve through a central angle of 46°17'02" for an arc length of 78.89 feet to the point of reverse curvature of a curve concave northeasterly, having a radius of 114.50 feet, a chord bearing of N 23°42'52" W, and a chord length of 55.20 feet; thence along the arc of said curve through a central angle of 27°53'42" for an arc length of 55.75 feet to the point of tangency; thence leaving the said boundary line of Tract C N 09°46'01" W, a distance of 105.48 feet; thence N 14°17'23" E, a distance of 75.77 feet; thence N 18°06'13" E, a distance of 17.72 feet to the Point of Beginning.

Said lands having an area of 971,169.80 square feet or 22.295 acres, more or less.

LESS AND EXCEPT:

For the firm by: \_\_\_\_\_

Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

SHEET 1-5

SEE SHEETS 2 OF 5 FOR NOTES

A portion of Tract C, Solivita Phase I, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida; being more particularly described as follows:

Commence at the Northeast corner of Tract C; thence N 89°22'52" W, a distance of 88.73 feet to the point of curvature of a curve concave Southerly, having a radius of 748.00 feet, a chord bearing of S 82°45'09" W, and a chord length of 204.75 feet; thence along the arc of said curve through a central angle of 15°43'58" for an arc length of 205.39 feet to the point of reverse curvature of a curve concave Northerly, having a radius of 1174.00 feet, a chord bearing of S 80°07'57" W, and a chord length of 214.70 feet; thence along the arc of said curve through a central angle of 10°29'34" for an arc length of 215.00 feet to the point of tangency; thence S 85°22'44" W, a distance of 231.84 feet to the point of curvature of a curve concave Northerly, having a radius of 420.00 feet, a chord bearing of N 74°56'51" W, and a chord length of 282.80 feet; thence along the arc of said curve through a central angle of 39°20'50" for an arc length of 288.43 feet to the Point of Beginning; thence S 38°46'25" W, a distance of 109.75 feet; thence S 36°25'53" W, a distance of 79.94 feet to a point on a non—tangent curve concave northeasterly, having a radius of 100.00 feet, a chord bearing of N 50°39'19" W, and a chord length of 15.64 feet; thence along the arc of said curve through a central angle of 08°58'09" for an arc length of 15.65 feet to the point of tangency; thence N 46°10'15" W, a distance of 47.42 feet to the point of curvature of a curve concave northeasterly, having a radius of 140.00 feet, a chord bearing of N 36°57'31" W, and a chord length of 44.82 feet; thence along the arc of said curve through a central angle of 18°25'27" for an arc length of 45.02 feet to the point of tangency; thence N 27°44'48" W, a distance of 72.02 feet to the point of curvature of a curve concave easterly, having a radius of 60.00 feet, a chord bearing of N 05°10'28" W, and a chord length of 46.06 feet; thence along the arc of said curve through a central angle of 45°08'40" for an arc length of 47.28 feet to the point of tangency; thence N 17°23'52" E, a distance of 155.79 feet to the point of curvature of a curve concave southeasterly, having a radius of 25.00 feet, a chord bearing of N 43°16'11" E, and a chord length of 21.82 feet; thence along the arc of said curve through a central angle of 51°44'36" for an arc length of 22.58 feet to the point of compound curvature of a curve concave southwesterly, having a radius of 151.00 feet, a chord bearing of S 45°04'45" E, and a chord length of 89.82 feet; thence along the arc of said curve through a central angle of 34°36'24" for an arc length of 91.20 feet to the point of tangency; thence S 27°46'33" E, a distance of 78.82 feet to the point of curvature of a curve concave northeasterly, having a radius of 107.00 feet, a chord bearing of S 41°31'29" E, and a chord length of 50.86 feet; thence along the arc of said curve through a central angle of 27°29'52" for an arc length of 51.35 feet to the point of tangency; thence S 34°43'35" W, a distance of 8.00 feet; thence S 55°16'25" E, a distance of 43.94 feet to the Point of Beginning.

Said lands having an area of 43,632.03 square feet or 1.002 acres, more or less.

TOGETHER WITH:

A portion of Tract D, Tract E and Village Drive, Solivita Phase I, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida; being more particularly described as follows:

Commence at the Southwest corner of Tract E; thence S 72°46'36" E, along the South line of Tract E a distance of 13.99 feet to the Point of Beginning; thence N 18°06'13" E, a distance of 44.22 feet; thence S 72°46'36" E, a distance of 21.93 feet; thence N 18°06'13" E, a distance of 43.52 feet; thence S 72°46'36" E, a distance of 74.73 feet to a point on a non—tangent curve concave southerly, having a radius of 68.91 feet, a chord bearing of N 70°19'22" E, and a chord length of 61.86 feet; thence along the arc of said curve through a central angle of 53°20'04" for an arc length of 64.15 feet to the point of tangency; thence S 83°00'35" E, a distance of 83.32 feet to the point of curvature of a curve concave southwesterly, having a radius of 110.00 feet, a chord bearing of S 52°00'25" E, and a chord length of 113.32 feet; thence along the arc of said curve through a central angle of 62°00'21" for an arc length of 119.04 feet to a point being on the back of curb line extended of a curb on the North side of a parking area; thence leaving said curve run along said back of curb as existing May 26, 2016 the following five (5) courses; S 62°06'30" W, a distance of 85.43 feet; thence S 27°12'43" E, a distance of 13.54 feet to the point of curvature of a curve concave westerly, having a radius of 4.00 feet, a chord bearing of S 17°35'49" W, and a chord length of 5.64 feet; thence along the arc of said curve through a central angle of 89°37'03" for an arc length of 6.26 feet to the point of tangency; thence S 62°24'20" W, a distance of 38.10 feet to the point of curvature of a curve concave northerly, having a radius of 6.00 feet, a chord bearing of S 84°45'42" W, and a chord length of 4.56 feet; thence along the arc of said curve through a central angle of 44°42'42" for an arc length of 4.68 feet to the point of tangency, said point being on the back of curb line on the Village Drive, as built in May, 2016; thence along said back of curb line the following seven (7) courses; N 72°52'57" W, a distance of 92.56 feet to the point of curvature of a curve concave northeasterly, having a radius of 4.00 feet, a chord bearing of N 35°25'40" W, and a chord length of 4.87 feet; thence along the arc of said curve through a central angle of 74°54'34" for an arc length of 5.23 feet to the point of tangency; thence N 02°01'36" E, a distance of 5.55 feet; thence N 72°42'40" W, a distance of 88.83 feet; thence S 30°24'55" W, a distance of 4.92 feet to the point of curvature of a curve concave northerly, having a radius of 4.00 feet, a chord bearing of S 68°51'53" W, and a chord length of 4.97 feet; thence along the arc of said curve through a central angle of 76°53'56" for an arc length of 5.37 feet to the point of tangency thence N 72°41'09" W, a distance of 61.66 feet; thence N 18°06'13" E, a distance of 4.49 feet to the Point of Beginning.

Said lands having an area of 34,253.89 square feet or 0.786 acres, more or less.

SEE SHEET 2 FOR CONTINUATION OF LEGAL DESCRIPTION

CERTIFICATION:

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J—17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

CARNAHAN • PROCTOR • CROSS, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

700 North Wickham Road, Suite 107, Melbourne, FL 32935

PHONE: (321)241-6909 FAX: (321)241-6910

Certificate of Authorization: LB2938

www.carnahan-proctor.com



LOCATION

2,3,5,7&8

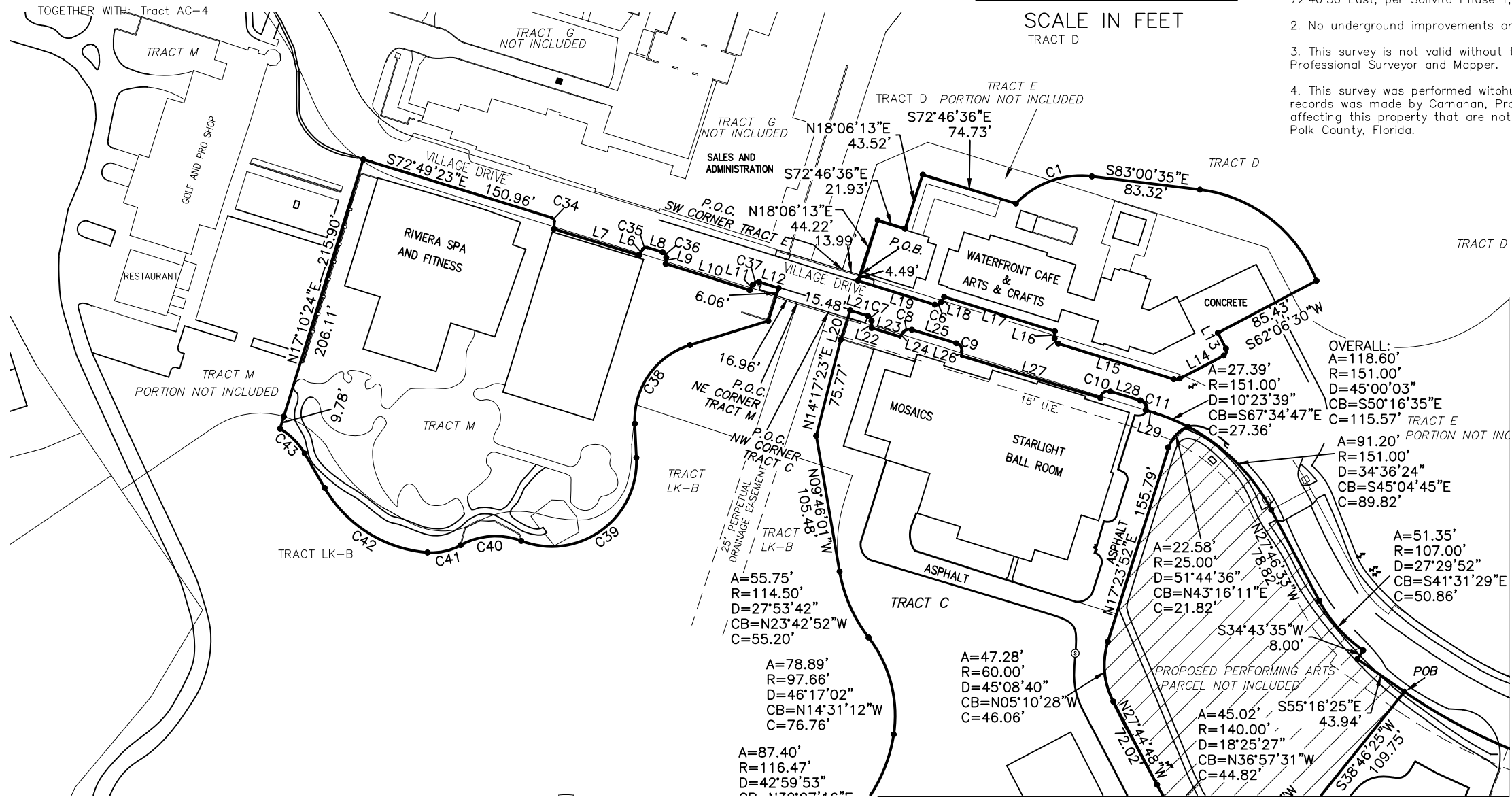
PROJECT NO.: 150213.08



A portion of Tract M Tract LK-B and Village Drive, Solivita Phase I, as recorded in Plat Book 112, Pages 1 through 14 of the Public Records of Polk County, Florida; being more particularly described as follows:

Commence at the Northeast corner of Tract M; thence along the North line of Tract M N 72°46'36" W, a distance of 16.96 feet to the Point of Beginning; thence S 17°22'52" W, a distance of 20.25 feet; thence S 72°51'52" W, a distance of 62.84 feet to the point of curvature of a curve concave southeasterly, having a radius of 60.00 feet, a chord bearing of S 35°06'05" W, and a chord length of 73.49 feet; thence along the arc of said curve through a central angle of 75°31'35" for an arc length of 79.09 feet to the point of tangency; thence S 02°39'43" E, a distance of 26.17 feet to the point of curvature of a curve concave northerly, having a radius of 65.00 feet, a chord bearing of S 54°09'16" W, and a chord length of 108.80 feet; thence along the arc of said curve through a central angle of 113°37'58" for an arc length of 128.91 feet to the point of reverse curvature of a curve concave southerly, having a radius of 55.00 feet, a chord bearing of S 85°55'10" W, and a chord length of 46.58 feet; thence along the arc of said curve through a central angle of 50°06'11" for an arc length of 48.10 feet to the point of reverse curvature of a curve concave northerly, having a radius of 45.00 feet, a chord bearing of S 77°38'22" W, and a chord length of 25.97 feet; thence along the arc of said curve through a central angle of 33°32'36" for an arc length of 26.34 feet to the point of compound curvature of a curve concave northeasterly, having a radius of 100.00 feet, a chord bearing of N 57°52'23" W, and a chord length of 93.02 feet; thence along the arc of said curve through a central angle of 55°25'55" for an arc length of 96.75 feet to the point of tangency; thence N 30°09'26" W, a distance of 30.43 feet to the point of curvature of a curve concave southwesterly, having a radius of 52.99 feet, a chord bearing of N 44°48'32" W, and a chord length of 26.81 feet; thence along the arc of said curve through a central angle of 29°18'13" for an arc length of 27.10 feet; thence N 17°10'24" E, a distance of 9.78 feet to the North boundary line of Tract LK-B; thence leaving said line N 17°10'24" E, a distance of 206.11 feet to the south back of curb line of Village Drive as it exists on May 26, 2016, per the aforesaid plat of Solivita Phase I thence along said back of curve line the following thirteen (13) courses; S 72°49'23" E, a distance of 150.96 feet to the point of curvature of a curve concave southwesterly, having a radius of 3.00 feet, a chord bearing of S 35°15'21" E, and a chord length of 3.66 feet; thence along the arc of said curve through a central angle of 75°08'06" for an arc length of 3.93 feet to the point of tangency; thence S 02°18'42" W, a distance of 5.89 feet; thence S 72°54'12" E, a distance of 68.18 feet; thence N 31°44'38" E, a distance of 5.48 feet to the point of curvature of a curve concave southerly, having a radius of 3.00 feet, a chord bearing of N 69°09'17" E, and a chord length of 3.65 feet; thence along the arc of said curve through a central angle of 74°49'18" for an arc length of 3.92 feet to the point of tangency; thence S 73°26'04" E, a distance of 12.20 feet to the point of curvature of a curve concave southwesterly, having a radius of 4.00 feet, a chord bearing of S 34°12'19" E, and a chord length of 5.06 feet; thence along the arc of said curve through a central angle of 78°27'30" for an arc length of 5.48 feet to the point of tangency; thence S 05°01'26" W, a distance of 4.78 feet; thence S 72°31'24" E, a distance of 67.43 feet; thence N 29°14'38" E, a distance of 5.09 feet to the point of curvature of a curve concave southerly, having a radius of 4.00 feet, a chord bearing of N 68°16'12" E, and a chord length of 5.04 feet; thence along the arc of said curve through a central angle of 78°03'08" for an arc length of 5.45 feet to the point of tangency; thence S 72°42'14" E, a distance of 15.73 feet; thence leaving the back of curb line S 17°22'52" W, a distance of 6.06 feet to the Point of Beginning.

TOGETHER WITH: ~~Tract~~ AC-4



**MATCHLINE SEE SHEET 3-5**



Group	Percentage
Control	100%
Intervention	~150%

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	68.91'	64.15'	61.86'	N70°19'22"E	53°20'04"
C2	110.00'	119.04'	113.32'	S52°00'25"E	62°00'21"
C3	4.00'	6.26'	5.64'	S17°35'49"W	89°37'03"
C4	6.00'	4.68'	4.56'	S84°45'42"W	44°42'42"
C5	4.00'	5.23'	4.87'	N35°25'40"W	74°54'34"
C6	4.00'	5.37'	4.97'	S68°51'53"W	76°53'56"
C7	4.00'	4.96'	4.65'	S37°06'28"E	71°03'10"
C8	6.00'	7.41'	6.95'	N71°36'27"E	70°46'01"
C9	6.00'	7.83'	7.29'	S35°36'00"E	74°49'05"
C10	6.00'	10.42'	9.16'	N57°00'02"E	99°28'48"
C11	6.00'	9.37'	8.45'	S28°30'56"E	89°29'16"
C34	3.00'	3.93'	3.66'	S35°15'21"E	75°08'06"
C35	3.00'	3.92'	3.65'	N69°09'17"E	74°49'18"
C36	4.00'	5.48'	5.06'	S34°12'19"E	78°27'30"
C37	4.00'	5.45'	5.04'	N68°16'12"E	78°03'08"
C38	60.00'	79.09'	73.49'	S35°06'05"W	75°31'35"
C39	65.00'	128.91'	108.80'	S54°09'16"W	113°37'58"
C40	55.00'	48.10'	46.58'	S85°55'10"W	50°06'11"
C41	45.00'	26.34'	25.97'	S77°38'22"W	33°32'36"
C42	100.00'	96.75'	93.02'	N57°52'23"W	55°25'55"
C43	52.99'	27.10'	26.81'	N44°48'32"W	29°18'13"

**NOTES:**

1. Bearings shown hereon are based on the North right of way line of Village Drive, as being South 72°46'36" East, per Solivita Phase 1, Plat Book Book 112, Pages 1-14.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

LINE	BEARING	DISTANCE
L1	N17°22'52"E	20.25'
L2	S72°51'52"W	62.84'
L3	S02°39'43"E	26.17'
L4	S30°09'26"W	30.43'
L5	S02°18'42"W	5.89'
L6	S31°44'38"W	5.48'
L7	N72°54'12"W	68.18'
L8	S73°26'04"E	12.20'
L9	S05°01'26"W	4.78'
L10	N72°31'24"W	67.43'
L11	S29°14'38"W	5.09'
L12	S72°42'14"E	15.73'
L13	S27°12'43"E	13.54'
L14	S62°24'20"W	38.10'
L15	S72°52'57"E	92.56'
L16	S02°01'36"W	5.55'
L17	S72°42'40"E	88.83'
L18	S30°24'55"W	4.92'
L19	N72°41'09"W	61.66'
L20	N18°06'13"E	17.72'
L21	S72°42'14"E	14.15'
L22	N01°34'54"W	5.59'
L23	S72°37'58"E	22.70'
L24	N36°13'26"E	4.08'
L25	S73°00'33"E	35.64'
L26	N01°48'33"E	3.83'
L27	S73°11'04"E	111.01'
L28	S73°15'34"E	24.02'
L29	N72°46'36"W	7.65'

**MATCHLINE SEE SHEET 3-5**

**SHEET 2-5**

CARNAHAN • PROCTOR • CROSS, INC.

LOCATION

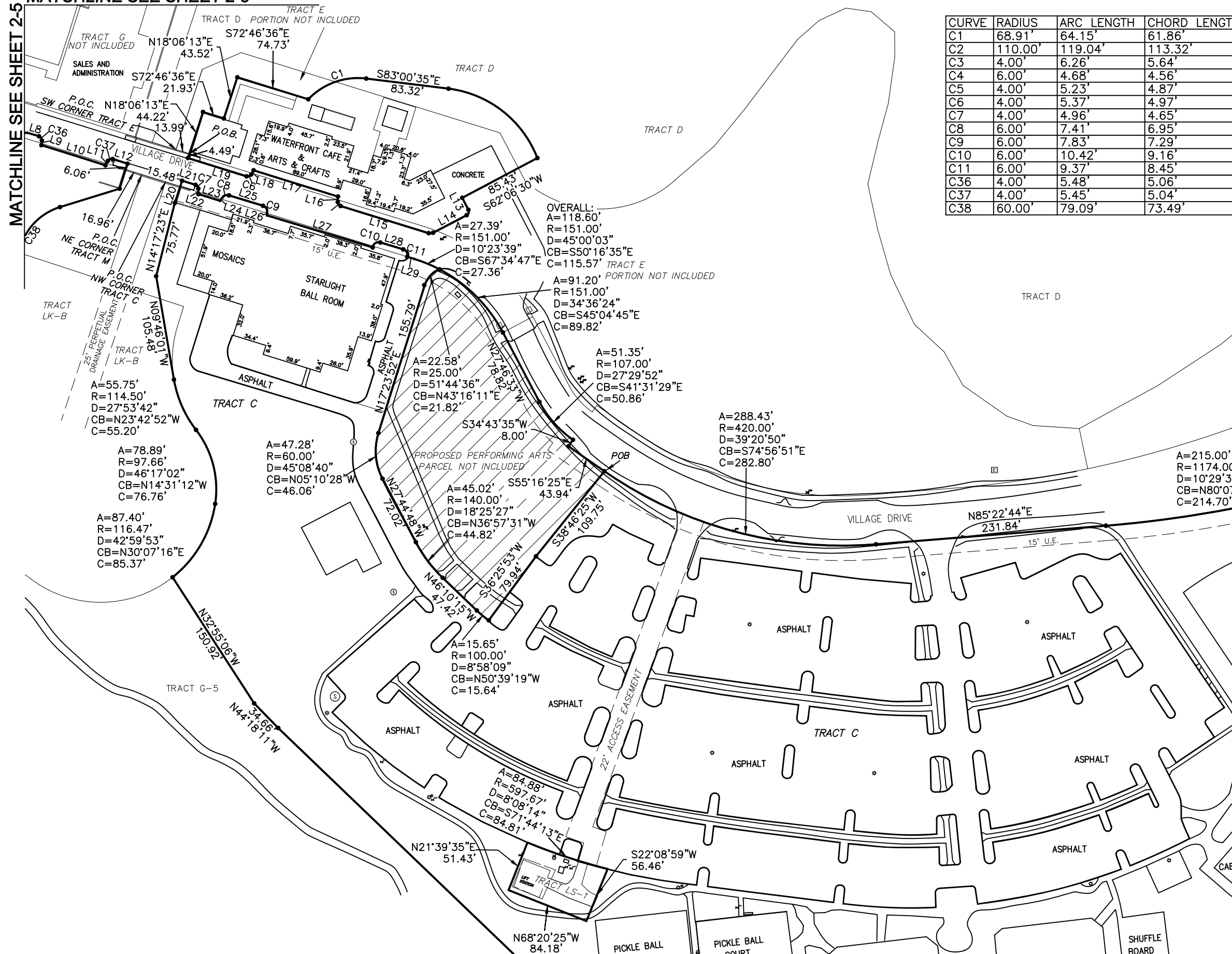
**2,3,5,7&8**

PROJECT NO.: 150213.08

**CDD TRANSFER EXHIBIT  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL**

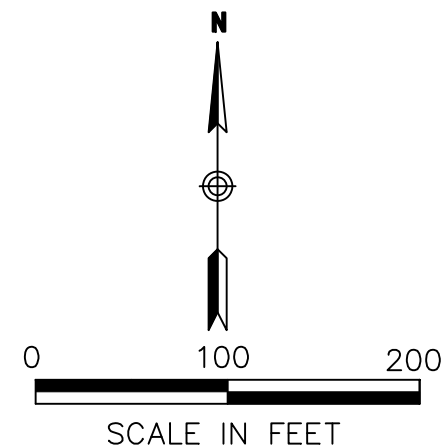
**MATCHLINE SEE SHEET 2-5**

**MATCHLINE SEE SHEET 2-5**



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	68.91'	64.15'	61.86'	N70°19'22"E	53°20'04"
C2	110.00'	119.04'	113.32'	S52°00'25"E	62°00'21"
C3	4.00'	6.26'	5.64'	S17°35'49"W	89°37'03"
C4	6.00'	4.68'	4.56'	S84°45'42"W	44°42'42"
C5	4.00'	5.23'	4.87'	N35°25'40"W	74°54'34"
C6	4.00'	5.37'	4.97'	S68°51'53"W	76°53'56"
C7	4.00'	4.96'	4.65'	S37°06'28"E	71°03'10"
C8	6.00'	7.41'	6.95'	N71°36'27"E	70°46'01"
C9	6.00'	7.83'	7.29'	S35°36'00"E	74°49'05"
C10	6.00'	10.42'	9.16'	N57°00'02"E	99°28'48"
C11	6.00'	9.37'	8.45'	S28°30'56"E	89°29'16"
C36	4.00'	5.48'	5.06'	S34°12'19"E	78°27'30"
C37	4.00'	5.45'	5.04'	N68°16'12"E	78°03'08"
C38	60.00'	79.09'	73.49'	S35°06'05"W	75°31'35"

LINE	BEARING	DISTANCE
L1	N17°22'52"E	20.25'
L2	S72°51'52"W	62.84'
L8	S73°26'04"E	12.20'
L9	S05°01'26"W	4.78'
L10	N72°31'24"W	67.43'
L11	S29°14'38"W	5.09'
L12	S72°42'14"E	15.73'
L13	S27°12'43"E	13.54'
L14	S62°24'20"W	38.10'
L15	S72°52'57"E	92.56'
L16	S02°01'36"W	5.55'
L17	S72°42'40"E	88.83'
L18	S30°24'55"W	4.92'
L19	N72°41'09"W	61.66'
L20	N18°06'13"E	17.72'
L21	S72°42'14"E	14.15'
L22	N01°34'54"W	5.59'
L23	S72°37'58"E	22.70'
L24	N36°13'26"E	4.08'
L25	S73°00'33"E	35.64'
L26	N01°48'33"E	3.83'
L27	S73°11'04"E	111.01'
L28	S73°15'34"E	24.02'
L29	N72°46'36"W	7.65'



**MATCHLINE  
SEE SHEET 4-5**

**MATCHLINE SEE SHEET 4-5**

**SHEET 3-5**

**CDD TRANSFER EXHIBIT  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL**

CARNAHAN • PROCTOR • CROSS, INC.

**CONSULTING ENGINEERS • SURVEYORS • PLANNERS**  
700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321)241-6809 FAX: (321)241-6910  
Certificate of Authorization: LB2836  
[www.camahan-proctor.com](http://www.camahan-proctor.com)

**LOCATION**

**2,3,5,7&8**

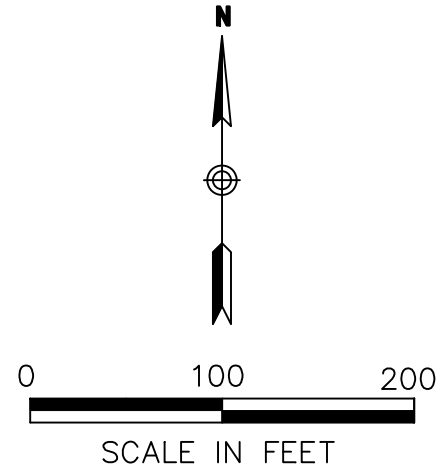
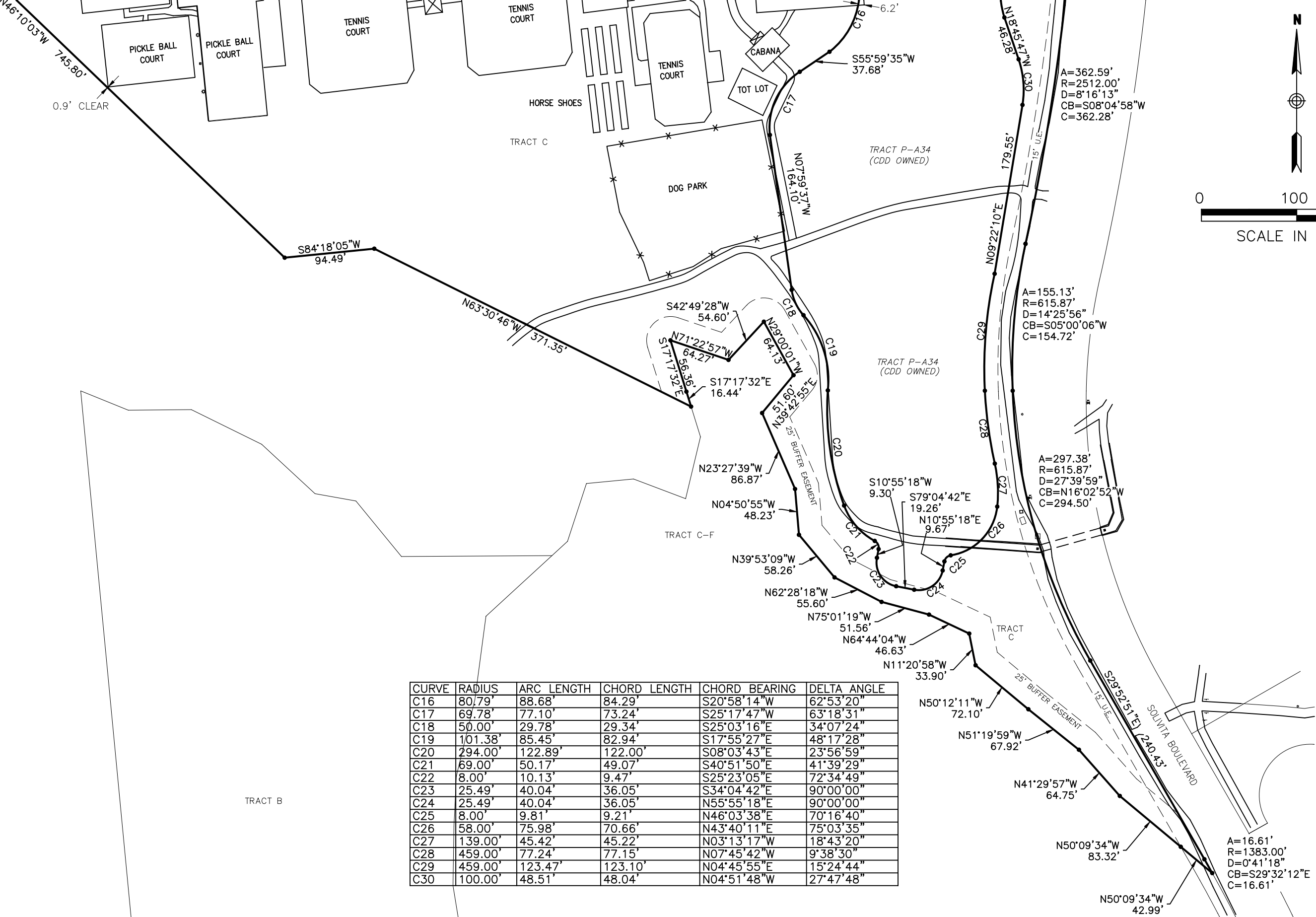
PROJECT NO.: 150213.08







MATCHLINE SEE SHEET 4-5



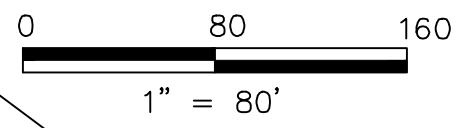
CDD TRANSFER EXHIBIT  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

CARNAHAN • PROCTOR • CROSS, INC.  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321)241-6909 FAX: (321)241-6910  
Certificate of Authorization: LB2938  
www.carnahan-proctor.com

LOCATION  
**2,3,5,7&8**  
PROJECT NO.: 150213.08

## **Palms Amenity Complex**

PALMS AMENITY



**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY  
S.W. = CONCRETE SIDEWALK  
LB = LICENSE BUSINESS  
C.M. = CONCRETE MONUMENT  
● = FOUND NAIL & DISK PCP LB 7153  
● = FOUND 5/8" IRON ROD LB 7153  
■ = FOUND 4"x 4" CONCRETE MONUMENT PRM LB 7804

- Ⓜ = WATER METER  
Ⓛ = ELECTRICAL BOX  
Ⓢ = SANITARY SEWER STUB-OUT  
Ⓛ = LIGHT POLE  
Ⓢ = CLEAN-OUT  
Ⓜ = WATER VALVE  
Ⓛ = TELEPHONE PEDESTAL  
Ⓛ = TRAFFIC SIGN  
Ⓛ = CABLE TELEVISION BOX

**LEGAL DESCRIPTION:**

TRACT A-1, SOLIVITA PHASE 7G-1, PLAT BOOK 143, PAGES 13-15, POLK COUNTY, FLORIDA

**NOTES:**

- Bearings shown hereon are based on the North right of way line of Barcelona Drive, as being South 87°41'27" West, per Solivita Phase 7G-1, Plat Book Book 143, Pages 13-15.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

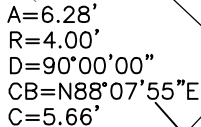
BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

**CARNAHAN • PROCTOR • CROSS, INC.**  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321)241-6909 FAX: (321)241-6910  
Certificate of Authorization: LB2936  
www.carnahan-proctor.com



## **Rainbow Lakes #1 Community Pool & Cabana**

# RAINBOW LAKE AMENITY #1












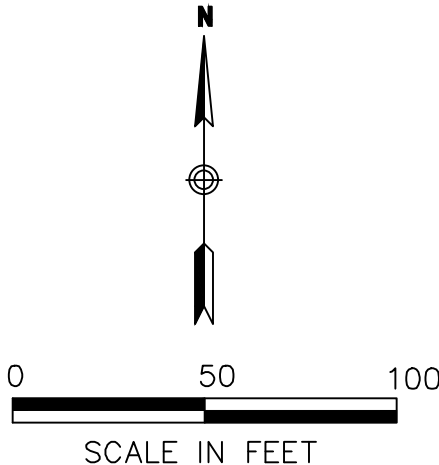
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C=33.48'

TRACT P-A8  
POND TRACT  
SOLIVITA - PHASE I  
PLAT BOOK 112, PAGES 1-14

**LEGEND AND ABBREVIATIONS:**

U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY  
S.W. = CONCRETE SIDEWALK  
LB = LICENSE BUSINESS  
C.M. = CONCRETE MONUMENT  
◎ = FOUND NAIL & DISK PCP LB 7153  
● = FOUND 5/8" IRON ROD LB 7153  
■ = FOUND 4"x 4" CONCRETE MONUMENT

 = WATER METER  
 = ELECTRICAL BOX  
 = SANITARY SEWER STUB-OUT  
 = LIGHT POLE  
 = CLEAN-OUT  
 = WATER VALVE  
 = TELEPHONE PEDESTAL  
 = TRAFFIC SIGN  
 = CABLE TELEVISION BOX



**LEGAL DESCRIPTION:**

TRACT H, SOLIVITA PHASE 1, PLAT BOOK 112, PAGES 1-14,  
POLK COUNTY, FLORIDA

***NOTES:***

1. Bearings shown hereon are based on the South right of way line of Rock Springs Drive, as being North 43°07'55 East, per Solivita Phase 1E, Plat Book Book 112, Pages 1-14.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

***CERTIFICATION:***

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by; \_\_\_\_\_  
 Brian K. Hefner, P.S.M.  
 Professional Surveyor and Mapper  
 Florida License No. 5370

BOUNDARY SURVEY  
FOR  
WITA CLUB, POLK COUNTY

**CARNAHAN • PROCTOR • CROSS, INC.**

---

**CONSULTING ENGINEERS • SURVEYORS • PLANNERS**

700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321)241-6900 FAX: (321)241-6910  
Certificate of Authorization: LB2936  
[www.camahan-proctor.com](http://www.camahan-proctor.com)

LOCATION

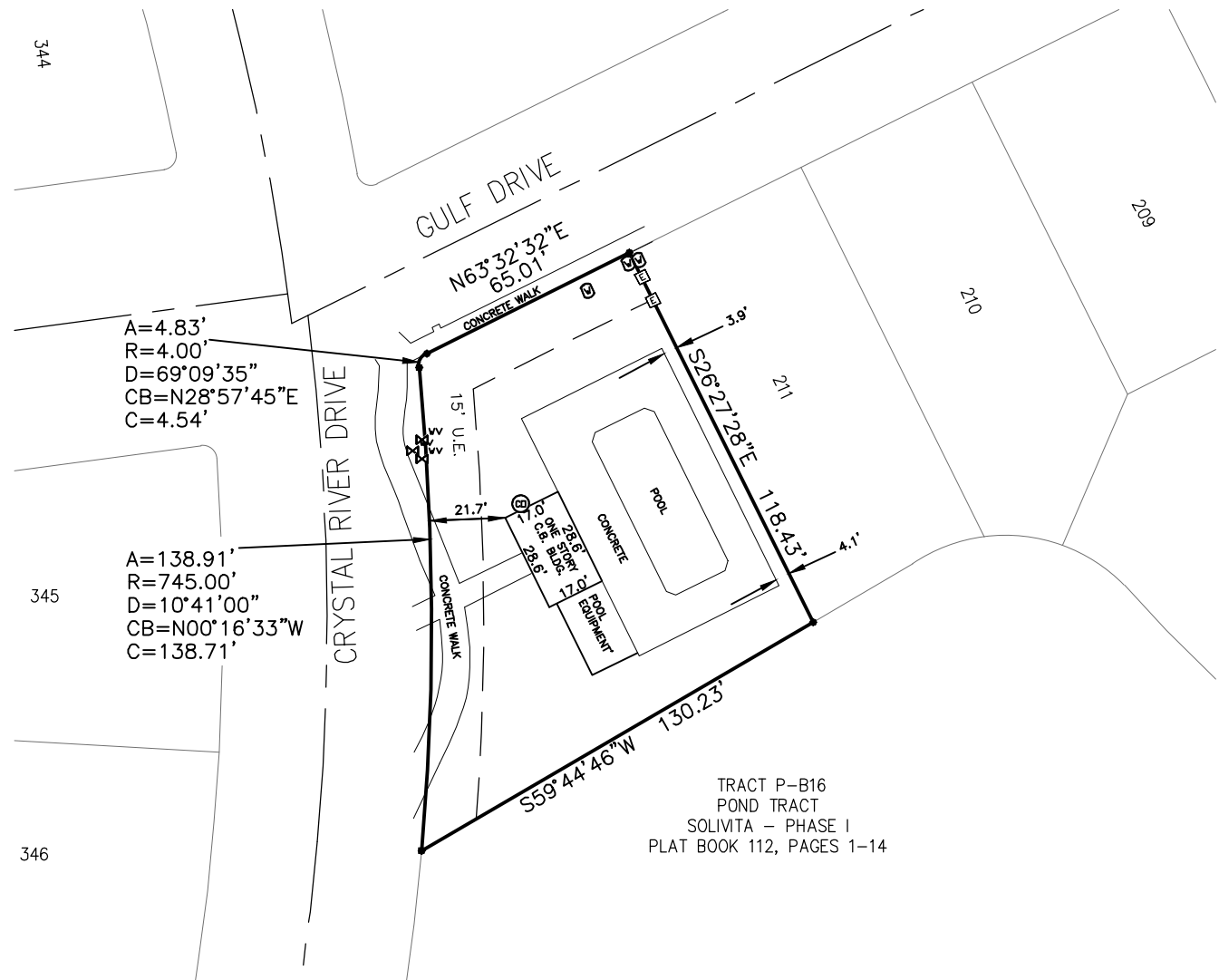
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PROJECT NO.: 150213.08

## **Rainbow Lakes #2 Community Pool & Cabana**



RAINBOW LAKE AMENITY #2



TRACT P-B16  
POND TRACT  
SOLIVITA - PHASE I  
PLAT BOOK 112, PAGES 1-14

**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY  
S.W. = CONCRETE SIDEWALK  
LB = LICENSE BUSINESS  
C.M. = CONCRETE MONUMENT  
● = FOUND NAIL & DISK PCP LB 7153  
● = FOUND 5/8" IRON ROD LB 7153  
■ = FOUND 4"x 4" CONCRETE MONUMENT PRM LB 7804

- Ⓜ = WATER METER  
Ⓛ = ELECTRICAL BOX  
Ⓢ = SANITARY SEWER STUB-OUT  
Ⓛ = LIGHT POLE  
Ⓢ = CLEAN-OUT  
Ⓜ = WATER VALVE  
Ⓢ = TELEPHONE PEDESTAL  
Ⓢ = TRAFFIC SIGN  
Ⓢ = CABLE TELEVISION BOX

**LEGAL DESCRIPTION:**

TRACT L, SOLIVITA PHASE 1, PLAT BOOK 112, PAGES 1-14,  
POLK COUNTY, FLORIDA

**NOTES:**

- Bearings shown hereon are based on the South right of way line of Gulf Drive, as being North 63°32'32" East, per Solivita Phase 1, Plat Book Book 112, Pages 1-14.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

CARNAHAN • PROCTOR • CROSS, INC.  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321)241-6909 FAX: (321)241-6910  
Certificate of Authorization: LB2936  
www.carnahan-proctor.com

LOCATION  
11  
PROJECT NO.: 150213.08

## **Candlewood Community Pool & Cabana**

CANDLEWOOD AMENITY

LEGAL DESCRIPTION:

TRACT A, SOLIVITA PHASE IVB, PLAT BOOK 121, PAGES 2-6, POLK COUNTY, FLORIDA.

LESS AND EXCEPT:

BEGIN AT THE NORTHWEST CORNER OF TRACT A, SOLIVITA PHASE IVB, AS RECORDED IN PLAT BOOK 121, PAGES 2 THROUGH 6 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 73.00 FEET, A CHORD BEARING OF S 71°48'40" E AND A CHORD DISTANCE OF 39.47 FEET; THENCE ALONG SAID CURVE, ALSO BEING THE RIGHT OF WAY LINE OF VINEYARD WAY PER SAID PLAT, THROUGH A CENTRAL ANGLE OF 31°22'12" FOR AN ARC DISTANCE OF 39.97 FEET; THENCE LEAVING SAID CURVE AND SAID RIGHT OF WAY LINE S 01°20'51" E, A DISTANCE OF 30.97 FEET; THENCE N 89°40'06" W, A DISTANCE OF 38.48 FEET TO THE WEST LINE OF SAID TRACT A; THENCE ALONG THE WEST LINE N 00°19'54" E, A DISTANCE OF 43.06 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF TRACT A, SOLIVITA PHASE IVB, AS RECORDED IN PLAT BOOK 121, PAGES 2 THROUGH 6 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 73.00 FEET, A CHORD BEARING OF S 67°45'29" E AND A CHORD DISTANCE OF 49.31 FEET; THENCE ALONG SAID CURVE, ALSO BEING THE RIGHT OF WAY LINE OF VINEYARD WAY PER SAID PLAT, THROUGH A CENTRAL ANGLE OF 39°28'35" FOR AN ARC DISTANCE OF 50.30 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 73.00 FEET, A CHORD BEARING OF S 37°23'14" E AND A CHORD DISTANCE OF 26.94 FEET; THENCE ALONG SAID CURVE, ALSO BEING THE RIGHT OF WAY LINE OF VINEYARD WAY PER SAID PLAT, THROUGH A CENTRAL ANGLE OF 21°15'56" FOR AN ARC DISTANCE OF 27.09 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 177.00 FEET, A CHORD BEARING OF S 22°37'44" E AND A CHORD DISTANCE OF 25.47 FEET; THENCE ALONG SAID CURVE, ALSO BEING THE RIGHT OF WAY LINE OF VINEYARD WAY PER SAID PLAT, THROUGH A CENTRAL ANGLE OF 08°15'04" FOR AN ARC DISTANCE OF 25.49 FEET; TO THE CUSP OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.95.00 FEET, A CHORD BEARING OF N 30°12'59" W AND A CHORD DISTANCE OF 51.97 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 127°41'59" FOR AN ARC DISTANCE OF 64.52 FEET TO THE POINT OF BEGINNING.

LEGEND AND ABBREVIATIONS:

- U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY  
S.W. = CONCRETE SIDEWALK  
LB = LICENSE BUSINESS  
C.M. = CONCRETE MONUMENT  
● = FOUND NAIL & DISK PCP LB 7153  
● = FOUND 5/8" IRON ROD LB 7153  
■ = FOUND 4"x 4" CONCRETE MONUMENT PRM LB 7804
- W = WATER METER  
E = ELECTRICAL BOX  
S = SANITARY SEWER STUB-OUT  
L = LIGHT POLE  
CD = CLEAN-OUT  
WV = WATER VALVE  
T = TELEPHONE PEDESTAL  
T = TRAFFIC SIGN  
C = CABLE TELEVISION BOX

NOTES:

- Bearings shown hereon are based on the West right of way line of Vinyard Way, as being South 11°46'53 West, per Solivita Phase IVB, Plat Book Book 121, Pages 2-6.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed witohtut the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this suvey that may be found in the public records of Polk County, Florida.

CERTIFICATION:

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

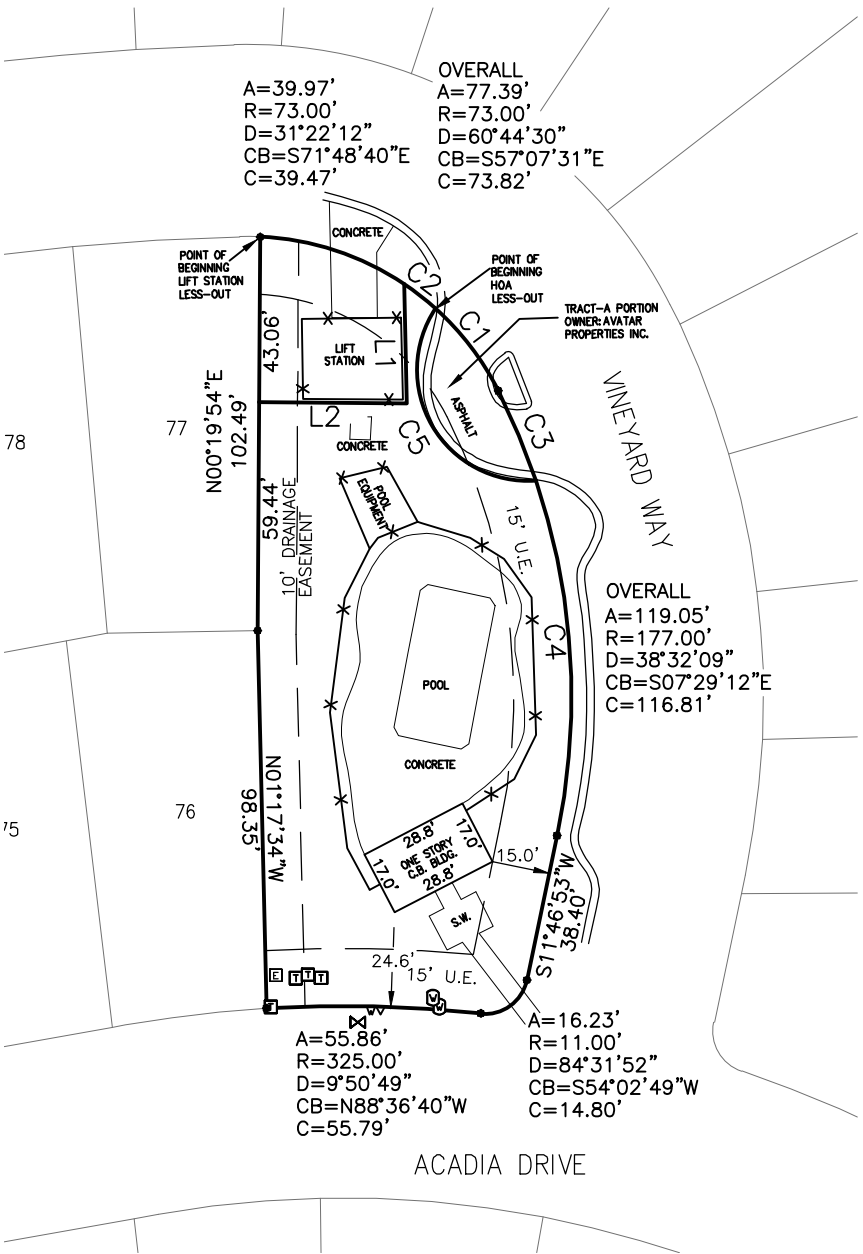
BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

CARNAHAN•PROCTOR•CROSS, INC.  
CONSULTING ENGINEERS•SURVEYORS•PLANNERS  
700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321)241-6909 FAX: (321)241-6910  
Certificate of Authorization: LB2936  
www.carnahan-proctor.com

LOCATION

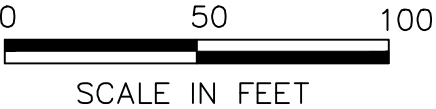
12

PROJECT NO.: 150213.08



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	73.00'	27.09'	26.94'	S37°23'14"E	21°15'56"
C2	73.00'	10.33'	10.32'	N52°04'23"W	8°06'22"
C3	177.00'	25.49'	25.47'	S22°37'44"E	8°15'04"
C4	177.00'	93.56'	92.47'	S03°21'39"E	30°17'05"
C5	28.95'	64.52'	51.97'	N30°12'59"W	127°41'59"

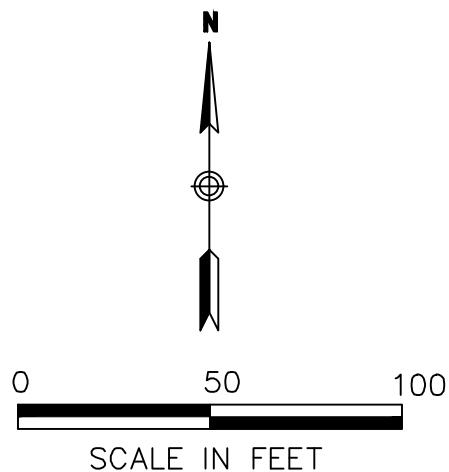
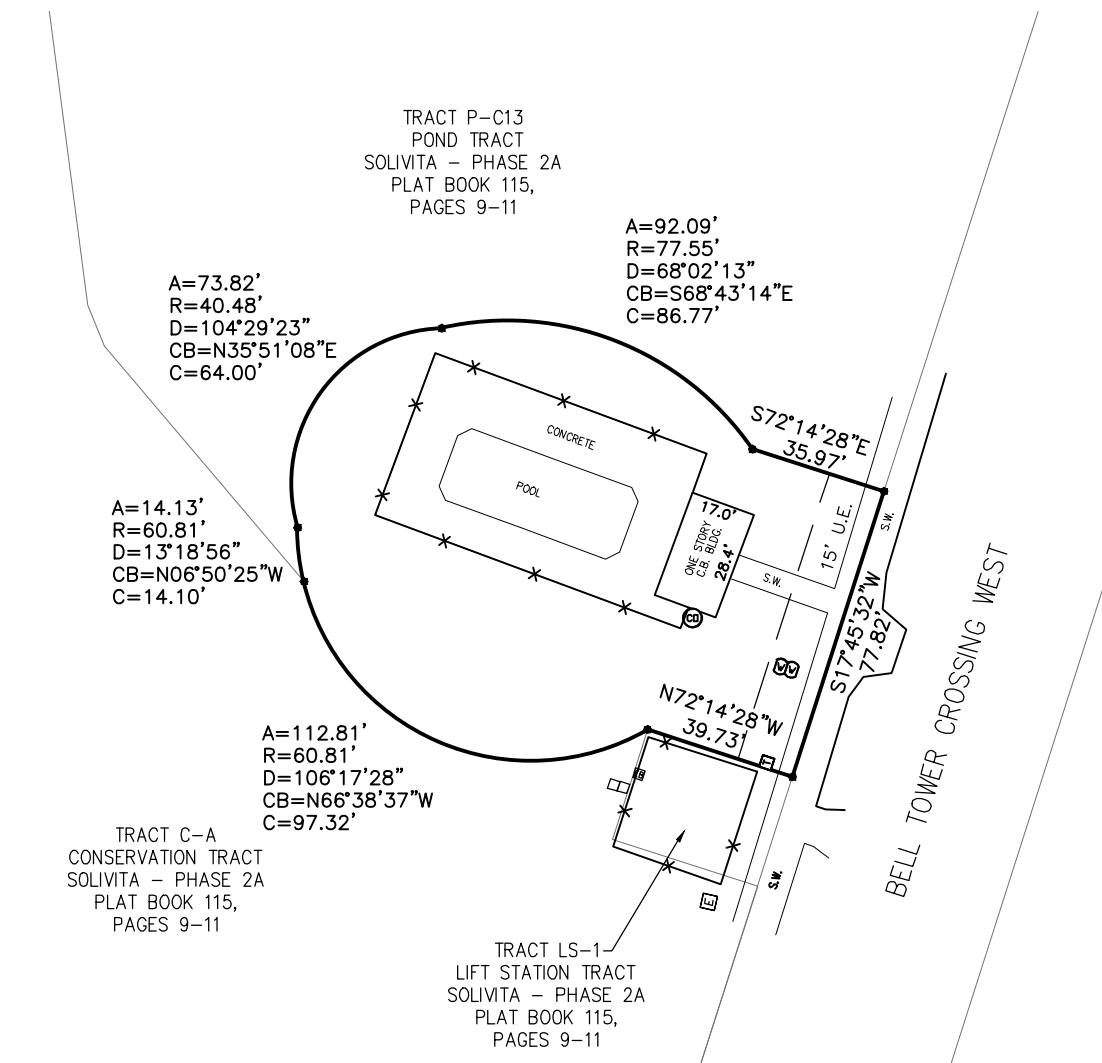
LINE	BEARING	DISTANCE
L1	N01°20'51"W	30.97'
L2	N89°40'06"W	38.48'





## **Capri Community Pool & Cabana**

CAPRI AMENITY



**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.B. = PLAT BOOK  
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R/W = RIGHT-OF-WAY  
S.W. = CONCRETE SIDEWALK  
LB = LICENSE BUSINESS  
C.M. = CONCRETE MONUMENT  
● = FOUND NAIL & DISK PCP LB 7153  
● = FOUND 5/8" IRON ROD LB 7153  
■ = FOUND 4"x 4" CONCRETE MONUMENT PRM LB 7804

- Ⓜ = WATER METER  
ⓔ = ELECTRICAL BOX  
Ⓢ = SANITARY SEWER STUB-OUT  
Ⓛ = LIGHT POLE  
ⓈⓈ = CLEAN-OUT  
ⓌⓌ = WATER VALVE  
Ⓣ = TELEPHONE PEDESTAL  
Ⓢ = TRAFFIC SIGN  
Ⓢ = CABLE TELEVISION BOX

**LEGAL DESCRIPTION:**

TRACT A, SOLIVITA PHASE 2A, PLAT BOOK 115, PAGES 9-11, POLK COUNTY, FLORIDA

**NOTES:**

- Bearings shown hereon are based on the West right of way line of Bell Tower Crossing, as being South 17°45'32" West, per Solivita Phase 2A, Plat Book Book 115, Pages 9-11.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by; Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

BOUNDARY SURVEY  
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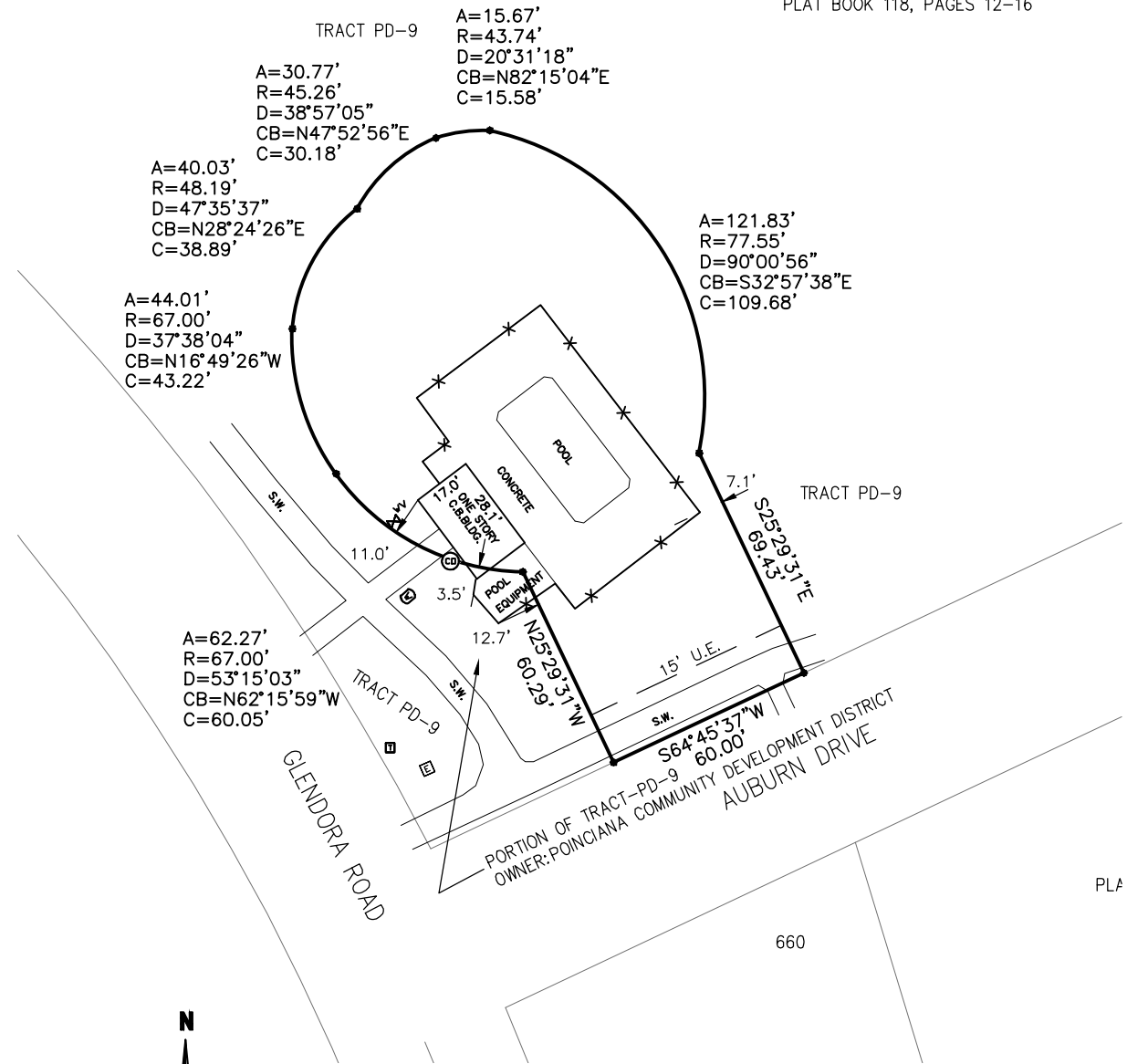
LOCATION  
13  
PROJECT NO.: 150213.08

## **Terra Vista #1 Community Pool & Cabana**



TERRA VISTA AMENITY #1

TRACT PD-9  
POND TRACT  
SOLIVITA - PHASE 2C  
PLAT BOOK 118, PAGES 12-16



**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY  
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Ⓢ = CLEAN-OUT  
Ⓜ = WATER VALVE  
Ⓛ = TELEPHONE PEDESTAL  
Ⓢ = TRAFFIC SIGN  
Ⓛ = CABLE TELEVISION BOX

**LEGAL DESCRIPTION:**

TRACT A, SOLIVITA PHASE 2C, PLAT BOOK 118, PAGES 12-16,  
POLK COUNTY, FLORIDA

**NOTES:**

- Bearings shown hereon are based on the North right of way line of Tract A, as being South 64°45'37" West, per Solivita Phase 2C, Plat Book Book 118, Pages 12-16.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

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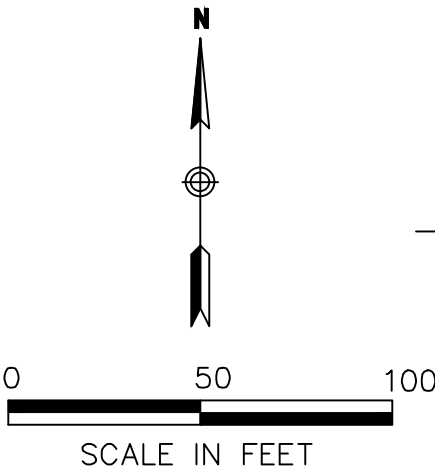
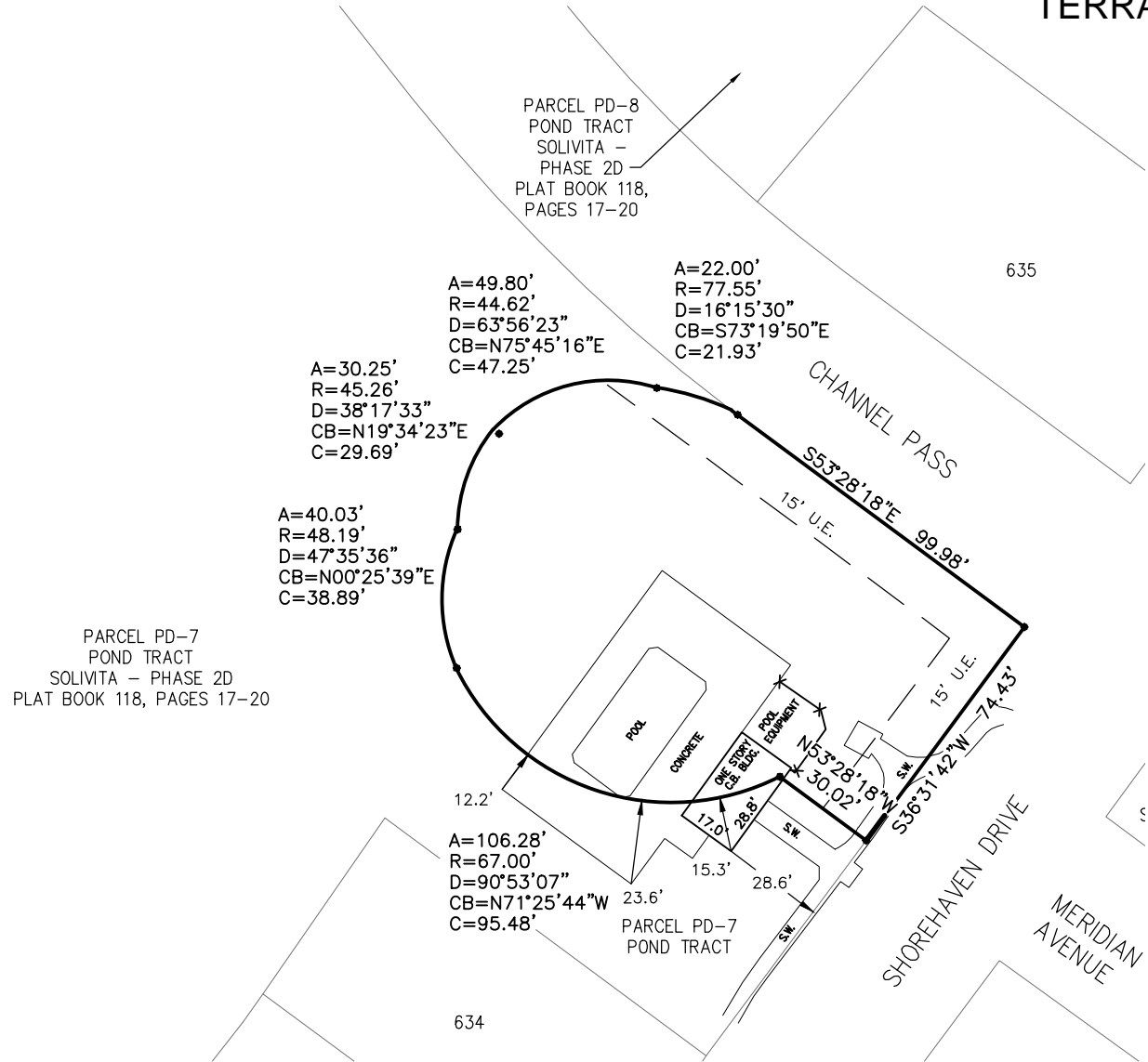
For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

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## **Terra Vista #2 Community Pool & Cabana**

TERRA VISTA AMENITY #2



**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
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- Ⓜ = WATER METER  
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⦿ = LIGHT POLE  
Ⓢ = CLEAN-OUT  
Ⓜ = WATER VALVE  
Ⓢ = TELEPHONE PEDESTAL  
Ⓢ = TRAFFIC SIGN  
Ⓢ = CABLE TELEVISION BOX

**LEGAL DESCRIPTION:**

TRACT A, SOLIVITA PHASE 2D, PLAT BOOK 118, PAGES 17-20, POLK COUNTY, FLORIDA

**NOTES:**

- Bearings shown hereon are based on the North right of way line of Shorehaven Drive, as being South 36°31'42" West, per Solivita Phase 2D, Plat Book Book 118, Pages 17-20.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

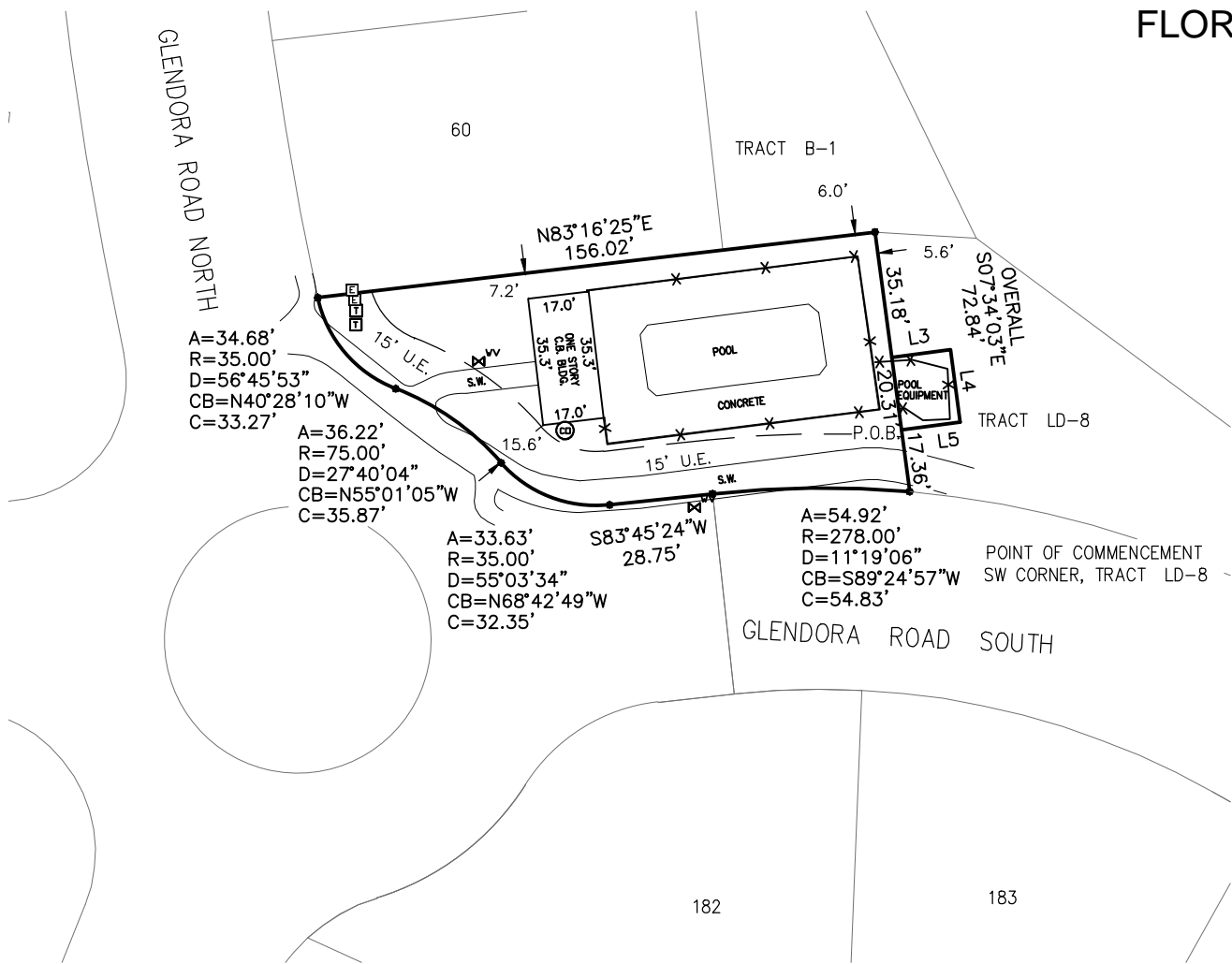
CARNAHAN • PROCTOR • CROSS, INC.  
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PHONE: (321)241-6909 FAX: (321)241-6910  
Certificate of Authorization: LB2936  
www.carnahan-proctor.com

LOCATION  
15  
PROJECT NO.: 150213.08



## **Flora Vista #1 Community Pool & Cabana**

FLORA VISTA AMENITY #1



LINE	BEARING	DISTANCE
L3	S82°25'57"W	16.55'
L4	S07°34'03"E	20.31'
L5	S82°25'57"W	16.55'

LEGEND AND ABBREVIATIONS:

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Ⓛ = TELEPHONE PEDESTAL  
Ⓛ = TRAFFIC SIGN  
Ⓛ = CABLE TELEVISION BOX

LEGAL DESCRIPTION:

TRACT A, SOLIVITA PHASE IVC SECTION 1, PLAT BOOK 124, PAGES 15-18, POLK COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF TRACT LD-8, SOLIVITA PHASE IVC SECTION 2, PLAT BOOK 121, PAGES 2-6, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT LD-8; THENCE ALONG THE WEST LINE OF TRACT LD-8 N 07°34'03" W, A DISTANCE OF 17.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF TRACT LD-8 N 07°34'03" W, A DISTANCE OF 20.31 FEET; THENCE LEAVING THE WEST LINE OF TRACT LD-8 N 82°25'57" E, A DISTANCE OF 16.55 FEET; S 07°34'03" E, A DISTANCE OF 20.31 FEET; THENCE S 82°25'57" W, A DISTANCE OF 16.55 FEET TO THE POINT OF BEGINNING.

NOTES:

- Bearings shown hereon are based on the North right of way line of Tract A, as being South 64°45'37" West, per Solivita Phase 2C, Plat Book Book 118, Pages 12-16.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

CERTIFICATION:

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

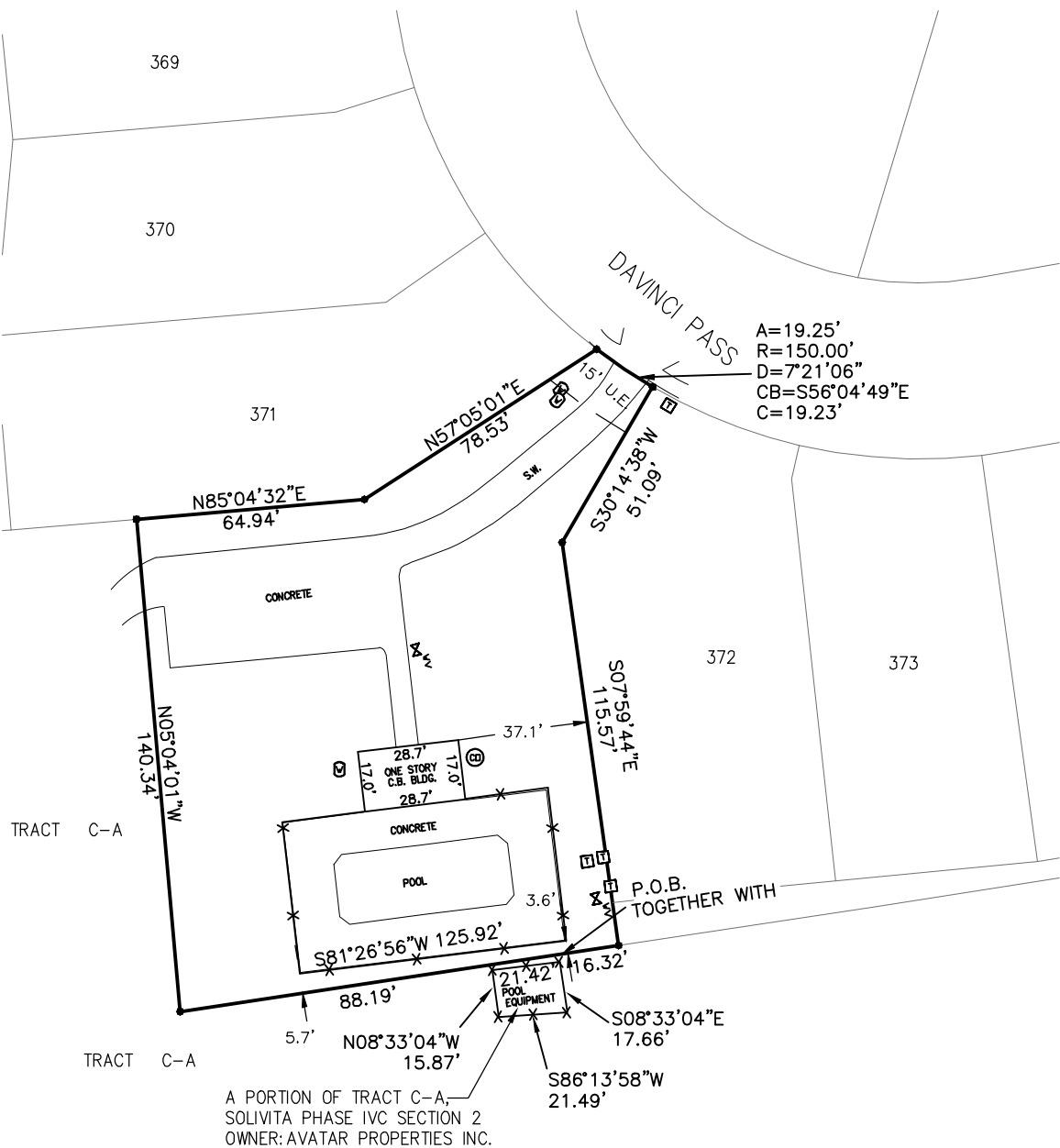
CARNAHAN • PROCTOR • CROSS, INC.  
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Certificate of Authorization: LB2936  
www.carnahan-proctor.com

LOCATION  
16  
PROJECT NO.: 150213.08

## **Flora Vista #2 Community Pool & Cabana**



FLORA VISTA AMENITY #2



**LEGEND AND ABBREVIATIONS:**

- U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY  
S.W. = CONCRETE SIDEWALK  
LB = LICENSE BUSINESS  
C.M. = CONCRETE MONUMENT  
● = FOUND NAIL & DISK PCP LB 7153  
● = FOUND 5/8" IRON ROD LB 7153  
■ = FOUND 4"x 4" CONCRETE MONUMENT PRM LB 7804

- Ⓜ = WATER METER  
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Ⓜ = WATER VALVE  
Ⓛ = TELEPHONE PEDESTAL  
Ⓛ = TRAFFIC SIGN  
Ⓛ = CABLE TELEVISION BOX

**LEGAL DESCRIPTION:**

TRACT B, SOLIVITA PHASE IVC SECTION 2, PLAT BOOK 124, PAGES 33-38, POLK COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF TRACT C-A, SOLIVITA PHASE IVC SECTION 2, PLAT BOOK 124, PAGES 33-38, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT B, SOLIVITA PHASE IVC SECTION 2, PLAT BOOK 124, PAGES 33-38, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF TRACT B RUN S 81°26'56" W, A DISTANCE OF 16.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF TRACT B RUN S 08°33'04" E, A DISTANCE OF 17.66 FEET; THENCE S 86°13'58" W, A DISTANCE OF 21.49 FEET; THENCE N 08°33'04" W, A DISTANCE OF 15.87 FEET TO THE SAID SOUTH LINE OF TRACT B; THENCE ALONG THE SOUTH LINE OF TRACT B RUN N 81°26'56" E, A DISTANCE OF 21.42 FEET TO THE POINT OF BEGINNING.

**NOTES:**

- Bearings shown hereon are based on the South line of Tract B, as being South 81°26'56" West, per Solivita Phase IVC, Plat Book Book 124, Pages 33-38.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

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For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

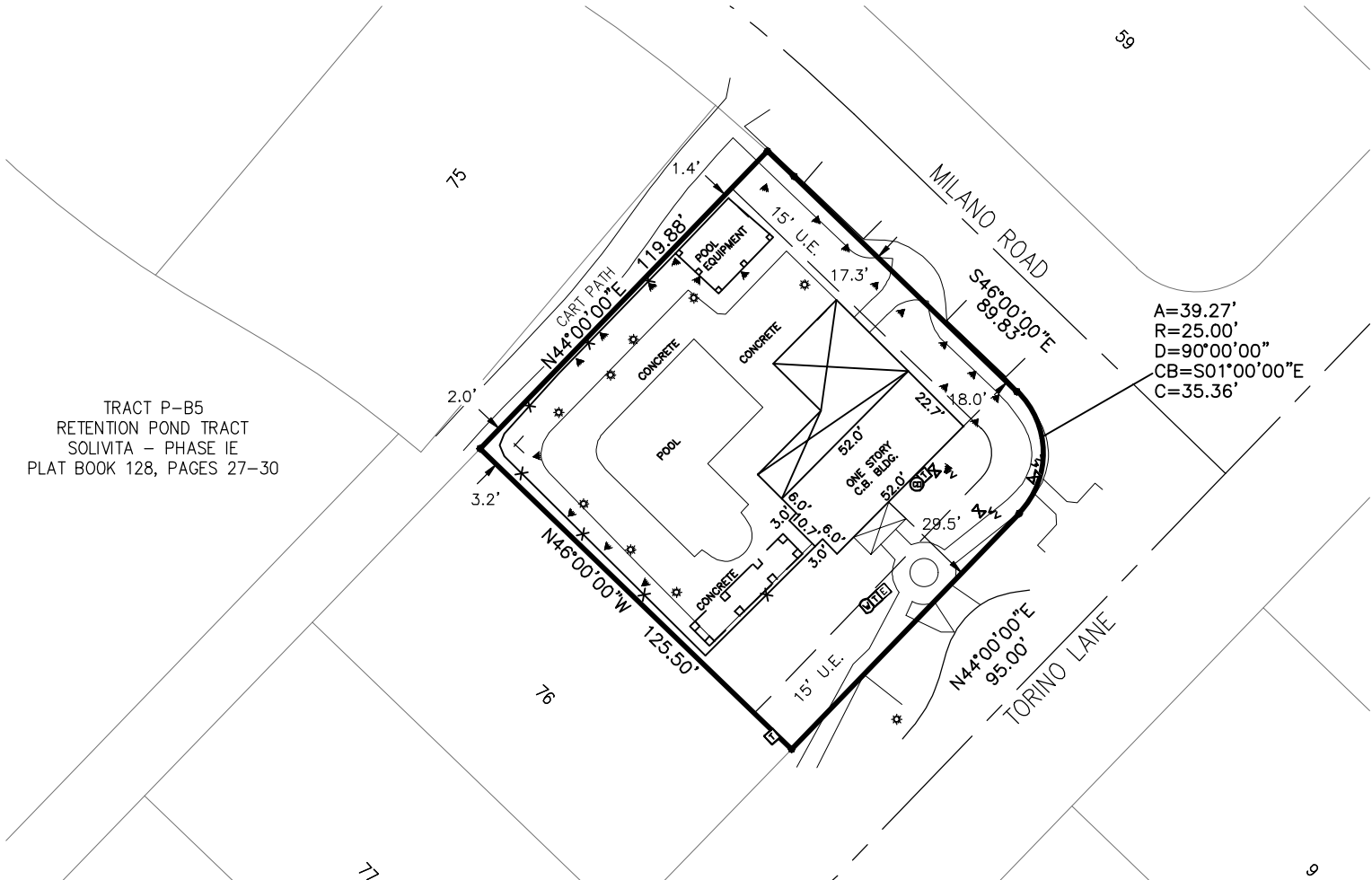
BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

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Certificate of Authorization: LB2936  
www.carnahan-proctor.com

LOCATION  
17  
PROJECT NO.: 150213.08

## **Lago Vista Community Pool & Cabana**

LAGO VISTA AMENITY



**LEGAL DESCRIPTION:**

TRACT R-1, SOLIVITA PHASE 1E, PLAT BOOK 128, PAGES 27-30, POLK COUNTY, FLORIDA

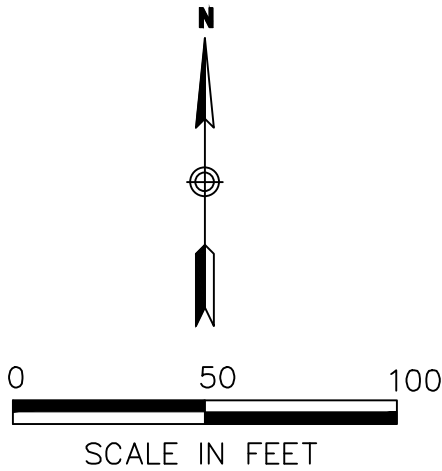
**NOTES:**

1. Bearings shown hereon are based on the North right of way line of Torino Lane, as being North 44°00'00 East, per Solivita Phase 1E, Plat Book Book 128, Pages 27-30.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by; Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370



**LEGEND AND ABBREVIATIONS:**

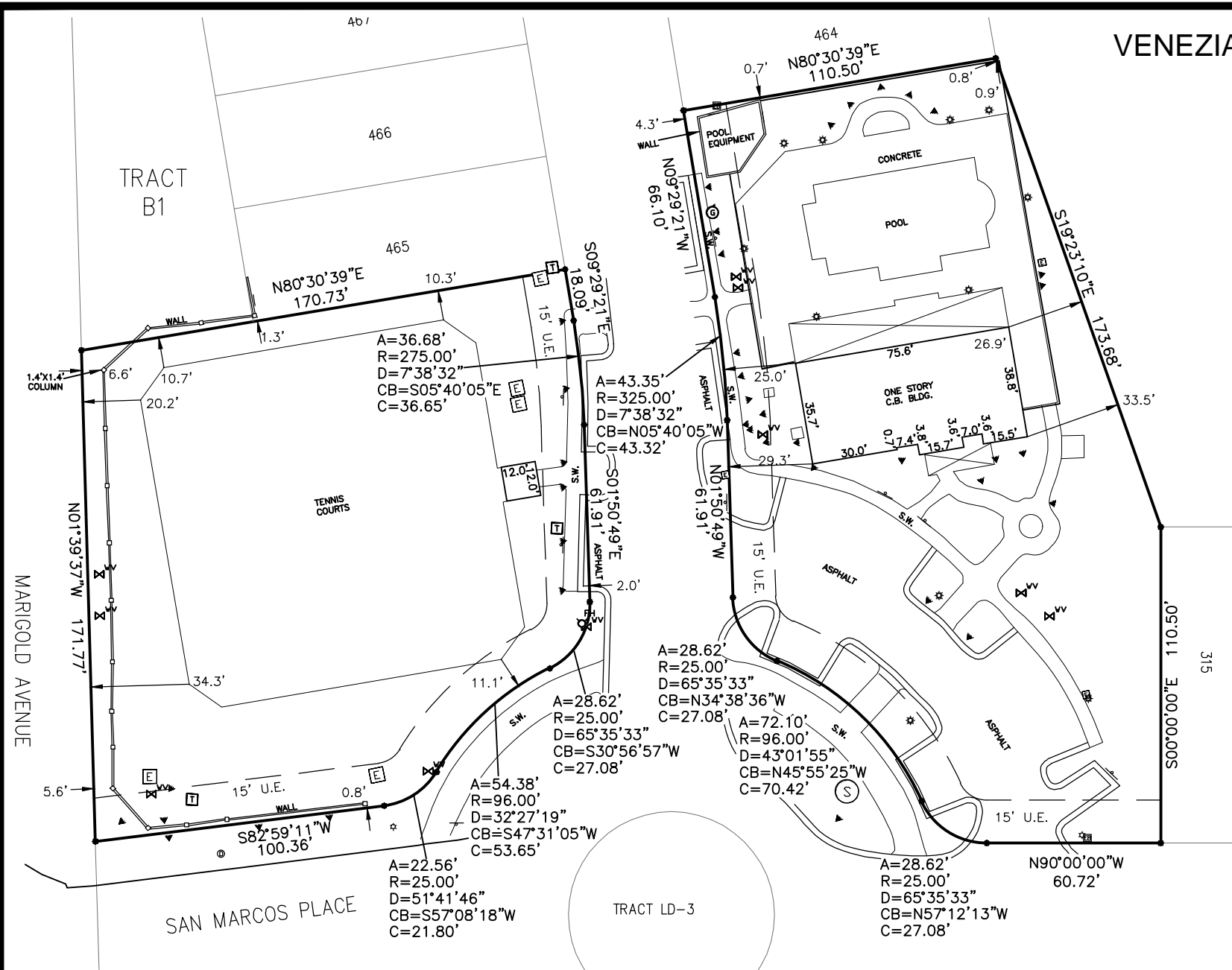
- |  |                               |
|--|-------------------------------|
| U.E. = UTILITY EASEMENT                        | (W) = WATER METER             |
| D.E. = DRAINAGE EASEMENT                       | (E) = ELECTRICAL BOX          |
| P.B. = PLAT BOOK                               | (S) = SANITARY SEWER STUB-OUT |
| PG. = PAGE                                     | (L) = LIGHT POLE              |
| R/W = RIGHT-OF-WAY                             | (CD) = CLEAN-OUT              |
| S.W. = CONCRETE SIDEWALK                       | (WV) = WATER VALVE            |
| LB = LICENSE BUSINESS                          | (T) = TELEPHONE PEDESTAL      |
| C.M. = CONCRETE MONUMENT                       | (TS) = TRAFFIC SIGN           |
| ● = FOUND NAIL & DISK PCP LB 7153              | (CTB) = CABLE TELEVISION BOX  |
| ● = FOUND 5/8" IRON ROD LB 7153                |                               |
| ■ = FOUND 4"x 4" CONCRETE MONUMENT PRM LB 7804 |                               |

BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

CARNAHAN • PROCTOR • CROSS, INC.  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
700 North Wickham Road, Suite 107, Melbourne, FL 32935  
PHONE: (321)241-6909 FAX: (321)241-6910  
Certificate of Authorization: LB2936  
www.carnahan-proctor.com

**Venezia Facility/Two (2) Tennis Courts, Community Pool & Cabana**





VENEZIA AMENITY

**LEGAL DESCRIPTION:**

TRACTS A AND B, SOLIVITA PHASE IIIA, PLAT BOOK 127, PAGES 10-13, POLK COUNTY, FLORIDA

**NOTES:**

1. Bearings shown hereon are based on the North right of way line of San Marcos Place, as being South 82°59'11" West, per Solivita Phase IIIA, Plat Book Book 127, Pages 10-13.
2. No underground improvements or utilities have been located except as shown.
3. This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
4. This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

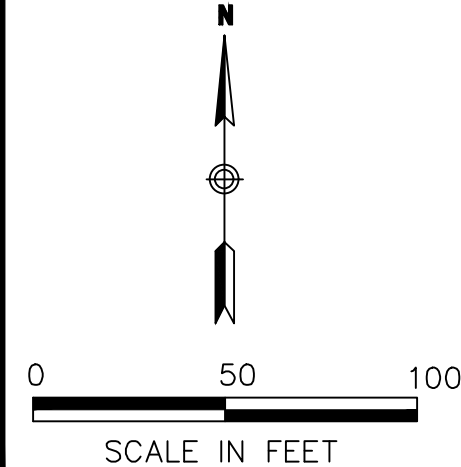
I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 5370

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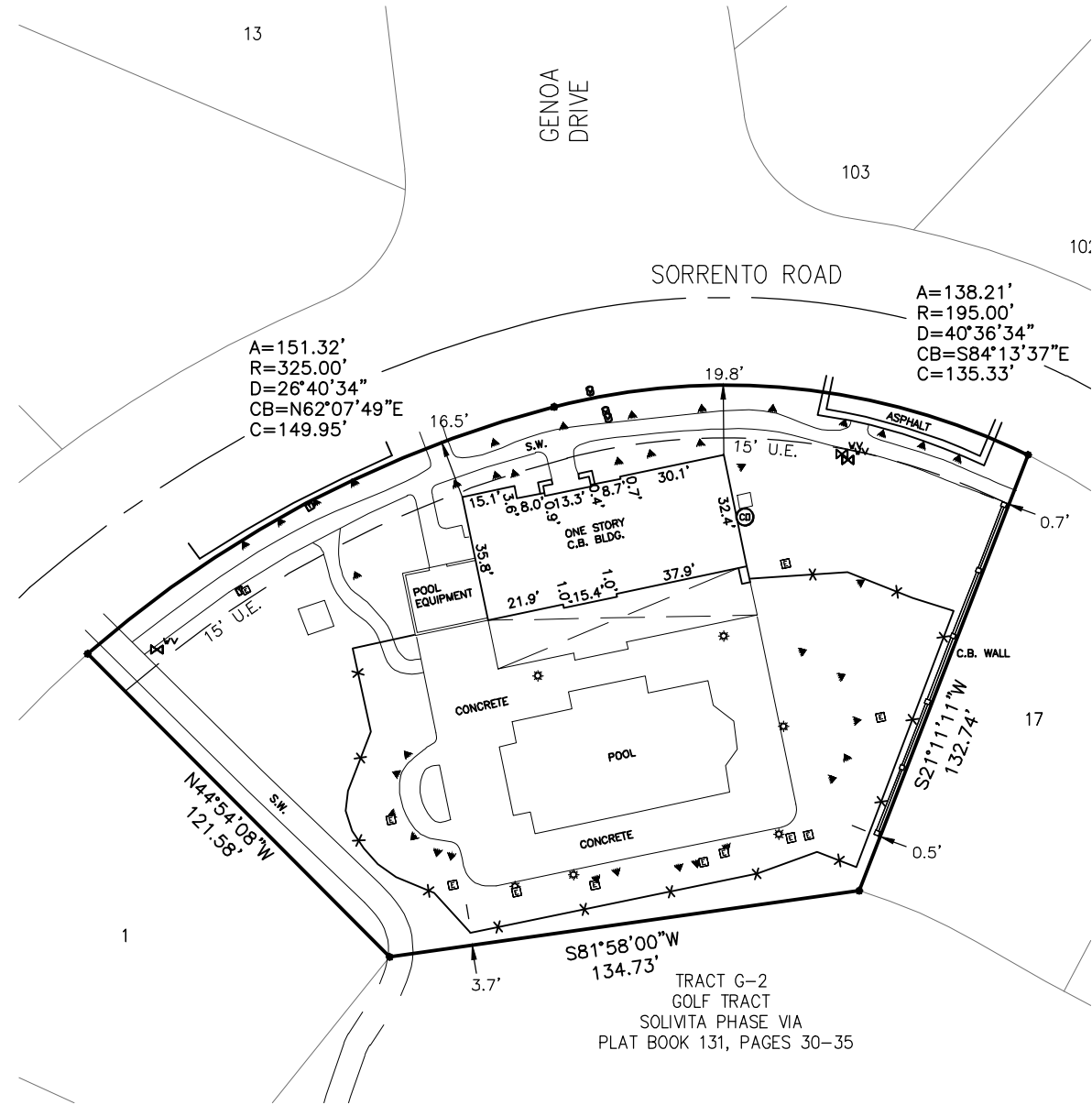
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www.carnahan-proctor.com

LOCATION  
19  
PROJECT NO.: 150213.08

## **Bella Vianna Pool & Cabana**

BELLA VIANA AMENITY



BELLA VIANA AMENITY

**LEGAL DESCRIPTION:**

A portion of Tract G-2, per the plat of Solivita Phase VIA, as recorded in Plat Book 131, Pages 30-35 of the Public Records of Polk County, Florida. Said lands being more particularly described as follows:

Begin at the intersection of the West line of said Tract G-2, also being the Northeast line of Lot 1 of said Solivita Phase VIA, and the South right of way line of Sorrento Road per Solivita Phase VIA, said South right of way line being a curve concave Southerly, having a radius of 325.00 feet, a chord bearing of N 62°07'49" East and a chord distance of 149.95 feet; thence run Northeasterly along the arc of said curve, and said South right of way line, through a central angle of 26°40'34" for a distance of 151.32 feet to the point of compound curvature of a curve concave Southerly, having a radius of 195.00 feet and a chord bearing of S 84°13'37" E; thence run Southeasterly along the arc of said curve and said South right of way line, through a central angle of 40°36'34" for a distance of 138.21 feet to the intersection of the South right of way line and the West line of Lot 17 of Solivita Phase VIA; thence leaving said curve and South right of way line run along the West line of Lot 17 S 21°11'11" W, a distance of 132.74 feet; thence leaving the West line of Lot 17 run S 81°58'00" W, a distance of 134.73 feet to the aforesaid Northeast line of Lot 1; thence along the Northeast line of Lot 1 run N 44°54'08" W, a distance of 121.58 feet to the Point of Beginning.

Said lands having an area of 29,334.5 square feet or 0.673 acres, more or less.

**NOTES:**

- Bearings shown hereon are based on the South line of Tract G-2, as being South 81°58'00 West, per Solivita Phase VIA, Plat Book Book 131, Pages 30-35.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

**CERTIFICATION:**

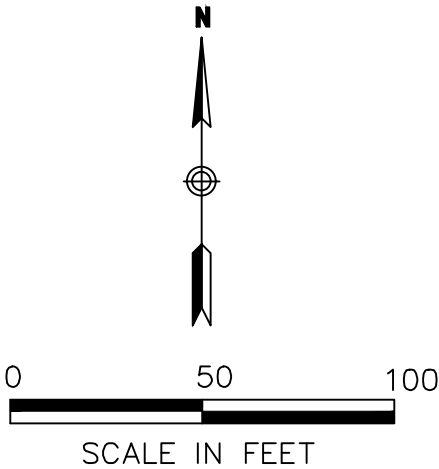
I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by: Brian K. Hefner, P.S.M.  
Professional Surveyor and Mapper  
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BOUNDARY SURVEY  
FOR  
SOLIVITA CLUB, POLK COUNTY, FL

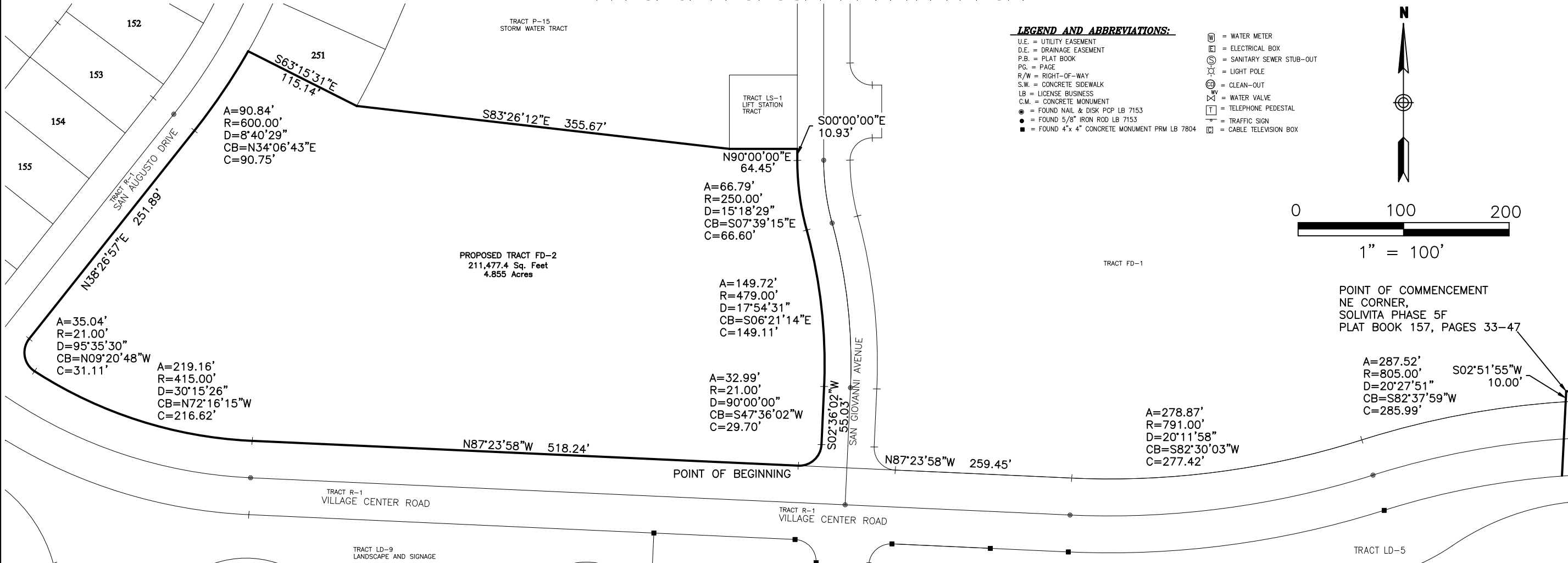
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www.carnahan-proctor.com

LOCATION  
20  
PROJECT NO.: 150213.08

## **Solivita Club Phase 5 Proposed**



PHASE 5B PROPOSED AMENITY PARCEL



NOTES:

- Bearings shown hereon are based on the North right of way line of Village Center Road, as being North 87°23'58" West, assumed per the proposed plat of Solivita Phase 5B.
- No underground improvements or utilities have been located except as shown.
- This survey is not valid without the signature and the original raised seal of a Florida licensed Professional Surveyor and Mapper.
- This survey was performed without the benefit of a commitment of title. No search of the public records was made by Carnahan, Proctor and Cross, Inc. There may be additional documents of record affecting this property that are not shown on this survey that may be found in the public records of Polk County, Florida.

LEGAL DESCRIPTION:

Tract FD-2 of the plat of Solivita Phase 5B as currently proposed as of May 25, 2016; being a portion of Poinciana Neighborhood 1 East Village 4, as recorded in Plat Book 56, Pages 25 through 31 of the Public Records of Polk County, Florida; being more particularly described as follows:

Commence at the Northwest corner of Solivita Phase 5F, as recorded in Plat Book 157, Pages 33 through 47 of the Public Records of Polk County, Florida; thence along the West line of Solivita Phase 5F run S 02°51'55" W, a distance of 10.00 feet to a point on the proposed north right of way line of Village Center Road; said point being on a non-tangent curve concave Southerly, having a radius of 805.00 feet, a chord bearing of S 82°37'59" W, and a chord length of 285.99 feet; thence along the North right of way line the following three courses; run along the arc of said curve through a central angle of 20°27'51" for an arc length of 287.52 feet to the point of compound curvature of a curve concave northerly, having a radius of 791.00 feet, a chord bearing of S 82°30'03" W, and a chord length of 277.42 feet; thence along the arc of said curve through a central angle of 20°11'58" for an arc length of 278.87 feet to the point of tangency; thence S 02°36'02" W, a distance of 55.03 feet to the Point of Beginning; thence continue along the North right of way line the following two courses; run N 87°23'58" W, a distance of 518.24 feet to the point of curvature of a curve concave northerly, having a radius of 415.00 feet, a chord bearing of N 72°16'15" W, and a chord length of 216.62 feet; thence along the arc of said curve through a central angle of 30°15'26" for an arc length of 219.16 feet to the point of compound curvature of a curve concave easterly, having a radius of 21.00 feet, a chord bearing of N 09°20'48" W, and a chord length of 31.11 feet; thence along the arc of said curve through a central angle of 95°35'30" for an arc length of 35.04 feet to the point of tangency; thence N 38°26'57" E, a distance of 251.89 feet to the point of curvature of a curve concave northwesterly, having a radius of 600.00 feet, a chord bearing of N 34°06'43" E, and a chord length of 90.75 feet; thence along the arc of said curve through a central angle of 08°40'29" for an arc length of 90.84 feet to the point of tangency; thence S 63°15'31" E, a distance of 115.14 feet; thence S 83°26'12" E, a distance of 355.67 feet; thence N 90°00'00" E, a distance of 64.45 feet; thence S 00°00'00" W, a distance of 10.93 feet to the point of curvature of a curve concave easterly, having a radius of 250.00 feet, a chord bearing of S 07°39'15" E, and a chord length of 66.60 feet; thence along the arc of said curve through a central angle of 15°18'29" for an arc length of 66.79 feet to the point of reverse curvature of a curve concave westerly, having a radius of 479.00 feet, a chord bearing of S 06°21'14" E, and a chord length of 149.11 feet; thence along the arc of said curve through a central angle of 17°54'31" for an arc length of 149.72 feet to the point of tangency; thence S 02°36'02" W, a distance of 55.03 feet to the point of curvature of a curve concave northerly, having a radius of 21.00 feet, a chord bearing of S 47°36'02" W, and a chord length of 29.70 feet; thence along the arc of said curve through a central angle of 90°00'00" for an arc length of 32.99 feet to the Point of Beginning.

Said lands having an area of 211,477.42 square feet or 4.855 acres, more or less.

CERTIFICATION:

I hereby state that this Boundary Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2016, and that this Boundary Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the firm by;

Brian K. Hefner, P.S.M.  
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LOCATION

21

PROJECT NO.: 150213.08

## **Appendix B – Opinion of Costs**

**Opinion of Costs**  
**Solivita Proposed Improvements**

Facility	Approximate Cost
Proposed Performing Arts Building	\$ 6,960,000
Proposed Health and Wellness Complex (Phase 5)	\$ 3,120,000
Reconstructed Mosaics Restaurant and Starlight Ballroom	\$ 1,190,000
Reconstructed Waterfront Café and Arts and Crafts REMODEL	\$ 660,000
Sub-total	\$ 11,930,000
20% Contingency and other Soft Costs	\$ 2,386,000.00
Sub-total	\$ 14,316,000

1. The CDD Boards have not yet approved any specific construction or reconstruction activities.
2. It is currently proposed that \$11.2 million from the proceeds of the Special Assessment Bonds will fund the construction and/or reconstruction of all or a portion of the improvements listed above. It is anticipated that the CDD Boards will continue to refine both the components comprising the improvements to be funded with the Special Assessment Bonds and the cost estimates set forth above.

Space/Element	Units	Unit Price	Quantity	Cost
<b>Proposed Performing Arts Building</b>				
Lobby/Prefunction	SF	\$ 250.00	1900	\$ 475,000
Auditorium	SF	\$ 250.00	5500	\$ 1,375,000
Stage	SF	\$ 250.00	1300	\$ 325,000
Greenrooms / Storage	SF	\$ 200.00	2400	\$ 480,000
Stage Storage	SF	\$ 200.00	800	\$ 160,000
Music Practice	SF	\$ 220.00	450	\$ 99,000
General Storage	SF	\$ 200.00	450	\$ 90,000
Lifestyles offices	SF	\$ 250.00	800	\$ 200,000
Restrooms (grossing factor 25%)	SF	\$ 250.00	3400	\$ 850,000
Covered Areas	SF	\$ 220.00	3700	\$ 814,000
			Subtotal	\$ 4,868,000
		Design Soft Costs	7%	\$ 340,760
			Subtotal	\$ 5,208,760
New furniture	LS	\$ 350,000.00	1	\$ 350,000
New AV System, Sound, Lights, Curtains	LS	\$ 250,000.00	1	\$ 250,000
New food service	LS	\$ 42,000.00	1	\$ 42,000
Site Work (% of Building)	20%	\$ 1,041,752.00	1	\$ 1,041,752
			Subtotal	\$ 1,683,752
		Design Soft Costs	4%	\$ 67,350
			Subtotal	\$ 1,751,102
			<b>TOTAL</b>	<b>\$ 6,959,862</b>
<b>Proposed Health and Wellness Complex (Phase 5)</b>				
Lobby	SF	\$ 185.00	300	\$ 55,500
Spinning	SF	\$ 185.00	1200	\$ 222,000
Storage	SF	\$ 185.00	400	\$ 74,000
Restrooms (grossing factor)	SF	\$ 185.00		
Fitness Equipment Room	SF	\$ 185.00	2400	\$ 444,000
Aerobics Studio	SF	\$ 185.00	1500	\$ 277,500
Exercise restrooms and locker rooms (grossing factor)	SF	\$ 185.00		

Staff Office	SF	\$ 185.00	400	\$ 74,000
Grossing factor (25%)	SF	\$ 185.00	1550	\$ 286,750
Covered Areas	SF	\$ 185.00	600	\$ 111,000
Pavilion #1 (open)	SF	\$ 175.00	500	\$ 87,500
Trash Enclosure	SF	\$ 185.00	200	\$ 37,000
			Subtotal	\$ 1,669,250
Tennis Courts	EA	\$ 50,000.00	2	\$ 100,000
Pickle Ball Courts	EA	\$ 25,000.00	6	\$ 150,000
Pool Lap (1/2 olympic), 4 lanes	LS	\$ 350,000.00	1	\$ 350,000
Pool Deck	LS	\$ 175,000.00	1	\$ 175,000
Spa	LS	\$ 20,000.00	1	\$ 20,000
Parking	SP	\$ 1,500.00	150	\$ 225,000
Bocce	EA	\$ 37,500.00	2	\$ 75,000
Racquetball/Handball	EA	\$ 30,000.00	2	\$ 60,000
Landscape	LS	\$ 150,000.00	1	\$ 150,000
			Subtotal	\$ 1,305,000
		Design Soft Costs	7%	\$ 91,350
			Subtotal	\$ 3,065,600
New furniture/lockers	LS	\$ 42,500.00	1	\$ 42,500
New AV System	LS	\$ 12,000.00	1	\$ 12,000
			Subtotal	\$ 54,500
			<b>TOTAL</b>	<b>\$ 3,120,100</b>
<b>Reconstructed Mosaics Restaurant and Starlight Ballroom</b>				
Restaurant interior upgrades	SF	\$ 40.00	2436	\$ 97,440
Lighting upgrades	SF	\$ 10.00	4230	\$ 42,300
Lobby bar	SF	\$ 200.00	170	\$ 34,000
Remodel porch to permanent structure	SF	\$ 125.00	1623	\$ 202,875
Minor kitchen upgrades	SF	\$ 45.00	1837	\$ 82,665
Remodel area to kitchen	SF	\$ 80.00	600	\$ 48,000
New addition kitchen	SF	\$ 175.00	1000	\$ 175,000
			Subtotal	\$ 682,280
		Design Soft Costs	7%	\$ 47,760
			Subtotal	\$ 730,040
New kitchen equipment	SF	\$ 225.00	1000	\$ 225,000
New bar equipment	SF	\$ 125.00	170	\$ 21,250
Remodel food service	SF	\$ 125.00	600	\$ 75,000
New furniture upgrades	LS	\$ 33,500.00	1	\$ 33,500
New AV Sound (lights below)	LS	\$ 5,000.00	1	\$ 5,000
			Subtotal	\$ 359,750
Ballroom Remodel finishes only	SF	\$ 12.00	6350	\$ 76,200
Ornamental Lighting	LS	\$ 20,000.00	1	\$ 20,000
			Subtotal	\$ 96,200
		Soft Costs	4%	\$ 3,848
			Subtotal	\$ 100,048



				<b>TOTAL</b>	<b>\$ 1,189,838</b>
<b>Reconstructed Waterfront Café and Arts and Crafts REMODEL</b>					
1st Floor Bistro (Seating and Kitchen)	SF	\$ 60.00	2100	\$	126,000
New Kitchen	SF	\$ 175.00	700	\$	122,500
New outdoor furniture	SF	\$ 2.67	7500	\$	20,000
Computer room to Library	SF	\$ 35.00	842	\$	29,470
				Subtotal	\$ 297,970
				Design Soft Costs	7% \$ 20,858
				Subtotal	\$ 318,828
New decorative lighting	LS	\$ 10,000.00	1	\$	10,000
New restaurant furniture	LS	\$ 30,000.00	1	\$	30,000
New kitchen equipment	SF	\$ 200.00	700	\$	140,000
New AV Sound	LS	\$ 2,500.00	1	\$	2,500
				Subtotal	\$ 182,500
				Soft Costs	4% \$ 7,300
				Subtotal	\$ 189,800
Bell Tower Remodel	SF	\$ 195.00	400	\$	78,000
				Subtotal	\$ 78,000
				Design Soft Costs	7% \$ 5,460
				Subtotal	\$ 83,460
New decorative lighting	LS	\$ 3,500.00	1	\$	3,500
New restaurant furniture	LS	\$ 9,000.00	1	\$	9,000
New kitchen equipment	SF	\$ 125.00	400	\$	50,000
New AV Sound	LS	\$ 2,500.00	1	\$	2,500
				Subtotal	\$ 65,000
				Soft Costs	4% \$ 2,600
				Subtotal	\$ 67,600
				<b>TOTAL</b>	<b>\$ 659,688</b>

## **Appendix C – Solivita Fitness Sample Renderings**





