PROPOSED ORDINANCE NO. 26-15

ORDINANCE NO. # 3139

AN ORDINANCE OF THE CITY COMMISSION OF KISSIMMEE, FLORIDA, ESTABLISHING THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT LOCATED IN THE CITY OF KISSIMMEE AND CONTAINING APPROXIMATELY 451 ACRES; PROVIDING FOR THE AUTHORITY OF THE ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD OF SUPERVISORS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pulte Home Company, LLC, a Michigan limited liability company, has petitioned the City Commission ("Commission") of Kissimmee, Florida, a political subdivision of the State of Florida, to establish the HILLIARD ISLE COMMUNITY DEVELOPMENT DISTRICT ("District"); and

WHEREAS, the Commission, after proper published notice has conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e) Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.

2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the local comprehensive plan of Kissimmee, known as the City of Kissimmee 2040 Comprehensive Plan, or the State Comprehensive Plan.

3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

4. The District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.

5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

6. The area that will be served by the District is amenable to separate special-district

government.

WHEREAS, it is the policy of the State of Florida, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, Florida Statutes, and that the district so established does not have any zoning or permitting powers governing development; and

WHEREAS, Section 190.004(3), Florida Statutes, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

BE IT ORDAINED BY THE CITY COMMISSION OF KISSIMMEE, FLORIDA:

SECTION ONE: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing municipal ordinances.

SECTION TWO: ESTABLISHMENT OF THE DISTRICT

The District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

SECTION THREE: SUFFICIENTLY CONTIGUOUS LANDS

The petition identified sufficiently contiguous lands located outside of the initial boundaries of the District, which are described in Exhibit B hereto ("Future Expansion Parcels"). Pursuant to Section 190.046(1)(h) Florida Statutes, within ten (10) years of the effective date of

this ordinance, the District may petition the City for an amendment to expand the boundaries of the District to include the Future Expansion Parcels.

SECTION FOUR: DESIGNATION OF INITIAL BOARD OF SUPERVISORS

The following five persons are herewith designated to be the initial members of the Board of Supervisors of the District:

1. Sean Bailey
   4901 Vineland Road
   Suite 500
   Orlando, Florida 32811

2. Mary Burns
   4901 Vineland Road
   Suite 500
   Orlando, Florida 32811

3. Dan Edwards
   1750 W. Broadway
   Suite 111
   Oviedo, Florida 32765

4. Serena Turke
   4901 Vineland Road
   Suite 500
   Orlando, Florida 32811

5. Richard Jerman
   1750 W. Broadway
   Suite 111
   Oviedo, Florida 32765

SECTION FIVE: DISTRICT NAME

The community development district herein established shall henceforth be known as the "Hilliard Isle Community Development District."

SECTION SIX: STATUTORY PROVISIONS GOVERNING THE DISTRICT

The District shall be governed by the provisions of Chapter 190, Florida Statutes, and all other applicable general and local law.

SECTION SEVEN: CONSENT TO SPECIAL POWERS

Upon the effective date of this Ordinance, the District will be duly and legally authorized to exist and exercise all of its powers as set forth in Chapter 190, Florida Statutes, and as otherwise provided by law.

The Commission hereby consents to the exercise by the District of special powers set forth in Section 190.012(2)(a) and 190.012(2)(d), Florida Statutes, to plan, establish, acquire, construct

or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as well as facilities for security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

SECTION EIGHT: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other ordinance of Kissimmee or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION NINE: INCLUSION IN CODE OF LAWS AND ORDINANCES

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Kissimmee, Florida. The sections of the Ordinances may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article" or any other appropriate word.

SECTION TEN: EFFECTIVE DATE

This Ordinance shall become effective immediately upon passage.

BE IT ORDAINED, by the City Commission of the City of Kissimmee on this **16th** day of **June** 2026.

Jackie Espinosa

Jackie Espinosa, Mayor-Commissioner

ATTEST:

Tameara Crespo

City Clerk

Exhibit A
Legal Description of Boundaries of District

SKETCH OF DESCRIPTION

DESCRIPTION:

-SEE SHEET 2 FOR DESCRIPTION
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE

That part of Sections 8, 9 and 16, Township 25 South, Range 30 East, Osceola County, Florida, described as follows:

BEGIN at the Northeast corner of said Section 8; thence S89°51'46"W along the North line of the Northeast 1/4 of said Section 8, a distance of 1293.08 feet to the East Right of Way line of Simpson Road (County Road 530), formerly known as Boggy Creek Road (State Road 530) per Order of Taking, SR Parcel 1098 as recorded in Official Records Book 6341, Page 2263 and Official Records Book 6344, Page 154 of the Public Records of Osceola County, Florida; thence departing said North line, run along said East Right of Way line the following two (2) courses and distances: 1) S00°52'59"W, 206.23 feet to the point of curvature of a curve concave Westerly having a radius of 878.52 feet, a chord bearing of S02°55'13"W, and a chord distance of 62.47 feet; 2) Southerly along the arc of said curve through a central angle of 04°04'29" for a distance of 62.48 feet to a non-tangent line; thence departing said East Right of Way line, S50°08'42"E, 426.24 feet; thence S35°49'02"E, 887.10 feet; thence S59°23'26"E, 198.71 feet; thence S12°29'55"E, 51.47 feet; thence N59°29'41"W, 69.33 feet to the point of curvature of a curve concave Southerly having a radius of 55.00 feet, a chord bearing of S74°55'34"W, and a chord distance of 78.56 feet; thence Westerly along the arc of said curve through a central angle of 91°09'30" for a distance of 87.51 feet to the point of tangency; thence S29°20'49"W, 180.14 feet to the point of curvature of a curve concave Easterly having a radius of 70.00 feet, a chord bearing of S14°40'24"W, and a chord distance of 35.46 feet; thence Southerly along the arc of said curve through a central angle of 29°20'48" for a distance of 35.85 feet to the point of tangency; thence S00°00'00"W, 113.43 feet to the point of curvature of a curve concave Northeasterly having a radius of 55.00 feet, a chord bearing of S38°49'34"E, and a chord distance of 68.97 feet; thence Southeasterly along the arc of said curve through a central angle of 77°39'09" for a distance of 74.54 feet to the point of compound curvature of a curve concave Northerly having a radius of 240.00 feet, a chord bearing of S83°49'34"E, and a chord distance of 51.62 feet; thence Easterly along the arc of said curve through a central angle of 12°20'51" for a distance of 51.72 feet to the point of tangency; thence S90°00'00"E, 126.07 feet; thence N45°00'00"E, 61.34 feet; thence S00°00'00"E, 159.25 feet; thence N45°00'00"W, 61.34 feet; thence N90°00'00"W, 49.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 55.00 feet, a chord bearing of S45°00'00"W, and a chord distance of 77.78 feet; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 86.39 feet to the point of tangency; thence S00°00'00"E, 85.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 250.00 feet, a chord bearing of S37°10'20"W, and a chord distance of 302.11 feet; thence Southwesterly along the arc of said curve through a central angle of 74°20'41" for a distance of 324.39 feet to the point of tangency; thence S74°20'41"W, 105.90 feet to the point of curvature of a curve concave Northerly having a radius of 55.00 feet, a chord bearing of N89°16'57"W, and a chord distance of 31.01 feet; thence Westerly along the arc of said curve through a central angle of 32°44'44" for a distance of 31.43 feet to the point of tangency; thence N72°54'36"W, 195.86 feet to the point of curvature of a curve concave Southeasterly having a radius of 70.00 feet, a chord bearing of S49°25'01"W, and a chord distance of 118.30 feet; thence Southwesterly along the arc of said curve through a central angle of 115°20'47" for a distance of 140.92 feet to the point of tangency; thence S08°15'23"E, 135.98 feet; thence S44°40'02"E, 47.57 feet; thence N89°40'02"W, 130.50 feet to the point of curvature of a curve concave Southerly having a radius of 622.00 feet, a chord bearing of S88°47'49"W, and a chord distance of 33.34 feet; thence Westerly along the arc of said curve through a central angle of 03°04'17" for a distance of 33.34 feet to a non-tangent line; thence N37°11'43"E, 52.27 feet; thence N07°48'17"W, 72.39 feet to the point of curvature of a curve concave Southwesterly having a radius of 70.00 feet, a chord bearing of N34°13'44"W, and a chord distance of 62.30 feet; thence Northwesterly along the arc of said curve through a central angle of 52°50'54" for a distance of 64.57 feet to the point of tangency; thence N60°39'11"W, 191.94 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet, a chord bearing of N86°41'49"W, and a chord distance of 87.81 feet; thence Westerly along the arc of said curve through a central angle of 52°05'16" for a distance of 90.91 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet, a chord bearing of S80°57'12"W, and a chord distance of 47.35 feet; thence Westerly along the arc of said curve through a central angle of 27°23'19" for a distance of 47.80 feet to the point of tangency; thence N85°21'09"W, 194.06 feet to the point of curvature of a curve concave Southeasterly having a radius of 70.00 feet, a chord bearing of S62°00'25"W, and a chord distance of 75.51 feet; thence Southwesterly along the arc of said curve through a central angle of 65°16'52" for a distance of 79.76 feet to the point of tangency; thence S29°21'59"W, 94.33 feet; thence S03°00'00"E, 49.09 feet;

(CONTINUED ON SHEET 2)

NOTES

1. This is not a survey.
2. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00, deriving a bearing of S89°51'46"W along the North line of the Northeast 1/4 of Section 8, Township 25 south, Range 30 East, having a scale factor of 0.99995365 (U.S. Survey Foot).
3. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

L1	LINE NUMBER
C1	CURVE NUMBER
SEC 8-25-30	SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST
FKA	FORMERLY KNOWN AS
NT	NON-TANGENT
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
S.R.	STATE ROAD
CR	COUNTY ROAD
(R)	RADIAL
LF	LINEAR FEET

PREPARED FOR:

PULTE HOME COMPANY, LLC.

HILLIARD ISLE – CDD BOUNDARY

DATE	BY	DESCRIPTION
12/17/25	CAA	UPDATED BOUNDARY
12/12/25	CAA	UPDATED BOUNDARY

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

James LeViner

Digitally signed by James LeViner
DN: CN=James LeViner
Reason: I am approving this document
Date: 2025.12.17 13:43:59-05'00'

JAMES D. LEVINER *December 17, 2025*
Florida Registered Surveyor and Mapper
Certificate No. 6915
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: JDL	CHECKED BY: JDL	JOB NO. 24596.001	SCALE N/A	SHEET 1 OF 9
DATE: 04/2025				

Printed: Wed 17-Dec-2025 – 11:53AM
F:\Proj2021\21667\Sdwg\NAVD88\sod\21-132(S7) Hilliard Isle CDD Parcel.dwg
F:\Proj2021\...\Legals\SL17947desc.docx
CS# 21-132(S7)

SKETCH OF DESCRIPTION

(CONTINUED FROM SHEET 1)

-SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE

thence N30°37'00"W, 8.14 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet, a chord bearing of N45°37'00"W, and a chord distance of 25.88 feet; thence Northwesterly along the arc of said curve through a central angle of 30°00'00" for a distance of 26.18 feet to the point of tangency; thence N60°37'00"W, 515.88 feet; thence N15°37'01"W, 35.35 feet to a point on the aforesaid East Right of Way line of Simpson Road; thence S29°23'00"W along said East Right of Way line, 167.99 feet; thence departing said East Right of Way line, N74°22'59"E, 35.35 feet; thence S60°37'00"E, 499.64 feet; thence S29°23'00"W, 108.36 feet; thence S00°19'58"W, 188.09 feet to a point on the South line of the Northeast 1/4 of the aforesaid Section 8; thence S89°40'02"E along said South line, 1800.23 feet to the Southeast corner of said Northeast 1/4 of Section 8; thence departing said South line, S00°28'52"W along the West line of the Southwest 1/4 of the aforesaid Section 9, 1363.79 feet; thence departing said West line, N90°00'00"E, 156.45 feet; thence S00°00'00"E, 36.76 feet; thence N90°00'00"E, 60.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 192.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 35.36 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a radial line; thence N90°00'00"E, 60.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 208.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 35.36 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a radial line; thence N90°00'00"E, 70.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 114.49 feet to the point of curvature of a curve concave Northerly having a radius of 360.00 feet, a chord bearing of N80°33'30"E, and a chord distance of 118.11 feet; thence Easterly along the arc of said curve through a central angle of 18°53'00" for a distance of 118.65 feet to a non-tangent line; thence S00°00'00"E, 437.33 feet; thence S10°27'30"E, 43.89 feet; thence S19°33'01"E, 141.00 feet; thence S01°50'37"E, 308.94 feet; thence S21°32'43"W, 141.00 feet; thence S15°20'38"W, 38.72 feet; thence S00°03'08"W, 619.67 feet; thence N80°23'14"E, 379.52 feet; thence S09°36'46"E, 160.00 feet; thence S80°23'14"W, 188.06 feet; thence S00°00'00"E, 634.21 feet; thence S30°52'34"E, 1399.40 feet; thence N48°15'11"E, 128.20 feet; thence N54°19'58"W, 177.08 feet; thence N37°49'57"E, 49.01 feet; thence N33°13'45"E, 1.79 feet; thence N58°46'44"E, 19.83 feet; thence S82°32'42"E, 78.35 feet; thence S86°06'14"E, 89.73 feet; thence N85°27'07"E, 67.47 feet; thence N73°11'56"E, 38.88 feet; thence N56°00'29"E, 95.36 feet; thence N44°14'29"E, 119.55 feet; thence N21°20'32"E, 103.91 feet; thence N19°38'22"E, 67.17 feet; thence N71°06'37"E, 69.50 feet; thence N61°48'44"E, 54.34 feet; thence N42°50'59"E, 216.41 feet; thence N28°09'35"E, 80.51 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet, a chord bearing of N14°20'30"W, and a chord distance of 33.78 feet; thence Northerly along the arc of said curve through a central angle of 85°00'11" for a distance of 37.09 feet to a non-tangent line; thence N43°44'38"E, 326.94 feet; thence N46°29'48"W, 188.87 feet; thence N00°00'00"E, 1163.43 feet; thence N90°00'00"E, 133.57 feet; thence N00°00'00"E, 629.00 feet; thence N90°00'00"E, 73.00 feet; thence N00°00'00"E, 481.00 feet; thence N90°00'00"E, 140.00 feet; thence S00°00'00"E, 15.00 feet; thence N90°00'00"E, 26.00 feet; thence N00°00'00"E, 15.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 21.21 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 23.56 feet to the point of tangency; thence N90°00'00"E, 335.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 21.21 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 23.56 feet to the point of tangency; thence S00°00'00"E, 15.00 feet; thence N90°00'00"E, 26.00 feet; thence N00°00'00"E, 156.00 feet; thence N90°00'00"E, 75.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 35.36 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a radial line; thence N90°00'00"E, 67.00 feet; thence S00°00'00"E, 197.79 feet; thence N90°00'00"E, 179.13 feet; thence N51°10'08"E, 1088.54 feet to a point on the shoreline of East Lake Tohopekaliga and Reference Point "A"; thence Northwesterly along said shoreline 4000 feet, more or less to Reference Point "B" also being a point on the North line of the Southeast 1/4 of the aforesaid Section 9, lying N61°07'43"W, 1800.62 feet from Reference Point "A and lying N88°48'03"W, 396.41 feet from Reference Point "C" being the intersection of the North line of the Southeast 1/4 of said Section 9 and the lake meander line, as shown on the Original General Land Office Survey for State of Florida, Township 25 South, Range 30 East, dated 1848; thence continue Northerly along aforesaid shoreline, 1200 feet, more or less to Reference Point "D", a point on said lake meander line lying N32°46'20"W, 636.36 feet from said Reference Point "C"; thence departing said meander line, continue Northerly along said shoreline 830 feet, more or less, to Reference Point "E" being a point on the aforesaid meander line, lying N32°46'20"W, 307.69 feet from said Reference Point "D"; thence departing said meander line, continue Northerly along said shoreline, 930 feet, more or less to a point lying on the North line Government Lot 2; thence departing said shoreline run N89°07'31"W along said North line, 589 feet, more or less to a point lying on aforesaid lake meander line and lying N32°46'20"W, 692.55 feet from aforesaid Reference Point "E"; thence departing said North line, run N32°46'20"W along said meander line 1636.60 feet to the intersection of the aforesaid lake meander line and the North line of the Northwest 1/4 of aforesaid Section 9; thence run S89°59'13"W along said North line, 1055.95 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD83 (2011), epoch 2010.00; the reciprocal grid factor is 1.00004635.

Containing 451 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

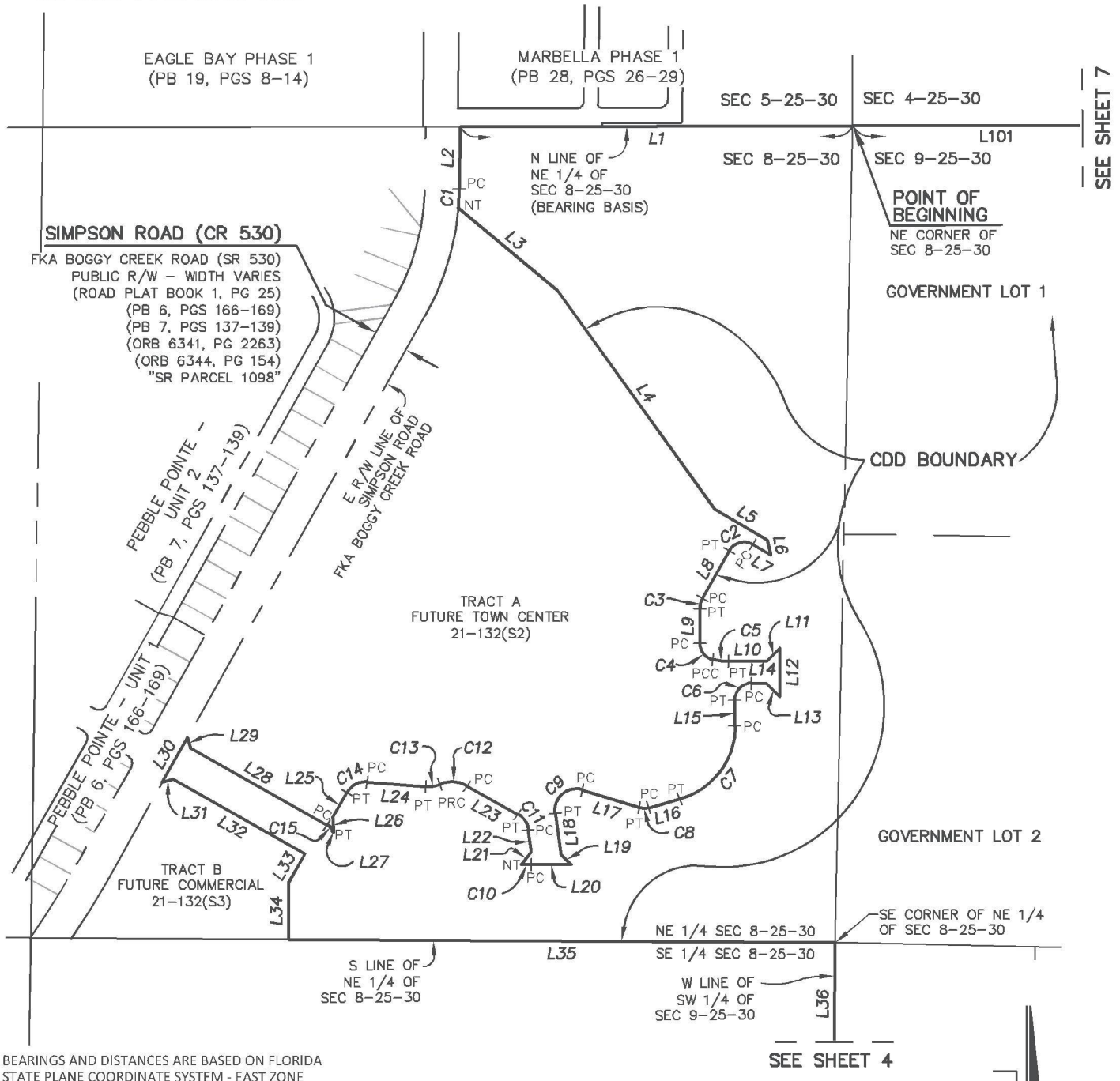
DRAWN BY: JDL		JOB NO.	SCALE	SHEET 2
DATE: 04/2025	CHECKED BY: JDL	24596.001	N/A	OF 9

SKETCH OF DESCRIPTION

-SEE SHEETS 1 & 2 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE

500' 0 500'

Scale: 1" = 500'



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
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DRAWN BY: JDL		JOB NO.	SCALE	SHEET 3
DATE: 04/2025	CHECKED BY: JDL	24596.001	1"=500'	OF 9

1"= 500'

N

SKETCH OF DESCRIPTION

-SEE SHEETS 1 & 2 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE

500' 0 500'

Scale: 1" = 500'

1" = 500'

N

SEE SHEET 3

NE 1/4 SEC 8-25-30
SE 1/4 SEC 8-25-30
L35
SE CORNER OF NE 1/4 OF SEC 8-25-30
S LINE OF NE 1/4 OF SEC 8-25-30
L36
W 1/2, NW 1/4, SW 1/4 SEC 9-25-30
E 1/2, NW 1/4, SW 1/4 SEC 9-25-30
NE 1/4, SW 1/4 SEC 9-25-30
W LINE OF SW 1/4 OF SEC 9-25-30
(R) C16 PT C17 PC PT (R) C18 PC PT (R) C20 C21 NT
L37 L39 NT L40 NT NT L42 L38 (R) L41 C19 NT L44 PC L43 (R)
CDD BOUNDARY
L45
L46
L47
L48
L49
L50
SW 1/4, SW 1/4 SEC 9-25-30
SE 1/4, SW 1/4 SEC 9-25-30
SEC 8-25-30 SEC 9-25-30
SEC 17-25-30 SEC 16-25-30
L51
L52
L53
L54
L55
W 1/2, NW 1/4 SEC 16-25-30
NE 1/4, NW 1/4 SEC 16-25-30

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

SEE SHEET 5

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

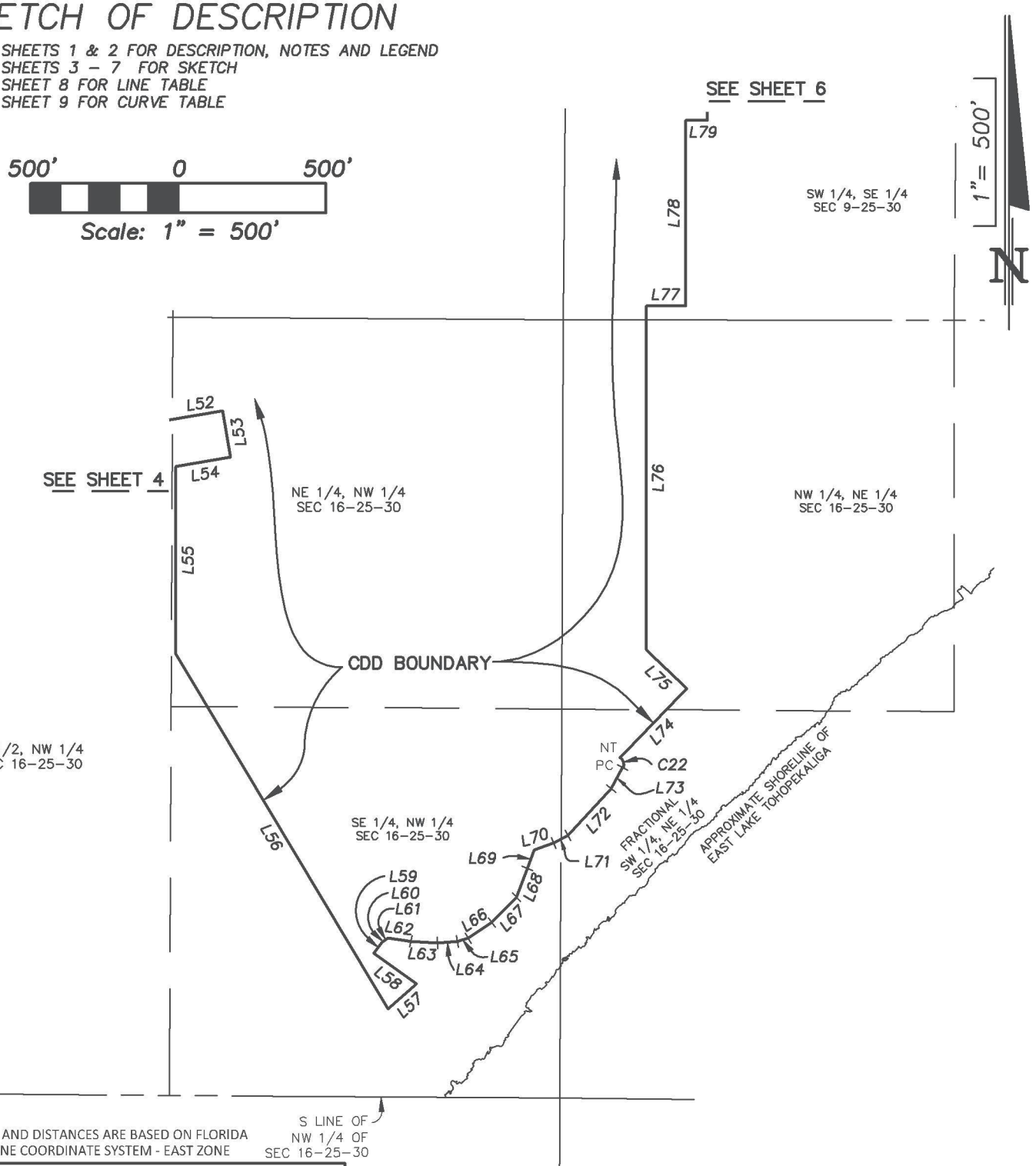
DRAWN BY: JDL		JOB NO.	SCALE	SHEET 4
DATE: 04/2025	CHECKED BY: JDL	24596.001	1"=500'	OF 9

Printed: Wed 17-Dec-2025 – 11:53AM
F:\Proj2021\21667\Sdwg\NAVD88\sod\21-132(S7) Hilliard Isle CDD Parcel.dwg

CS# 21-132(S7)

SKETCH OF DESCRIPTION

-SEE SHEETS 1 & 2 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 5
DATE: 04/2025	CHECKED BY: JDL	24596.001	1"=500'	OF 9

Printed: Wed 17-Dec-2025 – 11:53AM
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CS# 21-132(S7)

SKETCH OF DESCRIPTION

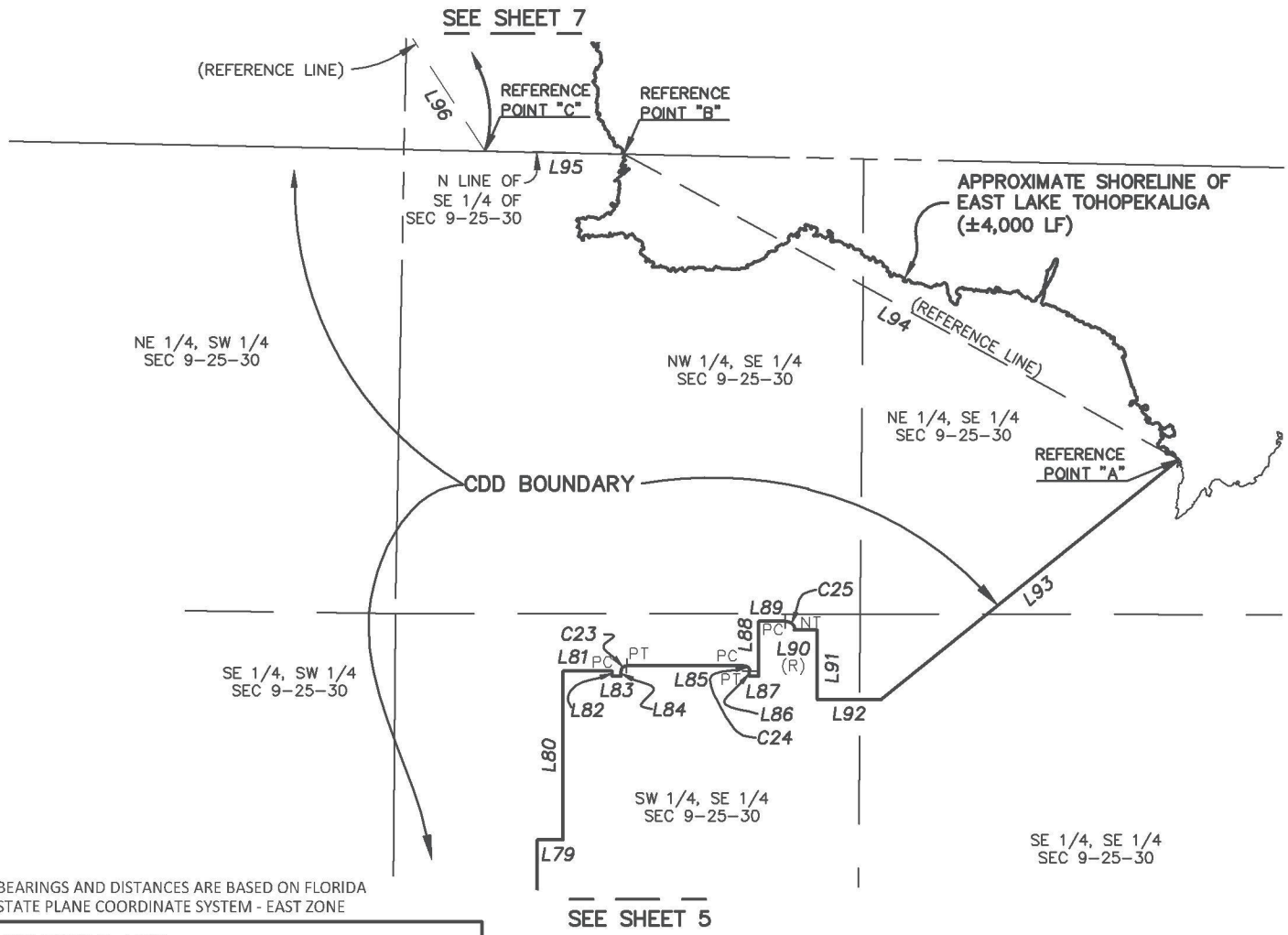
-SEE SHEETS 1 & 2 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE

500' 0 500'

Scale: 1" = 500'

1"= 500'

N



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

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PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

DONALD W. McINTOSH ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 6
DATE: 04/2025	CHECKED BY: JDL	24596.001	1"=500'	OF 9

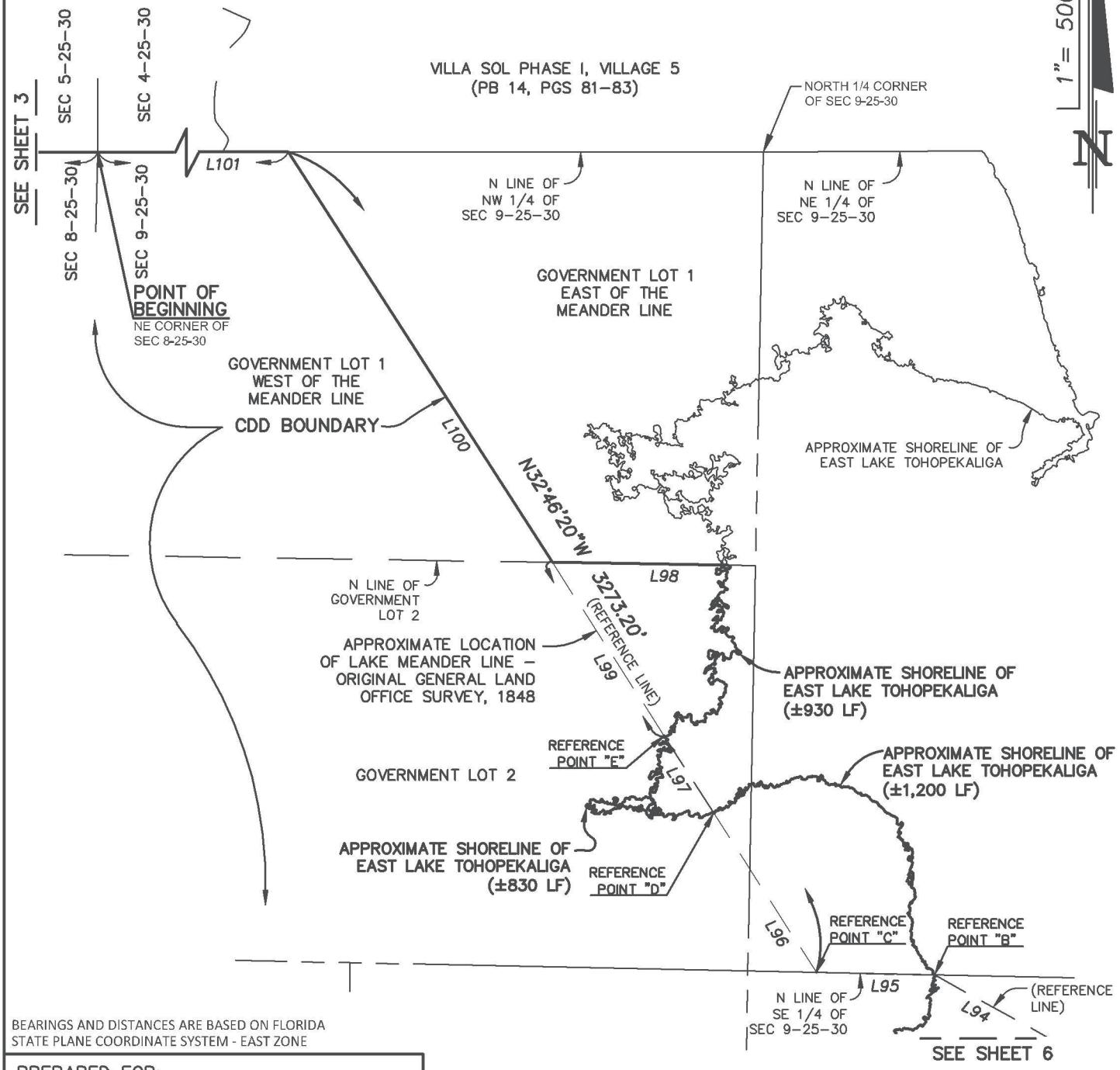
SKETCH OF DESCRIPTION

-SEE SHEETS 1 & 2 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE
-SEE SHEET 9 FOR CURVE TABLE

500' 0 500'

Scale: 1" = 500'

1" = 500'



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

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PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

DONALD W. McINTOSH ASSOCIATES, INC.
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DRAWN BY: JDL		JOB NO.	SCALE	SHEET 7
DATE: 04/2025	CHECKED BY: JDL	24596.001	1"=500'	OF 9

SKETCH OF DESCRIPTION

-SEE SHEETS 1 & 2 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 9 FOR CURVE TABLE

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	S89°51'46"W	1293.08'	L27	N30°37'00"W	8.14'	L53	S09°36'46"E	160.00'	L79	N90°00'00"E	73.00'
L2	S00°52'59"W	206.23'	L28	N60°37'00"W	515.88'	L54	S80°23'14"W	188.06'	L80	N00°00'00"E	481.00'
L3	S50°08'42"E	426.24'	L29	N15°37'01"W	35.35'	L55	S00°00'00"E	634.21'	L81	N90°00'00"E	140.00'
L4	S35°49'02"E	887.10'	L30	S29°23'00"W	167.99'	L56	S30°52'34"E	1399.40'	L82	S00°00'00"E	15.00'
L5	S59°23'26"E	198.71'	L31	N74°22'59"E	35.35'	L57	N48°15'11"E	128.20'	L83	N90°00'00"E	26.00'
L6	S12°29'55"E	51.47'	L32	S60°37'00"E	499.64'	L58	N54°19'58"W	177.08'	L84	N00°00'00"E	15.00'
L7	N59°29'41"W	69.33'	L33	S29°23'00"W	108.36'	L59	N37°49'57"E	49.01'	L85	N90°00'00"E	335.00'
L8	S29°20'49"W	180.14'	L34	S00°19'58"W	188.09'	L60	N33°13'45"E	1.79'	L86	S00°00'00"E	15.00'
L9	S00°00'00"W	113.43'	L35	S89°40'02"E	1800.23'	L61	N58°46'44"E	19.83'	L87	N90°00'00"E	26.00'
L10	S90°00'00"E	126.07'	L36	S00°28'52"W	1363.79'	L62	S82°32'42"E	78.35'	L88	N00°00'00"E	156.00'
L11	N45°00'00"E	61.34'	L37	N90°00'00"E	156.45'	L63	S86°06'14"E	89.73'	L89	N90°00'00"E	75.00'
L12	S00°00'00"E	159.25'	L38	S00°00'00"E	36.76'	L64	N85°27'07"E	67.47'	L90	N90°00'00"E	67.00'
L13	N45°00'00"W	61.34'	L39	N90°00'00"E	60.00'	L65	N73°11'56"E	38.88'	L91	S00°00'00"E	197.79'
L14	N90°00'00"W	49.63'	L40	N90°00'00"E	192.50'	L66	N56°00'29"E	95.36'	L92	N90°00'00"E	179.13'
L15	S00°00'00"E	85.40'	L41	N90°00'00"E	60.00'	L67	N44°14'29"E	119.55'	L93	N51°10'08"E	1088.54'
L16	S74°20'41"W	105.90'	L42	N90°00'00"E	208.50'	L68	N21°20'32"E	103.91'	L94	N61°07'43"W	1800.62'
L17	N72°54'36"W	195.86'	L43	N90°00'00"E	70.00'	L69	N19°38'22"E	67.17'	L95	N88°48'03"W	396.41'
L18	S08°15'23"E	135.98'	L44	N90°00'00"E	114.49'	L70	N71°06'37"E	69.50'	L96	N32°46'20"W	636.36'
L19	S44°40'02"E	47.57'	L45	S00°00'00"E	437.33'	L71	N61°48'44"E	54.34'	L97	N32°46'20"W	307.69'
L20	N89°40'02"W	130.50'	L46	S10°27'30"E	43.89'	L72	N42°50'59"E	216.41'	L98	N89°07'31"W	±589'
L21	N37°11'43"E	52.27'	L47	S19°33'01"E	141.00'	L73	N28°09'35"E	80.51'	L99	N32°46'20"W	692.55'
L22	N07°48'17"W	72.39'	L48	S01°50'37"E	308.94'	L74	N43°44'38"E	326.94'	L100	N32°46'20"W	1636.60'
L23	N60°39'11"W	191.94'	L49	S21°32'43"W	141.00'	L75	N46°29'48"W	188.87'	L101	S89°59'13"W	1055.95'
L24	N85°21'09"W	194.06'	L50	S15°20'38"W	38.72'	L76	N00°00'00"E	1163.43'			
L25	S29°21'59"W	94.33'	L51	S00°03'08"W	619.67'	L77	N90°00'00"E	133.57'			
L26	S03°00'00"E	49.09'	L52	N80°23'14"E	379.52'	L78	N00°00'00"E	629.00'			

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 8
DATE: 04/2025	CHECKED BY: JDL	24596.001	N/A	OF 9

SKETCH OF DESCRIPTION

-SEE SHEETS 1 & 2 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 3 – 7 FOR SKETCH
-SEE SHEET 8 FOR LINE TABLE

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	878.52'	4°04'29"	62.48'	S02°55'13"W	62.47'
C2	55.00'	91°09'30"	87.51'	S74°55'34"W	78.56'
C3	70.00'	29°20'48"	35.85'	S14°40'24"W	35.46'
C4	55.00'	77°39'09"	74.54'	S38°49'34"E	68.97'
C5	240.00'	12°20'51"	51.72'	S83°49'34"E	51.62'
C6	55.00'	90°00'00"	86.39'	S45°00'00"W	77.78'
C7	250.00'	74°20'41"	324.39'	S37°10'20"W	302.11'
C8	55.00'	32°44'44"	31.43'	N89°16'57"W	31.01'
C9	70.00'	115°20'47"	140.92'	S49°25'01"W	118.30'
C10	622.00'	3°04'17"	33.34'	S88°47'49"W	33.34'
C11	70.00'	52°50'54"	64.57'	N34°13'44"W	62.30'
C12	100.00'	52°05'16"	90.91'	N86°41'49"W	87.81'
C13	100.00'	27°23'19"	47.80'	S80°57'12"W	47.35'
C14	70.00'	65°16'52"	79.76'	S62°00'25"W	75.51'
C15	50.00'	30°00'00"	26.18'	N45°37'00"W	25.88'
C16	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C17	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C18	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C19	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C20	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C21	360.00'	18°53'00"	118.65'	N80°33'30"E	118.11'
C22	25.00'	85°00'11"	37.09'	N14°20'30"W	33.78'
C23	15.00'	90°00'00"	23.56'	N45°00'00"E	21.21'
C24	15.00'	90°00'00"	23.56'	S45°00'00"E	21.21'
C25	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD BOUNDARY

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
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CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 9
DATE: 4/2025	CHECKED BY: JDL	24596.001	N/A	OF 9

Exhibit B
Description of Future Expansion Parcels

SKETCH OF DESCRIPTION

-SEE SHEET 2 FOR LEGAL DESCRIPTION
-SEE SHEET 3 FOR SKETCH
-SEE SHEET 4 FOR LINE AND CURVE TABLES

Description: (prepared by Donald W. McIntosh Associates Inc.)

That part of Sections 8, 9, 16 and 17, Township 25 South, Range 30 East, Osceola County, Florida, described as follows:

COMMENCE at the Northeast corner of said Section 8; thence S01°15'05"W along the East line of the Northeast 1/4 of said Section 8, 2692.18 feet to the Southeast corner of the Northeast 1/4 of said Section 8; thence departing said East line, S00°28'52"W along the West line of the Southwest 1/4 of said Section 9, 1363.79 feet to the POINT OF BEGINNING; thence departing said West line, N90°00'00"E, 156.45 feet; thence S00°00'00"E, 36.76 feet; thence N90°00'00"E, 60.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 192.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 35.36 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a radial line; thence N90°00'00"E, 60.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 208.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of S45°00'00"E, and a chord distance of 35.36 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to a radial line; thence N90°00'00"E, 70.00 feet to a radial curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N45°00'00"E, and a chord distance of 35.36 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"E, 114.49 feet to the point of curvature of a curve concave Northerly having a radius of 360.00 feet, a chord bearing of N80°33'30"E, and a chord distance of 118.11 feet; thence Easterly along the arc of said curve through a central angle of 18°53'00" for a distance of 118.65 feet to a non-tangent line; thence S00°00'00"E, 437.33 feet; thence S10°27'30"E, 43.89 feet; thence S19°33'01"E, 141.00 feet; thence S01°50'37"E, 308.94 feet; thence S21°32'43"W, 141.00 feet; thence S15°20'38"W, 38.72 feet; thence S00°03'08"W, 619.67 feet; thence N80°23'14"E, 379.52 feet; thence S09°36'46"E, 160.00 feet; thence S80°23'14"W, 188.06 feet; thence S00°00'00"E, 634.21 feet; thence S30°52'34"E, 1748.28 feet to the Northeast corner of KISSIMMEE BAY according to the plat thereof, as recorded in Plat Book 6, Pages 76 through 82 of the Public Records of Osceola County, Florida; thence N89°35'11"W along the South line of the Northwest 1/4 of the aforesaid Section 16, 919.30 feet to the Southeast corner of lands described in Right of way Deed, recorded in Official Records Book 202, Page 405 of said Public Records;

(CONTINUED ON SHEET 2)

NOTES

1. This is not a survey.
2. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00, deriving a bearing of S01°15'05"W along the East line of the Northeast 1/4 of Section 8, Township 25 South, Range 30 East, having a scale factor of 0.99995365 (U.S. Survey Foot).
3. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

L1	LINE NUMBER
C1	CURVE NUMBER
SEC 8-25-30	SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST
N/A	NOT APPLICABLE
NT	NON-TANGENT
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
(R)	RADIAL
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY

PREPARED FOR:

PULTE HOME COMPANY, LLC.

HILLIARD ISLE - CDD F1

DATE	BY	DESCRIPTION

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

James LeViner
Digitally signed by James LeViner
DN: CN=James LeViner
Date: 2025.05.13 11:46:08-04'00'

JAMES D. LEVINER May 13, 2025
Florida Registered Surveyor and Mapper
Certificate No. 6915
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 1
DATE: 5/2025	CHECKED BY: JDL	21667	N/A	OF 4

SKETCH OF DESCRIPTION

-SEE SHEET 1 FOR LEGAL DESCRIPTION
-SEE SHEET 3 FOR SKETCH
-SEE SHEET 4 FOR LINE AND CURVE TABLES

(CONTINUED FROM SHEET 1)

thence N00°15'05"E along the East line of said Right of Way Deed, 89.61 feet to the North corner of said Right of Way Deed and the point of a non-tangent curve concave Southeasterly having a radius of 1196.22 feet and a chord bearing of S27°00'55"W; thence departing said East line, run along the West line of said Right of Way Deed, Southwesterly along the arc of said curve through a central angle of 04°48'05" for a distance of 100.24 feet to a non-tangent line; thence departing said West line, N89°35'11"W along the aforesaid South line of the Northwest 1/4, 1276.75 feet to the Southwest corner of the Northwest 1/4 of said Section 16; thence departing said South line, N89°22'23"W along the South line of the Northeast 1/4 of said Section 17, 899.98 feet to the Southeast corner of Tract "A" TIERRA DEL SOL UNIT II - 2nd ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 141 of said Public Records; thence departing said South line, N00°14'56"E along the East line of Tract "A", 975.82 feet; thence departing said East line, S89°22'23"E along the Westerly prolongation of the South line of TIERRA DEL SOL UNIT II - 3rd ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 142 of said Public Records and the South line of said TIERRA DEL SOL UNIT II - 3rd ADDITION, 553.25 feet to the Southeast corner of said TIERRA DEL SOL UNIT II - 3rd ADDITION; thence departing said South line, N00°14'56"E along the East line of said TIERRA DEL SOL UNIT II - 3rd ADDITION, 1163.21 feet to the Northeast corner of said TIERRA DEL SOL UNIT II - 3rd ADDITION; thence departing said East line, N89°11'18"W along the North line of said TIERRA DEL SOL UNIT II - 3rd ADDITION and the North line of TIERRA DEL SOL UNIT II - 1st ADDITION, according to the plat thereof, as recorded in Plat Book 4, Page 83 of said Public Records, 1549.14 feet to the Southeast corner of Lot 6 of said TIERRA DEL SOL UNIT II - 1st ADDITION; thence departing said North line, N00°05'52"W along the East line of said Lot 6, 114.89 feet to the Northeast corner of said Lot 6; thence departing said East line, run along the Southerly boundary of, KENLEIGH OAKS according to the plat thereof, as recorded in Plat Book 8, Page 60 of said Public Records the following three (3) courses and distances: 1) S88°31'30"E, 60.02 feet; 2) S00°05'52"E, 32.98 feet; 3) S88°32'07"E, 1026.80 feet to the Southeast corner of said KENLEIGH OAKS; thence departing said Southerly boundary, S00°15'52"W along the West line of VEERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61, of said Public Records, 9.50 feet to the Southwest corner of said VEERASAMMY ESTATES; thence departing said West line, S89°11'18"E along the South line of said VEERASAMMY ESTATES, 809.76 feet to the Southeast corner of said VEERASAMMY ESTATES; thence departing said South line, N00°14'56"E along the East line of said VEERASAMMY ESTATES, 432.86 feet to the Northeast corner of said VEERASAMMY ESTATES and the Northwest corner of the aforesaid Section 16; thence departing said East line, N88°31'34"W along the North line of said VEERASAMMY ESTATES, 297.00 feet to the Southeast corner of GREENWOOD ESTATES SUBDIVISION II, according to the plat thereof, as recorded in Plat Book 4, Page 105, of said Public Records; thence departing said North line, N00°29'12"E along the East line of said GREENWOOD ESTATES SUBDIVISION II, 462.00 feet to the Northeast corner of said GREENWOOD ESTATES SUBDIVISION II; thence departing said East line, S88°31'34"E along the South line of VALENCIA WOODS, according to the plat thereof, as recorded in Plat Book 4, Page 72, of said Public Records, 111.50 feet to the Southeast corner of said VALENCIA WOODS; thence departing said South line, N00°29'12"E along the East line of said VALENCIA WOODS, 461.18 feet to the Northeast corner of said VALENCIA WOODS; thence departing said East line, N89°56'36"E, 185.39 feet to a point on the aforesaid West line of the Southwest 1/4 of said Section 9; thence N00°28'52"E along said West line, 388.17 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD83 (2011), epoch 2010.00; the reciprocal grid factor is 1.00004635.

Containing 166.544 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

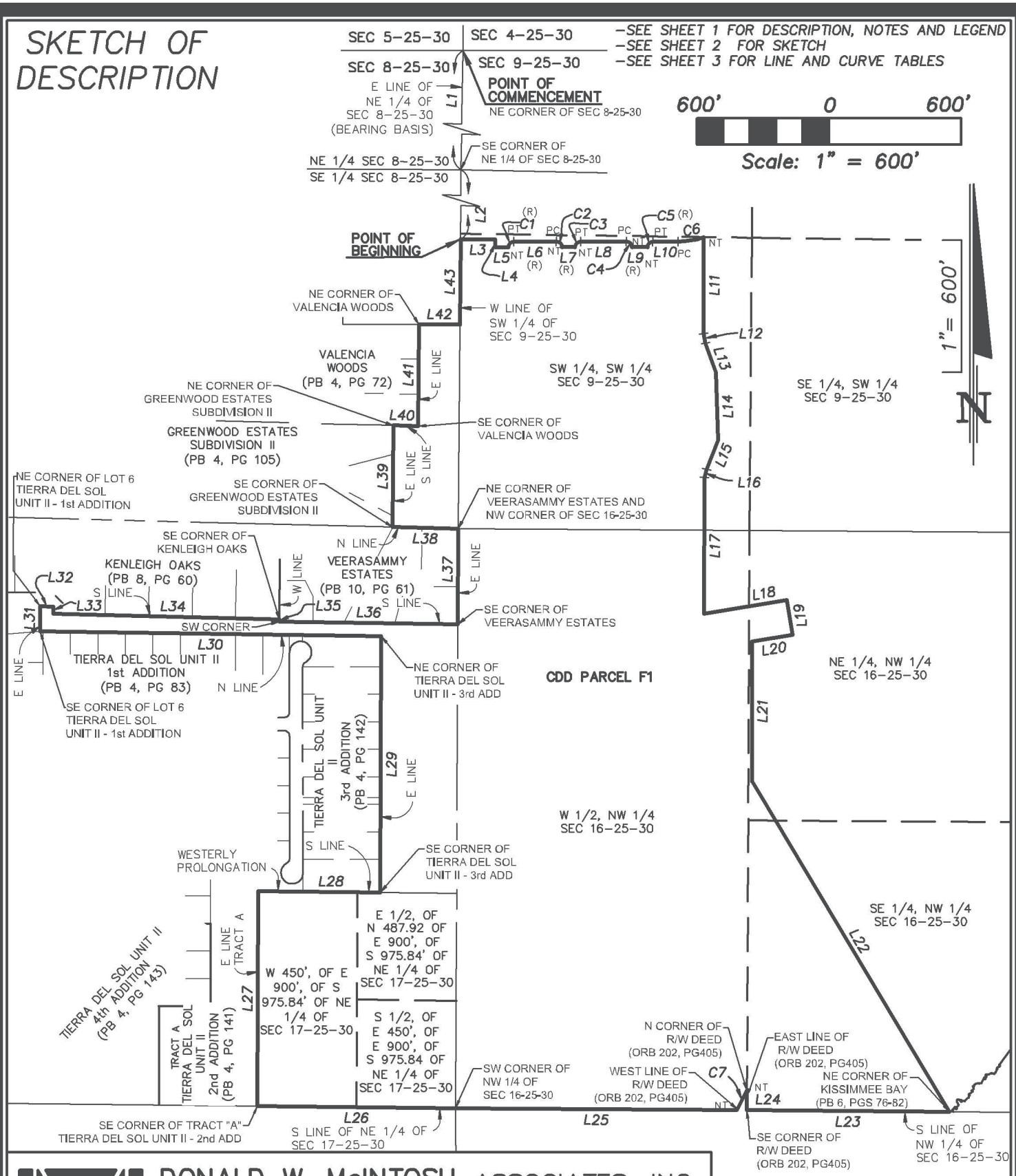
DONALD W. McINTOSH ASSOCIATES, INC.
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1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 2
DATE: 5/2025	CHECKED BY: JDL	21667	N/A	OF 4

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD F1

SKETCH OF DESCRIPTION



DONALD W. McINTOSH ASSOCIATES, INC.
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BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 3
DATE: 5/2025	CHECKED BY: JDL	21667	1"=600'	OF 4

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD F1

Printed: Tue 13-May-2025 – 09:14AM
F:\Proj2021\21667\Sdwg\NAVD88\sod\21-132(S9) Hilliard Isle CDD (F1).dwg

CS# 21-132(S9)

SKETCH OF DESCRIPTION

-SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 2 – 6 FOR SKETCH

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°15'05"W	2692.18'
L2	S00°28'52"W	1363.79'
L3	N90°00'00"E	156.45'
L4	S00°00'00"E	36.76'
L5	N90°00'00"E	60.00'
L6	N90°00'00"E	192.50'
L7	N90°00'00"E	60.00'
L8	N90°00'00"E	208.50'
L9	N90°00'00"E	70.00'
L10	N90°00'00"E	114.49'
L11	S00°00'00"E	437.33'
L12	S10°27'30"E	43.89'
L13	S19°33'01"E	141.00'
L14	S01°50'37"E	308.94'
L15	S21°32'43"W	141.00'
L16	S15°20'38"W	38.72'
L17	S00°03'08"W	619.67'
L18	N80°23'14"E	379.52'
L19	S09°36'46"E	160.00'
L20	S80°23'14"W	188.06'
L21	S00°00'00"E	634.21'
L22	S30°52'34"E	1748.28'
L23	N89°35'11"W	919.30'
L24	N00°15'05"E	89.61'
L25	N89°35'11"W	1276.75'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L26	N89°22'23"W	899.98'
L27	N00°14'56"E	975.82'
L28	S89°22'23"E	553.25'
L29	N00°14'56"E	1163.21'
L30	N89°11'18"W	1549.14'
L31	N00°05'52"W	114.89'
L32	S88°31'30"E	60.02'
L33	S00°05'52"E	32.98'
L34	S88°32'07"E	1026.80'
L35	S00°15'52"W	9.50'
L36	S89°11'18"E	809.76'
L37	N00°14'56"E	432.86'
L38	N88°31'34"W	297.00'
L39	N00°29'12"E	462.00'
L40	S88°31'34"E	111.50'
L41	N00°29'12"E	461.18'
L42	N89°56'36"E	185.39'
L43	N00°28'52"E	388.17'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C2	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C3	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C4	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C5	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C6	360.00'	18°53'00"	118.65'	N80°33'30"E	118.11'
C7	1196.22'	4°48'05"	100.24'	S27°00'55"W	100.21'

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD F1

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 4
DATE: 5/2025	CHECKED BY: JDL	21667	N/A	OF 4

SKETCH OF DESCRIPTION

-SEE SHEET 2 FOR SKETCH
-SEE SHEET 3 FOR LINE AND CURVE TABLES

DESCRIPTION:

That part of Section 16, Township 25 South, Range 30 East, Osceola County, Florida, described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 16; thence S89°35'11"E along the South line of said Northwest 1/4 of Section 16, a distance of 2241.17 feet to the Northeast corner of KISSIMMEE BAY, according to the plat thereof, as recorded in Plat Book 6, Page 76 of the Official Records of Osceola County, Florida and the POINT OF BEGINNING; thence continue along aforesaid South line, S89°35'11"E, 19.10 feet to the shoreline of East Lake Tohopekaliga and Reference Point "A"; thence departing said South line, run Northerly along said shoreline, 2000 feet, more or less to a point, lying N44°04'43"E, 1563.92 feet from Reference Point "A"; thence departing said shoreline, N46°29'48"W, 379.46 feet; thence S43°44'38"W, 326.94 feet to a non-tangent curve concave Westerly having a radius of 25.00 feet, a chord bearing of S14°20'30"E, and a chord distance of 33.78 feet; thence Southerly along the arc of said curve through a central angle of 85°00'11" for a distance of 37.09 feet to the point of tangency; thence S28°09'35"W, 80.51 feet; thence S42°50'59"W, 216.41 feet; thence S61°48'44"W, 54.34 feet; thence S71°06'37"W, 69.50 feet; thence S19°38'22"W, 67.17 feet; thence S21°20'32"W, 103.91 feet; thence S44°14'29"W, 119.55 feet; thence S56°00'29"W, 95.36 feet; thence S73°11'56"W, 38.88 feet; thence S85°27'07"W, 67.47 feet; thence N86°06'14"W, 89.73 feet; thence N82°32'42"W, 78.35 feet; thence S58°46'44"W, 19.83 feet; thence S33°13'45"W, 1.79 feet; thence S37°49'57"W, 49.01 feet; thence S54°19'58"E, 177.08 feet; thence S48°15'11"W, 128.20 feet; thence S30°52'34"E, 348.88 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD83 (2011), epoch 2010.00; the reciprocal grid factor is 1.00004635.

Containing 13 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES

1. This is not a survey.
2. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00, deriving a bearing of S89°35'11"E along the South line of the Northwest 1/4 of Section 16, Township 25 south, Range 30 East, having a scale factor of 0.99995365 (U.S. Survey Foot).
3. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

L1	LINE NUMBER
C1	CURVE NUMBER
SEC 16-25-30	SECTION 16, TOWNSHIP 25 SOUTH, RANGE 30 EAST
FKA	FORMERLY KNOWN AS
NT	NON-TANGENT
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
S.R.	STATE ROAD

PREPARED FOR:

PULTE HOME COMPANY, LLC.

HILLIARD ISLE - CDD PARCEL #2

DATE	BY	DESCRIPTION

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

James LeViner

Digitally signed by James LeViner
DN: CN=James LeViner
Date: 2025.05.01 10:23:47-04'00'

JAMES D. LEVINER *April 22, 2025*
Florida Registered Surveyor and Mapper
Certificate No. 6915
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

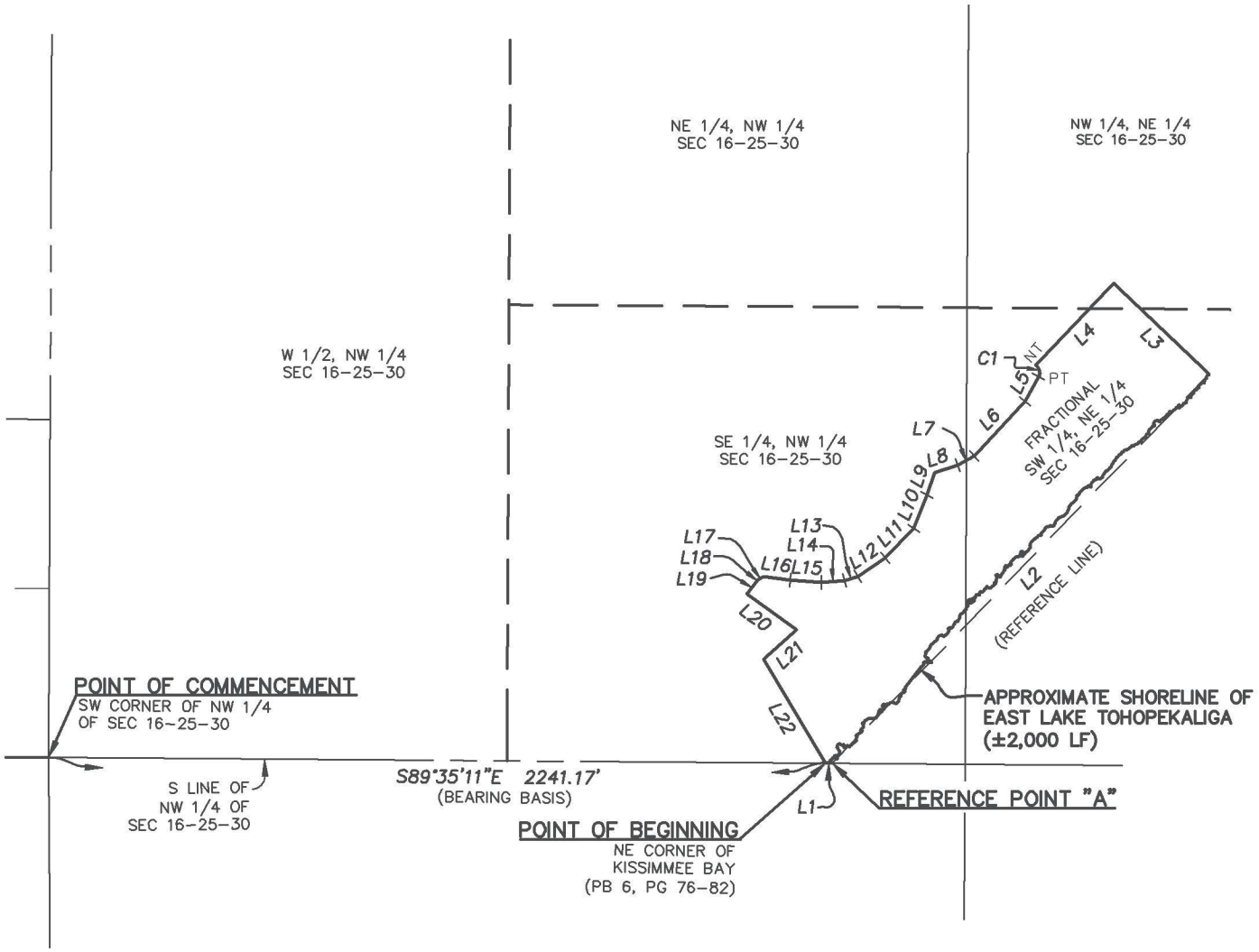
DRAWN BY: JDL		JOB NO.	SCALE	SHEET 1
DATE: 4/2025	CHECKED BY: JDL	24596.001	N/A	OF 3

SKETCH OF DESCRIPTION

-SEE SHEET 1 DESCRIPTION, NOTES AND LEGEND
-SEE SHEET 3 FOR LINE AND CURVE TABLES

500' 0 500'

Scale: 1" = 500'



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

PULTE HOME COMPANY, LLC.

HILLIARD ISLE – CDD PARCEL #2

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 2
DATE: 04/2025	CHECKED BY: JDL	24596.001	1"=500'	OF 3

1" = 500'

N

SKETCH OF DESCRIPTION

-SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEET 2 FOR SKETCH

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°35'11"E	19.10'
L2	N44°04'43"E	1563.92'
L3	N46°29'48"W	379.46'
L4	S43°44'38"W	326.94'
L5	S28°09'35"W	80.51'
L6	S42°50'59"W	216.41'
L7	S61°48'44"W	54.34'
L8	S71°06'37"W	69.50'
L9	S19°38'22"W	67.17'
L10	S21°20'32"W	103.91'
L11	S44°14'29"W	119.55'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	S56°00'29"W	95.36'
L13	S73°11'56"W	38.88'
L14	S85°27'07"W	67.47'
L15	N86°06'14"W	89.73'
L16	N82°32'42"W	78.35'
L17	S58°46'44"W	19.83'
L18	S33°13'45"W	1.79'
L19	S37°49'57"W	49.01'
L20	S54°19'58"E	177.08'
L21	S48°15'11"W	128.20'
L22	S30°52'34"E	348.88'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	85°00'11"	37.09'	S14°20'30"E	33.78'

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD PARCEL #2

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 3
DATE: 04/2025	CHECKED BY: JDL	24596.001	N/A	OF 3

SKETCH OF DESCRIPTION

-SEE SHEETS 2 – 3 FOR SKETCH
-SEE SHEET 4 FOR LINE AND CURVE TABLES

Description: (prepared by Donald W. McIntosh Associates Inc.)

That part of Sections 9, 10, 15 and 16, Township 25 South, Range 30 East, Osceola County, Florida, described as follows:

COMMENCE at the Northeast corner of said Section 8; thence S01°15'05"W along the East line of the Northeast 1/4 of said Section 8, 2692.18 feet to the Southeast corner of the Northeast 1/4 of said Section 8; thence departing said East line, S00°28'52"W along the West line of the Southwest 1/4 of said Section 9, 2680.10 feet to the Southwest corner of said Section 9 and the Northeast corner of VEERASAMMY ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 61, of the Public Records of Osceola County, Florida; thence departing said West line, S89°39'56"E along the South line of the Southwest 1/4 of said Section 9, 2643.99 feet to the Southeast corner of the Southwest 1/4 of said Section 9; thence departing said South line, S89°56'02"E along the South line of the Southeast 1/4 of said Section 9, 280.55 feet to the POINT OF BEGINNING; thence departing said South line, S00°00'00"E, 1116.57 feet; thence S46°29'48"E, 568.33 feet to the shoreline of East Lake Tohopekaliga and Reference Point "A"; thence Northerly along said shoreline, 7250 feet, more or less to a point, lying N25°19'37"E, 3612.67 feet from Reference Point "A"; thence departing said shoreline, S51°10'08"W, 1088.54 feet; thence N90°00'00"W, 179.13 feet; thence N00°00'00"E, 197.79 feet; thence N90°00'00"W, 67.00 feet to a radial curve concave Southwesterly having a radius of 25.00 feet, a chord bearing of N45°00'00"W, and a chord distance of 35.36 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence N90°00'00"W, 75.00 feet; thence S00°00'00"E, 156.00 feet; thence N90°00'00"W, 26.00 feet; thence N00°00'00"E, 15.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet, a chord bearing of N45°00'00"W, and a chord distance of 21.21 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 23.56 feet to the point of tangency; thence N90°00'00"W, 335.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet, a chord bearing of S45°00'00"W, and a chord distance of 21.21 feet; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 23.56 feet to the point of tangency; thence S00°00'00"E, 15.00 feet; thence N90°00'00"W, 26.00 feet; thence N00°00'00"E, 15.00 feet; thence N90°00'00"W, 140.00 feet; thence S00°00'00"E, 481.00 feet; thence N90°00'00"W, 73.00 feet; thence S00°00'00"E, 629.00 feet; thence N90°00'00"W, 133.57 feet; thence S00°00'00"E, 46.86 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD83 (2011), epoch 2010.00; the reciprocal grid factor is 1.00004635.

Containing 61 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES

1. This is not a survey.
2. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00, deriving a bearing of S01°15'05"W along the East line of Northeast 1/4 of Section 8-25-30, having a scale factor of 0.99995365 (U.S. Survey Foot).
3. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

L1	LINE NUMBER
C1	CURVE NUMBER
SEC 8-25-30	SECTION 8, TOWNSHIP 25 SOUTH, RANGE 30 EAST
FKA	FORMERLY KNOWN AS
N/A	NOT APPLICABLE
NT	NON-TANGENT
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL

PREPARED FOR:

PULTE HOME COMPANY, LLC.

HILLIARD ISLE – CDD F2

DATE	BY	DESCRIPTION

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

James LeViner

Digitally signed by James LeViner
DN: CN=James LeViner
Date: 2025.05.13 11:46:42-04'00'

JAMES D. LEVINER *May 13, 2025*
Florida Registered Surveyor and Mapper
Certificate No. 6915
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 1
DATE: 5/2025	CHECKED BY: JDL	21667	N/A	OF 4

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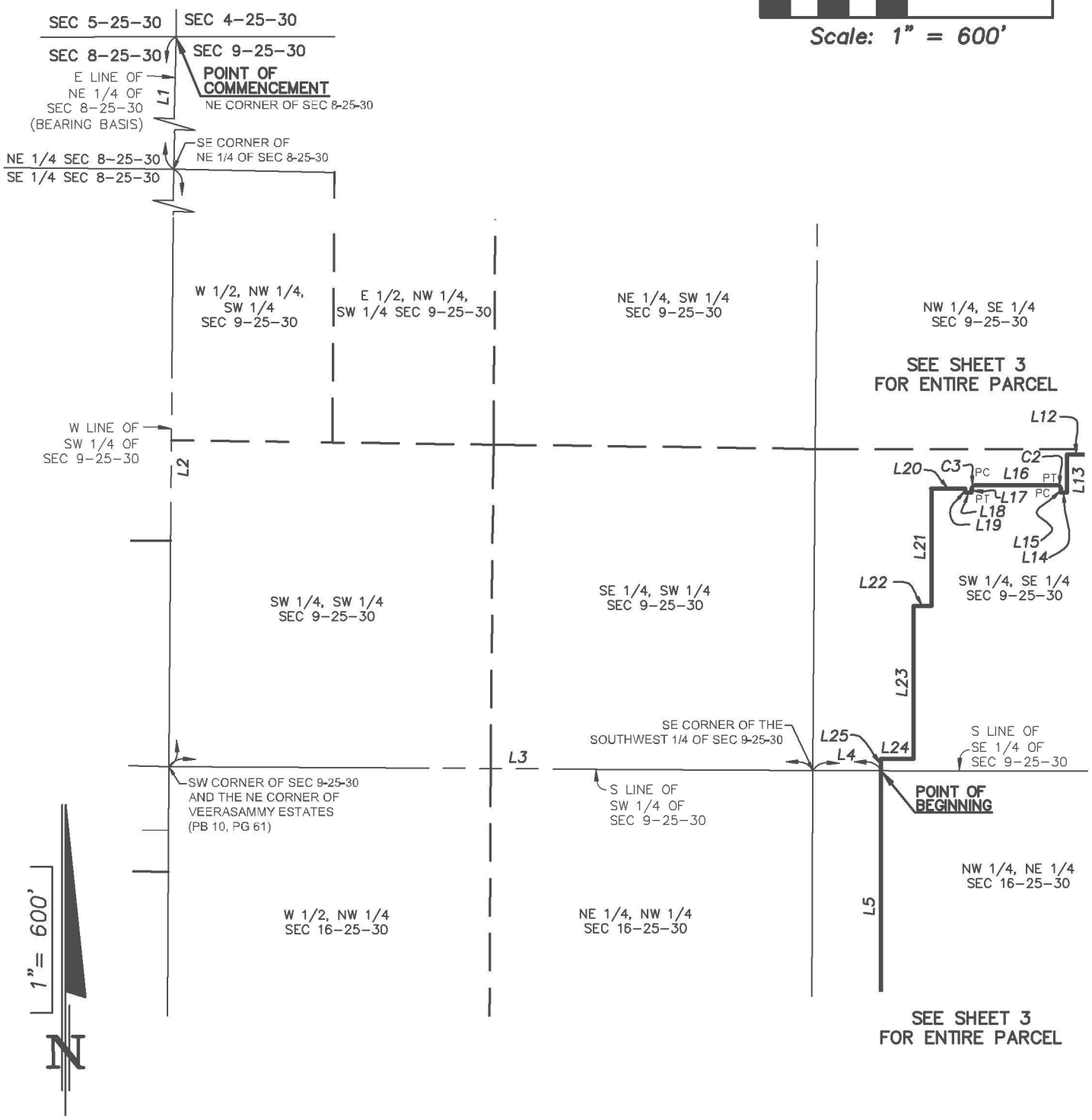
CS# 21-132(S10)

SKETCH OF DESCRIPTION

-SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 2 – 3 FOR SKETCH
-SEE SHEET 4 FOR LINE AND CURVE TABLES

600' 0 600'

Scale: 1" = 600'



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 2
DATE: 5/2025	CHECKED BY: JDL	21667	1"=600'	OF 4

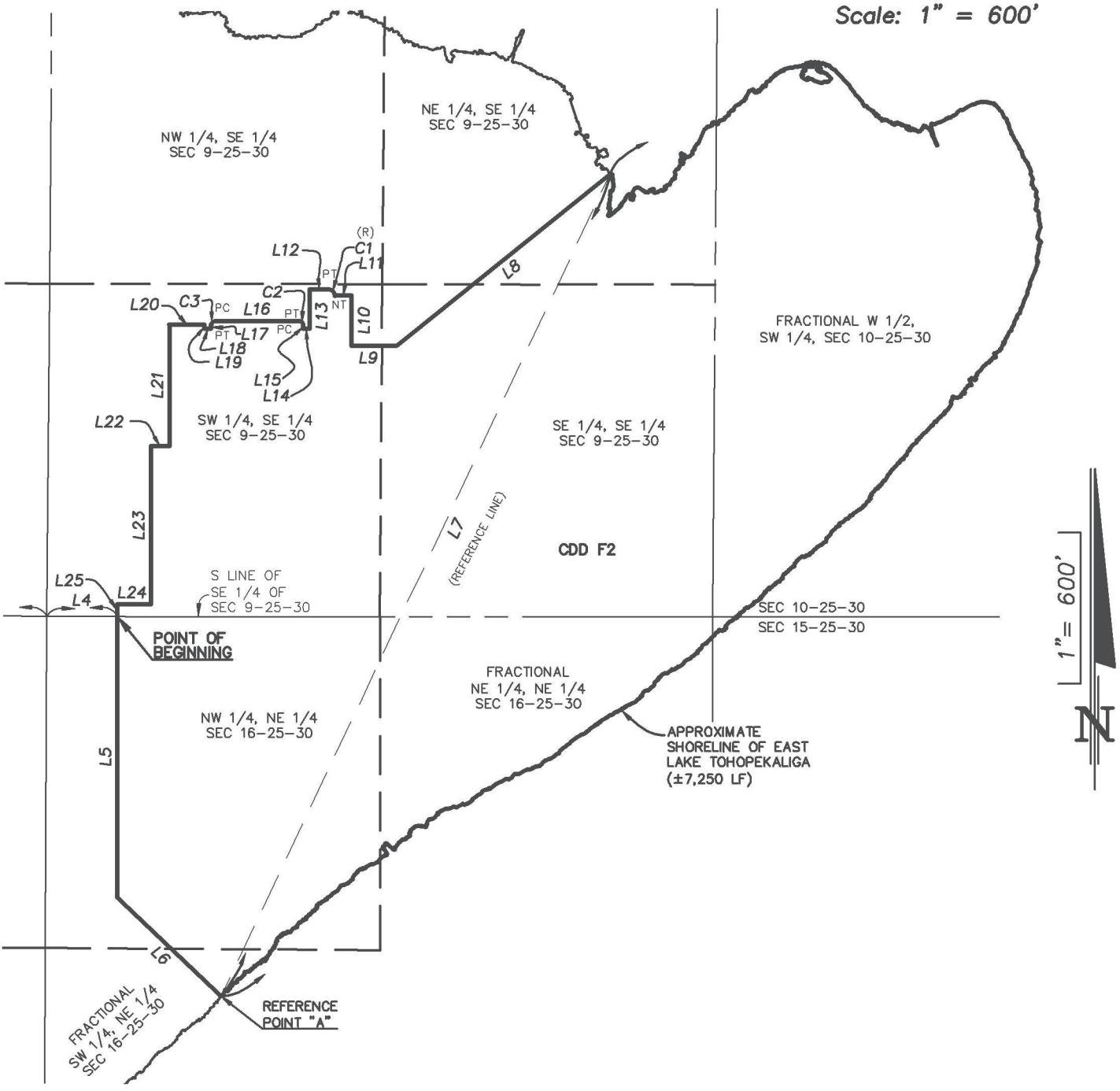
PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD F2

SKETCH OF DESCRIPTION

-SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 2 – 3 FOR SKETCH
-SEE SHEET 4 FOR LINE AND CURVE TABLES

600' 0 600'

Scale: 1" = 600'



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 3
DATE: 5/2025	CHECKED BY: JDL	21667	1"=600'	OF 4

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD F2

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CS# 21-132(S10)

SKETCH OF DESCRIPTION

-SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
-SEE SHEETS 2 – 3 FOR SKETCH

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°15'05"W	2692.18'
L2	S00°28'52"W	2680.10'
L3	S89°39'56"E	2643.99'
L4	S89°56'02"E	280.55'
L5	S00°00'00"E	1116.57'
L6	S46°29'48"E	568.33'
L7	N25°19'37"E	3612.67'
L8	S51°10'08"W	1088.54'
L9	N90°00'00"W	179.13'
L10	N00°00'00"E	197.79'
L11	N90°00'00"W	67.00'
L12	N90°00'00"W	75.00'
L13	S00°00'00"E	156.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L14	N90°00'00"W	26.00'
L15	N00°00'00"E	15.00'
L16	N90°00'00"W	335.00'
L17	S00°00'00"E	15.00'
L18	N90°00'00"W	26.00'
L19	N00°00'00"E	15.00'
L20	N90°00'00"W	140.00'
L21	S00°00'00"E	481.00'
L22	N90°00'00"W	73.00'
L23	S00°00'00"E	629.00'
L24	N90°00'00"W	133.57'
L25	S00°00'00"E	46.86'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	N45°00'00"W	35.36'
C2	15.00'	90°00'00"	23.56'	N45°00'00"W	21.21'
C3	15.00'	90°00'00"	23.56'	S45°00'00"W	21.21'

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

DRAWN BY: JDL		JOB NO.	SCALE	SHEET 4
DATE: 5/2025	CHECKED BY: JDL	21667	N/A	OF 4

PREPARED FOR:
PULTE HOME COMPANY, LLC.
HILLIARD ISLE – CDD F2

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CS# 21-132(S10)

Harbour

AUDIT TRAIL

ORD # 3139 - Proposed Ordinance 26-15 - Hilliard Isle CDD

FILE	ORD # 3139 - Proposed Ordinance 26-15 - Hilliard Isle CDD_Jun-17-2026_completed.pdf (6.48 MB)
DOCUMENT REF ID	HBRREF-7a57f2ef7ae8492583dbc350cf1f6d2b
FILE VERIFICATION ID	EFkB/A1quRRFYQBkX3am6A== (md5hash base64)
STATUS	Completed (June 17th 2026 23:32:47 UTC)

DOCUMENT HISTORY

CREATED
Agreement Created by Lucia Gonzalez (lgonzalez5129@intra.kissimmee.org)
Agreement Type: EMAILS
June 12th 2026 15:28:11 UTC

SIGNED
Agreement Signed by Jackie Espinosa
June 17th 2026 23:27:09 UTC
US TX • • •
Signer Email: jackie.espinosa@kissimmee.gov

SIGNED
Agreement Signed by Tameara Crespo
June 17th 2026 23:32:47 UTC
US FL • • •
Signer Email: tameara.crespo@kissimmee.gov

COMPLETED