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 ARMANDO RAMIREZ, CLERK OF COURT  
 OSCEOLA COUNTY  
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Upon recording, this instrument should be returned to:

Town of Kindred Community Development District  
 c/o Rizzetta & Company  
 8529 South Park Circle  
 Suite 330  
 Orlando, Florida 32819

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
 OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
 THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>**

**Town of Kindred Community Development District**

Christopher Wrenn  
 Chairman

Louis Avelli  
 Assistant Secretary

John Auld  
 Vice Chairman

Yasmin Moreno  
 Assistant Secretary

(VACANT)  
 Assistant Secretary

Rizzetta & Company  
 District Manager  
 8529 South Park Circle  
 Suite 330  
 Orlando, Florida 32819  
 (407) 472-2471

District records are on file at the offices of Rizzetta & Company, Inc., and at the Local Records Office at the offices of Concorde Estates CDD Clubhouse located at 3151 Georgian Bay Lane, Kissimmee, Florida 34746, and are available for public inspection upon request during normal business hours.

<sup>1</sup> This list reflects the composition of the Board of Supervisors as of February 14, 2017. For a current list of Board Members, please contact the District Manager's office.

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**TOWN OF KINDRED  
COMMUNITY DEVELOPMENT DISTRICT**

**INTRODUCTION**

The Town of Kindred Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Town of Kindred Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance No. 2016-07 enacted by the Board of County Commissioners of Osceola County, Florida, which was effective on January 6, 2016. The District encompasses approximately 321 acres of land located entirely within the boundaries of Osceola County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Osceola County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 321 acres located entirely within Osceola County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The public infrastructure necessary to support the District's development program includes, but is not limited to, a master roadway system, water and reclaimed water distribution systems, a wastewater collection system, an electrical distribution system, landscaping, hardscape and signage, recreation facilities, conservation areas and a stormwater management system. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an *Engineer's Report*, dated January 27, 2016, as supplemented by a *Supplemental Engineer's Report*, dated August 23, 2016 (together, the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On May 17, 2016, the Ninth Judicial Circuit Court of the State of Florida, in and for Osceola County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$61,280,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On September 28, 2016, the District issued a series of bonds for purposes of financing the construction, acquisition, equipping and/or improvement of a portion of the 2016 Project. On that date, the District issued its Town of Kindred Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2016, in the amount of \$3,500,000 (the "Series 2016 Bonds").

**Stormwater Management System**

A master stormwater system will be constructed and/or acquired by the District in accordance with the Master Drainage Plan that has been permitted through the South Florida Water Management District. The stormwater management facilities consist primarily of wet ponds which are typically interconnected and discharge at defined natural outfalls throughout the project site.

**Roadways**

Roadways within the District include internal roadways within certain development parcels, roadways throughout the District, and additional shared infrastructure roadways. Sidewalks are constructed per Osceola County Land Development Regulations alongside development roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations.

## **Water, Wastewater and Electrical Infrastructure**

The utilities within the District will consist of on-site potable water mains, wastewater gravity mains and force mains, lift stations, effluent reuse irrigation mains and underground electrical conduits. The utilities are constructed in accordance with the Osceola County's Land Development Regulations, the TOHO Water Authority (water and wastewater provider) ("TOHO"), Kissimmee Utility Authority (electrical provider) ("KUA"), and the Florida Department of Environmental Protection.

The potable water system includes the necessary valving, fire hydrants and individual services necessary to serve individual lots and development parcels consistent with the approved Master Water System Plan, but not the services within such lots or development parcels. The system design provides for the necessary fire flows on specific land uses throughout the District.

The wastewater infrastructure includes gravity lines, force mains, lift stations and individual services necessary to serve adjacent individual lots and development parcels, consistent with the approved Master Wastewater Plan. All water and wastewater infrastructure has or will be constructed or acquired by the District, and subsequently dedicated to TOHO for operation and maintenance.

An underground well system will provide surficial groundwater as a source of non-potable water and TOHO will provide highly treated wastewater effluent from an effluent reuse main located adjacent to Highway US 192. These two sources of water are anticipated to be used as the sources of irrigation water for the District's irrigation needs. Reclaimed water supply will be provided via a proposed pipe from TOHO with a point of connection on Partin Settlement Road. The pipe will be constructed at the time that TOHO has documented that reclaimed water supply can be provided in sufficient volume to meet the requirements of the District.

The District will construct and/or acquire electrical conduits adjacent to all collector roadways. KUA will be responsible for the installation of electrical cable, switches and transformers. Street lighting will also be installed by KUA along the collector and neighborhood roadways. All electrical facilities installed by KUA shall remain the property of KUA, including facilities installed by the District, which shall become the property and responsibility of KUA.

### **Entry Feature, Signage, and Landscaping**

Landscaping/hardscape has been or will be provided at the District's entrances, along collector roadways, and with common parcels. Xeriscape landscaping principles have been or will be incorporated into the design to minimize the need for irrigation water. Existing specimen trees are being saved throughout the District.

## **Recreation and Parks**

Recreation and park areas are to be constructed within the District. These current and future amenities include an extensive bikeway and pedestrian trail system, clubhouse, pool, and related facilities. These amenities will be maintained by the District.

### **Assessments, Fees and Charges**

A portion of the master infrastructure improvements identified in the District's Capital Improvement Plan have been or will be financed by the District through the sale of its Series 2016 Bonds. The amortization schedules for the Series 2016 Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Special Assessment Allocation Report*, dated January 28, 2016, as supplemented by the *Final Supplemental Special Assessment Allocation Report*, dated September 15, 2016 (together, the "Assessment Methodology"), are available for review in the District's public records.

The Series 2016 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2016 Project (the "Series 2016 Debt Assessments"). The Series 2016 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2016 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2016 Project to those lands within the District benefiting from the Series 2016 Project.

The Series 2016 Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

Except as discussed above, the District's Series 2016 Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however,

be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

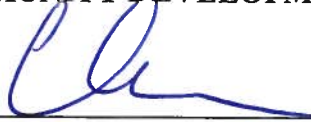
This description of the Town of Kindred Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Town of Kindred Community Development District, 8529 South Park Circle, Suite 330, Orlando, Florida 32819, (407) 472-2471.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.



IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 14<sup>th</sup> day of February, 2017, and recorded in the Official Records of Osceola County, Florida.

**TOWN OF KINDRED  
COMMUNITY DEVELOPMENT DISTRICT**



By: Chairman/Vice Chairman

John Aulel  
Witness

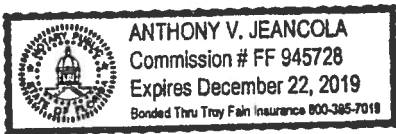
John Aulel  
Print Name

Leroy Sanchez  
Witness

Leroy Sanchez  
Print Name

STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2017, Christopher Wrenn, Chairman/Vice Chairman of the Town of Kindred Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [X] take the oath.



Anthony V. Jeancola  
Notary Public, State of Florida

Print Name: Anthony V. Jeancola  
Commission No.: FF945728  
My Commission Expires: December 22, 2019

**Exhibit A**

**DESCRIPTION:**

**DESCRIPTION:**

**PARCEL 1**

A PORTION OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 29 EAST, AND A PORTION OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 'A', CANE BRAKE, AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF NEPTUNE ROAD; THENCE SOUTH 00°20'01" EAST, A DISTANCE OF 114.86 FEET; THENCE SOUTH 89°39'59" WEST, A DISTANCE OF 941.49 FEET TO THE POINT OF BEGINNING, BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,100.00 FEET, A CENTRAL ANGLE OF 64°27'24" AND A CHORD DISTANCE OF 1,173.25 FEET WHICH BEARS SOUTH 04°07'07" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,237.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,735.00 FEET, A CENTRAL ANGLE OF 11°12'40" AND A CHORD DISTANCE OF 338.95 FEET WHICH BEARS SOUTH 22°30'14" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 339.49 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°35'35" AND A CHORD DISTANCE OF 36.15 FEET WHICH BEARS NORTH 63°11'41" WEST; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.40 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 70°30'31" WEST, A DISTANCE OF 1,977.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°35'04" AND A CHORD DISTANCE OF 25.60 FEET WHICH BEARS SOUTH 39°42'59" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 33°10'08" AND A CHORD DISTANCE OF 68.50 FEET WHICH BEARS SOUTH 25°30'31" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 89.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°35'04" AND A CHORD DISTANCE OF 25.60 FEET WHICH BEARS SOUTH 11°18'04" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.87 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 19°29'29" EAST, A DISTANCE OF 31.71 FEET; THENCE SOUTH 70°30'31" WEST, A DISTANCE OF 88.00 FEET; THENCE NORTH 19°29'29" WEST, A DISTANCE OF 31.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°35'04" AND A CHORD DISTANCE OF 25.60 FEET WHICH BEARS NORTH 50°17'04" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 33°10'08" AND A CHORD DISTANCE OF 68.50 FEET WHICH BEARS NORTH 64°28'28" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°35'04" AND A CHORD DISTANCE OF 25.60 FEET WHICH BEARS NORTH 78°41'56" WEST; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 70°30'31" WEST, A DISTANCE OF 447.47 FEET

(CONTINUED ON SHEET 2)

THIS IS A SKETCH AND DESCRIPTION  
AND IS NOT A SURVEY, AS SUCH.

SHEET 1 OF 7  
SEE SHEETS 4, 5 AND 6 OF 7 FOR SKETCH  
SEE SHEET 7 OF 7 FOR TABLES

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF NEPTUNE ROAD AS BEING S48°31'12"E, PER PLAT BOOK 5, PAGES 28-30.

**SKETCH OF DESCRIPTION**  
OF  
**KINDRED TOHO PRESERVE CDD**  
(COMMUNITY DEVELOPMENT DISTRICT) AREA  
SECTION 36-25-29 & SECTION 31-25-30  
OSCEOLA COUNTY, FLORIDA

DATE: 07-28-2015  
SCALE: N/A  
APPROVED BY: DRH  
DRAWN BY: GHF  
JOB NO. 5030202 CDD SOD.dwg

REVISED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**AMERICAN SURVEYING & MAPPING INC.**  
CERTIFICATION OF AUTHORIZATION NUMBER LB#0383  
3191 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32803  
(407) 428-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 7 PAGES NOT FULL OR COMPLETE WITHOUT ALL.

DANIEL RAY HOLT, PSM#5775  
DATE: \_\_\_\_\_

**DESCRIPTION:**

TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS SOUTH 25°30'31" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A NON-TANGENT LINE; THENCE RUN SOUTH 70°30'31" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS NORTH 84°29'29" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 70°30'31" WEST, A DISTANCE OF 486.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°22'12" AND A CHORD DISTANCE OF 19.89 FEET WHICH BEARS SOUTH 47°19'26" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 16°22'46" AND A CHORD DISTANCE OF 21.37 FEET WHICH BEARS SOUTH 32°19'43" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'35" AND A CHORD DISTANCE OF 25.00 FEET WHICH BEARS SOUTH 10°30'49" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.18 FEET TO A NON-TANGENT LINE; THENCE SOUTH 70°31'41" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 59°39'25" AND A CHORD DISTANCE OF 25.00 FEET WHICH BEARS NORTH 49°29'11" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 16°21'37" AND A CHORD DISTANCE OF 21.34 FEET WHICH BEARS NORTH 71°18'05" WEST; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°22'12" AND A CHORD DISTANCE OF 19.89 FEET WHICH BEARS NORTH 86°18'23" WEST; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.23 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 70°30'31" WEST, A DISTANCE OF 494.40 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS SOUTH 25°30'31" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A NON-TANGENT LINE; THENCE RUN SOUTH 70°30'31" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 19°29'29" WEST, A DISTANCE OF 13.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS NORTH 84°29'29" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 70°30'31" WEST, A DISTANCE OF 98.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,331.00 FEET, A CENTRAL ANGLE OF 19°27'55" AND A CHORD DISTANCE OF 450.01 FEET WHICH BEARS SOUTH 80°14'29" WEST; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 452.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°38'27" WEST, A DISTANCE OF 76.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS SOUTH 44°38'27" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A NON-TANGENT LINE;

(CONTINUED ON SHEET 3)

**THIS IS A SKETCH AND DESCRIPTION  
AND IS NOT A SURVEY, AS SUCH.**

SHEET 2 OF 7  
SEE SHEETS 4, 5 AND 6 OF 7 FOR SKETCH  
SEE SHEET 7 OF 7 FOR TABLES

**SKETCH OF DESCRIPTION**

**KINDRED TOHO PRESERVE CDD  
(COMMUNITY DEVELOPMENT DISTRICT) AREA  
SECTION 38-25-29 & SECTION 31-25-30  
OSCEOLA COUNTY, FLORIDA**

DATE: 07-28-2015  
SCALE: N/A  
APPROVED BY: DRH  
DRAWN BY: GHF  
JOB NO. 5030202 CDD 800.dwg

REVISED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**AMERICAN  
SURVEYING  
& MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LP/8383  
3181 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32803  
(407) 428-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

**DESCRIPTION:**

THENCE SOUTH 89°58'27" WEST, A DISTANCE OF 295.00 FEET; THENCE NORTH 00°01'33" WEST, A DISTANCE OF 383.85 FEET; THENCE NORTH 89°48'53" WEST, A DISTANCE OF 844.84 FEET TO THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY; THENCE NORTH 00°01'33" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2,801.38 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 87°04'02" EAST, A DISTANCE OF 308.98 FEET; THENCE SOUTH 83°25'29" EAST, A DISTANCE OF 321.31 FEET; THENCE SOUTH 78°24'57" EAST, A DISTANCE OF 314.81 FEET; THENCE NORTH 83°23'24" EAST, A DISTANCE OF 452.00 FEET; THENCE NORTH 89°17'38" EAST, A DISTANCE OF 578.48 FEET; THENCE NORTH 86°33'57" EAST, A DISTANCE OF 503.39 FEET; THENCE NORTH 88°33'30" EAST, A DISTANCE OF 429.72 FEET; THENCE NORTH 75°52'06" EAST, A DISTANCE OF 452.88 FEET; THENCE NORTH 82°18'40" EAST, A DISTANCE OF 303.76 FEET; THENCE SOUTH 50°38'29" EAST, A DISTANCE OF 205.43 FEET; THENCE SOUTH 71°28'06" EAST, A DISTANCE OF 233.80 FEET; THENCE SOUTH 88°28'55" EAST, A DISTANCE OF 208.30 FEET; THENCE SOUTH 89°39'58" EAST, A DISTANCE OF 230.21 FEET; THENCE SOUTH 78°27'38" EAST, A DISTANCE OF 251.50 FEET; THENCE SOUTH 77°24'55" EAST, A DISTANCE OF 328.30 FEET; THENCE SOUTH 89°00'27" EAST, A DISTANCE OF 183.59 FEET; THENCE NORTH 87°23'10" EAST, A DISTANCE OF 272.41 FEET; THENCE NORTH 86°26'40" EAST, A DISTANCE OF 82.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,788,486 SQUARE FEET OR 316.540 ACRES, MORE OR LESS.

**PARCEL 2**

A PORTION OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 'A', CANE BRAKE, AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF NEPTUNE ROAD; THENCE SOUTH 00°20'01" EAST, A DISTANCE OF 613.57 FEET; THENCE SOUTH 89°39'59" WEST, A DISTANCE OF 840.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51°40'53" EAST, A DISTANCE OF 85.75 FEET; THENCE SOUTH 05°10'05" EAST, A DISTANCE OF 151.81 FEET; THENCE SOUTH 36°48'55" EAST, A DISTANCE OF 74.98 FEET; THENCE SOUTH 02°49'44" EAST, A DISTANCE OF 257.33 FEET; THENCE SOUTH 03°00'10" WEST, A DISTANCE OF 326.80 FEET; THENCE SOUTH 70°46'48" WEST, A DISTANCE OF 83.95 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,885.00 FEET, A CENTRAL ANGLE OF 08°53'22" AND A CHORD DISTANCE OF 289.07 FEET WHICH BEARS NORTH 23°39'53" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 289.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 36°25'46" AND A CHORD DISTANCE OF 608.40 FEET WHICH BEARS NORTH 08°53'42" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 616.74 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN NORTH 85°44'17" EAST, A DISTANCE OF 178.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 197,165 SQUARE FEET OR 4.526 ACRES, MORE OR LESS.

THIS IS A SKETCH AND DESCRIPTION  
AND IS NOT A SURVEY, AS SUCH.

SHEET 3 OF 7  
SEE SHEETS 4, 5 AND 6 OF 7 FOR SKETCH  
SEE SHEET 7 OF 7 FOR TABLES

SKETCH OF DESCRIPTION  
OF  
KINDRED TOHO PRESERVE CDD  
(COMMUNITY DEVELOPMENT DISTRICT) AREA  
SECTION 36-25-29 & SECTION 31-25-30  
OSCEOLA COUNTY, FLORIDA



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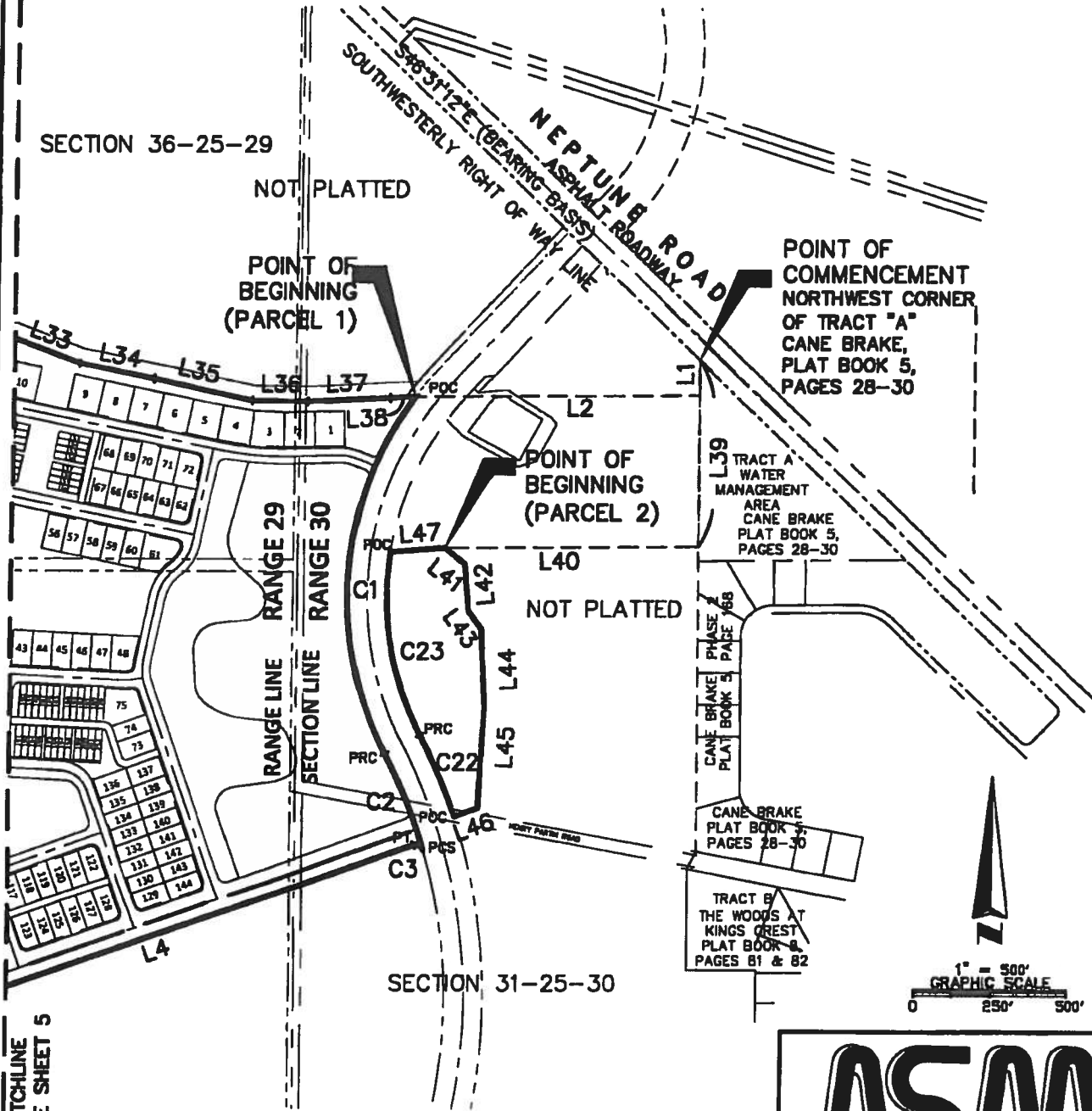
CERTIFICATION OF AUTHORIZATION NUMBER LP#0383  
3101 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32803  
(407) 428-7878  
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DATE: 07-28-2015  
SCALE: N/A  
APPROVED BY: DRH  
DRAWN BY: GHF  
JOB NO. 8030202 CDD SDD.dwg

REVISED:  
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\_\_\_\_\_  
\_\_\_\_\_

# SKETCH OF DESCRIPTION:

KINDRED TOHO PRESERVE CDD  
 (COMMUNITY DEVELOPMENT DISTRICT) AREA  
 SECTION 36-25-29 & SECTION 31-25-30  
 OSCEOLA COUNTY, FLORIDA



MATCHLINE  
SEE SHEET 5

SHEET 4 OF 7  
SEE SHEETS 1, 2 AND 3 OF 7 FOR DESCRIPTION  
SEE SHEET 7 OF 7 FOR TABLES

**LEGEND:**

- POC POINT ON CURVE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCS POINT OF CURVATURE STATIONING

DATE: 07-28-2015  
 SCALE: 1" = 500'  
 APPROVED BY: DRH  
 DRAWN BY: GHF  
 JOB NO. 5030202 CDD SOD.dwg

REVISED:  
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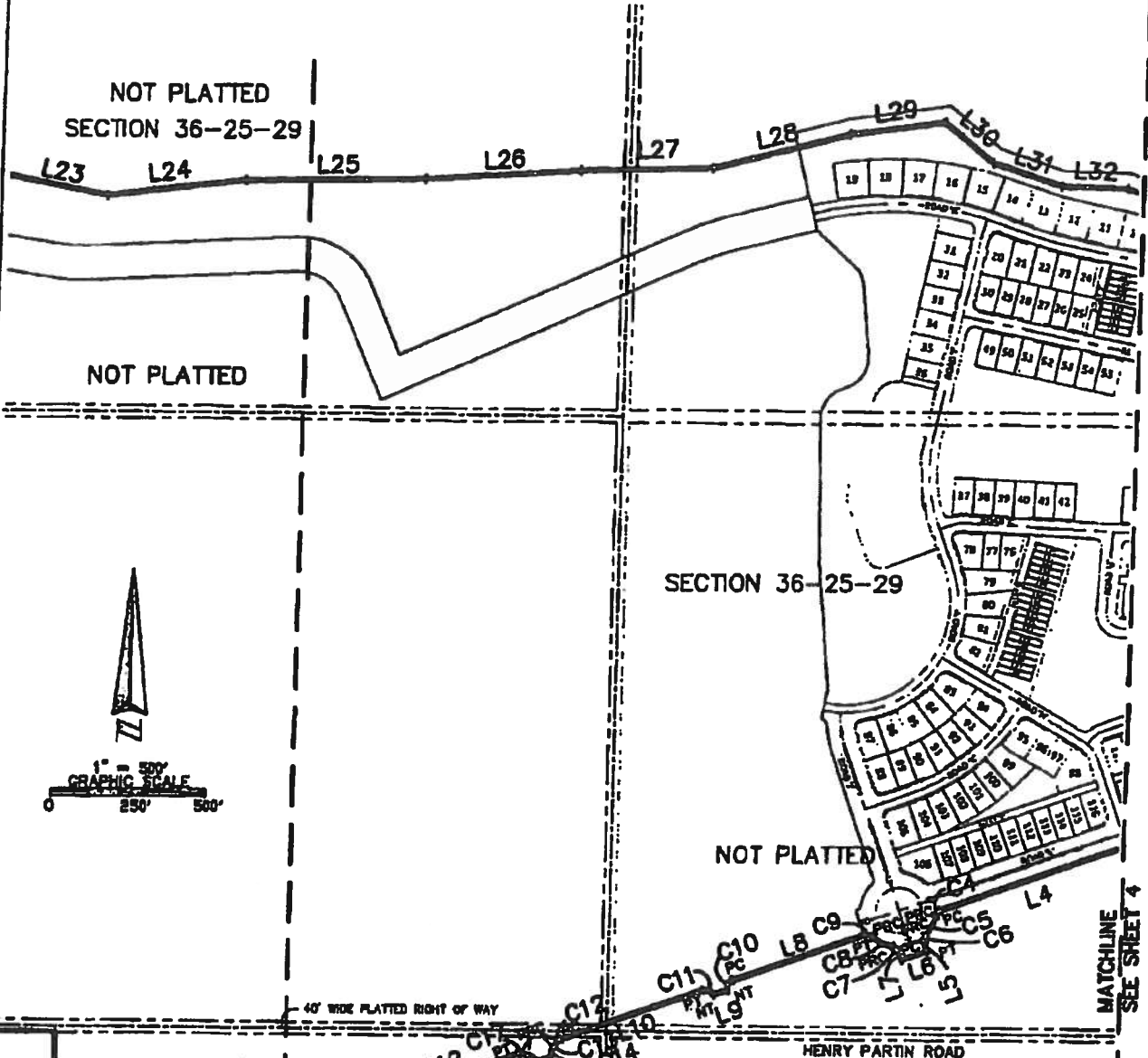
# ASM

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& MAPPING INC.

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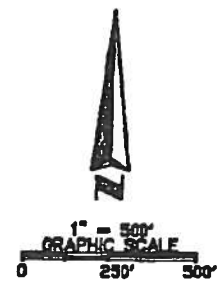
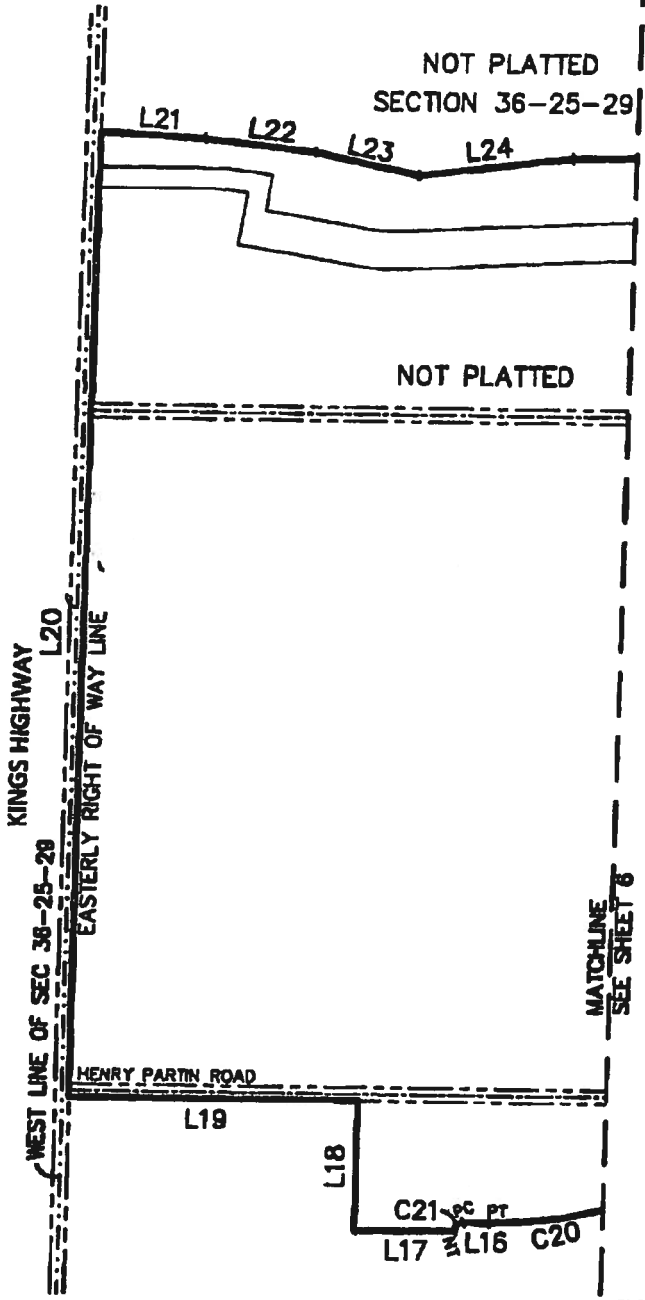
# SKETCH OF DESCRIPTION:

KINDRED TOHO PRESERVE CDD  
 (COMMUNITY DEVELOPMENT DISTRICT) AREA  
 SECTION 36-25-29 & SECTION 31-25-30  
 OSCEOLA COUNTY, FLORIDA



# SKETCH OF DESCRIPTION:

KINDRED TOHO PRESERVE CDD  
 (COMMUNITY DEVELOPMENT DISTRICT) AREA  
 SECTION 36-25-29 & SECTION 31-25-30  
 OSCEOLA COUNTY, FLORIDA



**LEGEND:**  
 POC POINT ON CURVE  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 PRC POINT OF REVERSE CURVATURE

SEE SHEETS 1, 2 AND 3 OF 7 FOR DESCRIPTION  
 SEE SHEET 7 OF 7 FOR TABLES

|                             |          |
|-----------------------------|----------|
| DATE: 07-28-2015            | REVISED: |
| SCALE: 1" = 500'            |          |
| APPROVED BY: DRH            |          |
| DRAWN BY: GHF               |          |
| JOB NO. 5030202 CDD 500.dwg |          |

**ASM**  
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# TABLES

KINDRED TOHO PRESERVE CDD  
 (COMMUNITY DEVELOPMENT DISTRICT) AREA  
 SECTION 36-25-29 & SECTION 31-25-30  
 OSCEOLA COUNTY, FLORIDA

| Line Table |                       |          |
|------------|-----------------------|----------|
| Line #     | Direction             | Length   |
| L1         | S00°20'01"E           | 114.86'  |
| L2         | S89°39'59"W           | 941.48'  |
| L3         | INTENTIONALLY OMITTED |          |
| L4         | S70°30'31"W           | 1977.92' |
| L5         | S19°29'29"E           | 31.71'   |
| L6         | S70°30'31"W           | 88.00'   |
| L7         | N19°29'29"W           | 31.71'   |
| L8         | S70°30'31"W           | 447.47'  |
| L9         | S70°30'31"W           | 50.00'   |
| L10        | S70°30'31"W           | 488.15'  |
| L11        | S70°31'41"W           | 50.00'   |
| L12        | S70°30'31"W           | 494.40'  |
| L13        | S70°30'31"W           | 50.00'   |
| L14        | N19°29'29"W           | 13.00'   |
| L15        | S70°30'31"W           | 98.04'   |
| L16        | S89°58'27"W           | 76.83'   |
| L17        | S89°58'27"W           | 295.00'  |
| L18        | N00°01'33"W           | 383.85'  |
| L19        | N89°48'53"W           | 844.84'  |
| L20        | N00°01'33"W           | 2801.38' |
| L21        | S87°04'02"E           | 308.98'  |
| L22        | S83°25'29"E           | 321.31'  |
| L23        | S78°24'57"E           | 314.81'  |
| L24        | N83°23'24"E           | 452.00'  |
| L25        | N89°17'36"E           | 578.46'  |
| L26        | N86°33'57"E           | 503.39'  |
| L27        | N88°33'30"E           | 429.72'  |
| L28        | N75°52'06"E           | 452.88'  |
| L29        | N82°18'40"E           | 303.76'  |
| L30        | S50°38'29"E           | 205.43'  |
| L31        | S71°28'08"E           | 233.80'  |
| L32        | S88°28'55"E           | 209.30'  |
| L33        | S89°39'58"E           | 230.21'  |
| L34        | S78°27'38"E           | 251.50'  |
| L35        | S77°24'55"E           | 328.30'  |
| L36        | S89°00'27"E           | 183.59'  |
| L37        | N87°23'10"E           | 272.41'  |
| L38        | N86°28'40"E           | 82.80'   |
| L39        | S00°20'01"E           | 613.57'  |
| L40        | S89°39'59"W           | 840.12'  |

| Line Table |             |         |
|------------|-------------|---------|
| Line #     | Direction   | Length  |
| L41        | S51°40'53"E | 85.75'  |
| L42        | S05°10'05"E | 151.81' |
| L43        | S38°46'55"E | 74.98'  |
| L44        | S02°49'44"E | 257.33' |
| L45        | S03°00'10"W | 328.80' |
| L46        | S70°48'48"W | 83.95'  |
| L47        | N85°44'17"E | 178.57' |

| Curve Table |          |          |           |               |          |
|-------------|----------|----------|-----------|---------------|----------|
| Curve #     | Length   | Radius   | Delta     | Chord Bearing | Chord    |
| C1          | 1237.48' | 1100.00' | 64°27'24" | S04°07'07"W   | 1173.25' |
| C2          | 339.49'  | 1735.00' | 11°12'40" | S22°30'14"E   | 338.95'  |
| C3          | 40.40'   | 25.00'   | 92°35'35" | N63°11'41"W   | 36.15'   |
| C4          | 26.87'   | 25.00'   | 61°35'04" | S39°42'59"W   | 25.60'   |
| C5          | 69.47'   | 120.00'  | 33°10'08" | S25°30'31"W   | 68.50'   |
| C6          | 26.87'   | 25.00'   | 61°35'04" | S11°18'04"W   | 25.60'   |
| C7          | 26.87'   | 25.00'   | 61°35'04" | N50°17'01"W   | 25.60'   |
| C8          | 69.47'   | 120.00'  | 33°10'08" | N64°29'29"W   | 68.50'   |
| C9          | 26.87'   | 25.00'   | 61°35'04" | N78°41'56"W   | 25.60'   |
| C10         | 39.27'   | 25.00'   | 90°00'00" | S25°30'31"W   | 35.36'   |
| C11         | 39.27'   | 25.00'   | 90°00'00" | N64°29'29"W   | 35.36'   |
| C12         | 20.23'   | 25.00'   | 46°22'12" | S47°19'26"W   | 19.89'   |
| C13         | 21.44'   | 75.00'   | 16°22'48" | N32°19'43"E   | 21.37'   |
| C14         | 26.18'   | 25.00'   | 60°00'35" | S10°30'49"W   | 25.00'   |
| C15         | 26.18'   | 25.00'   | 59°59'25" | N49°29'11"W   | 25.00'   |
| C16         | 21.42'   | 75.00'   | 16°21'37" | N71°18'05"W   | 21.34'   |
| C17         | 20.23'   | 25.00'   | 46°22'12" | N88°18'23"W   | 19.89'   |
| C18         | 39.27'   | 25.00'   | 90°00'00" | S25°30'31"W   | 35.36'   |
| C19         | 39.27'   | 25.00'   | 90°00'00" | N64°29'29"W   | 35.36'   |
| C20         | 452.19'  | 1331.00' | 19°27'55" | S80°14'29"W   | 450.01'  |
| C21         | 39.27'   | 25.00'   | 90°00'00" | S44°58'27"W   | 35.36'   |
| C22         | 289.36'  | 1885.00' | 8°53'22"  | N23°39'53"W   | 289.07'  |
| C23         | 618.74'  | 970.00'  | 38°25'48" | N09°53'42"W   | 606.40'  |

SHEET 7 OF 7  
 SEE SHEETS 1, 2 AND 3 OF 7 FOR DESCRIPTION  
 SEE SHEETS 4, 5 AND 6 OF 7 FOR SKETCH

|                             |          |
|-----------------------------|----------|
| DATE: 07-28-2015            | REVISED: |
| SCALE: N/A                  |          |
| APPROVED BY: DRH            |          |
| DRAWN BY: GHF               |          |
| JOB NO. 5030202 CDD SOD.dwg |          |



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