

ORDINANCE NO. 2016-07

An Ordinance of the Board of County Commissioners of Osceola County, Florida, Establishing the Town of Kindred Community Development District, at Approximately 321 Acres, Pursuant to Chapter 190, Florida Statutes; Naming the District; Describing the External Boundaries of the District; Describing the Functions and Powers of the District; Designating Five Persons to Serve as the initial Members of the District’s Board of Supervisors; Providing for Severability; Providing for Conflict; and Providing an Effective Date.

RECITALS

WHEREAS, D.R. Horton, Inc. (“Petitioner”), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property to be included in the District, has filed a Petition to Establish the Town of Kindred Community Development District (the “Petition”) with the Osceola County Board of Commissioners (the “County”) pursuant to Section 190.005 (2)(a), *Florida Statutes*, to adopt an ordinance establishing the Town of Kindred Community Development District (the “District”) pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Petitioner is a Delaware corporation, authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County, pursuant to Section 190.005 (2)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that hearing, the Board of County Commissioners of Osceola County, Florida has considered the record of the public hearing and the statutory factors set forth in Section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the Board of County Commissioners of Osceola County has determined pursuant to the information contained within the Petition and based on an investigation conducted by the County Staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District: that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the Osceola County Comprehensive Plan; that the land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the 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; and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, pursuant to the information as stated above, the Board of County Commissioners of Osceola County, Florida has decided to grant the District's Petition to establish the Town of Kindred Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described within the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA:

SECTION 1. RECITALS.

The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY.

This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 3. DISTRICT NAME.

There is hereby established a Community Development District situated entirely within the unincorporated limits of Osceola County, Florida, which District shall be known as the "Town of Kindred Community Development District."

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.

The external boundaries of the District are described in Exhibit A attached hereto and incorporated by reference, the overall boundaries containing 321 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District..

SECTION 5. FUNCTIONS AND POWERS.

The general powers and functions of the District are described in Chapter 190, *Florida Statutes*.

SECTION 6. BOARD OF SUPERVISORS.

The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: John Benjamin Shoemaker, Christopher N. Wrenn, Yasmin Moreno, William M. Carlisle and John F. Auld. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. SEVERABILITY.

If any provision of this ordinance or the application thereof is held by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 8. CONFLICT.

Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 8. EFFECTIVE DATE.

The Clerk shall file a certified copy of this Ordinance with the Department of State within ten days of its adoption. This Ordinance shall take effect immediately upon its filing with the Department of State.



**BOARD OF COUNTY
COMMISSIONERS OF OSCEOLA
COUNTY, FLORIDA**

By: *Tricia James*
Chairwoman/Vice Chairwoman

ATTEST:

By: *Delores J. Whaley*
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of
County Commissioners meeting of:

January 04, 2016
Ord. #2016-07

Exhibit A

Legal Description

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 114.66 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 69.47 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°29'29" 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 S46°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#6393
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 64°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 19.69 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 60°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 26.18 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°59'25" 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 26.18 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 19.69 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 64°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°58'27" WEST, A DISTANCE OF 78.83 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°58'27" 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
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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 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 SDD.dwg

REVISED:



**AMERICAN
SURVEYING
& MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LB#8393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 428-7879
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 383.65 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°17'36" EAST, A DISTANCE OF 578.46 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 209.30 FEET; THENCE SOUTH 69°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 38°46'55" 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 1,865.00 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 606.40 FEET WHICH BEARS NORTH 09°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
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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

ASAM

**AMERICAN
SURVEYING
& MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LB#8383
3191 MAQUIRE BOULEVARD, SUITE 200
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(407) 428-7878
WWW.AMERICANSURVEYINGANDMAPPING.COM

DATE: 07-28-2015

REVISED:

SCALE: N/A

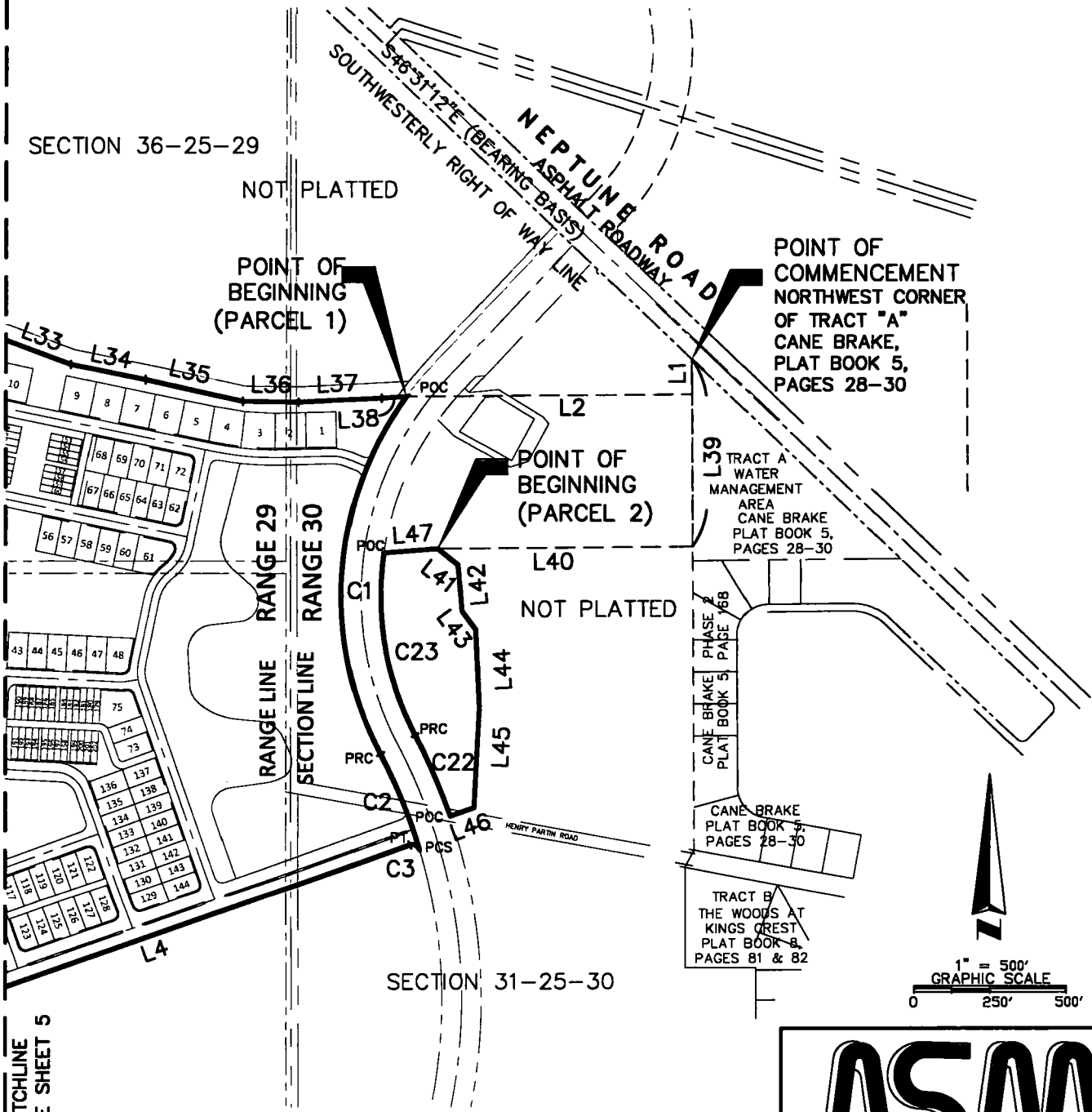
APPROVED BY: DRH

DRAWN BY: GHF

JOB NO. 5030202 CDD SOD.dwg

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

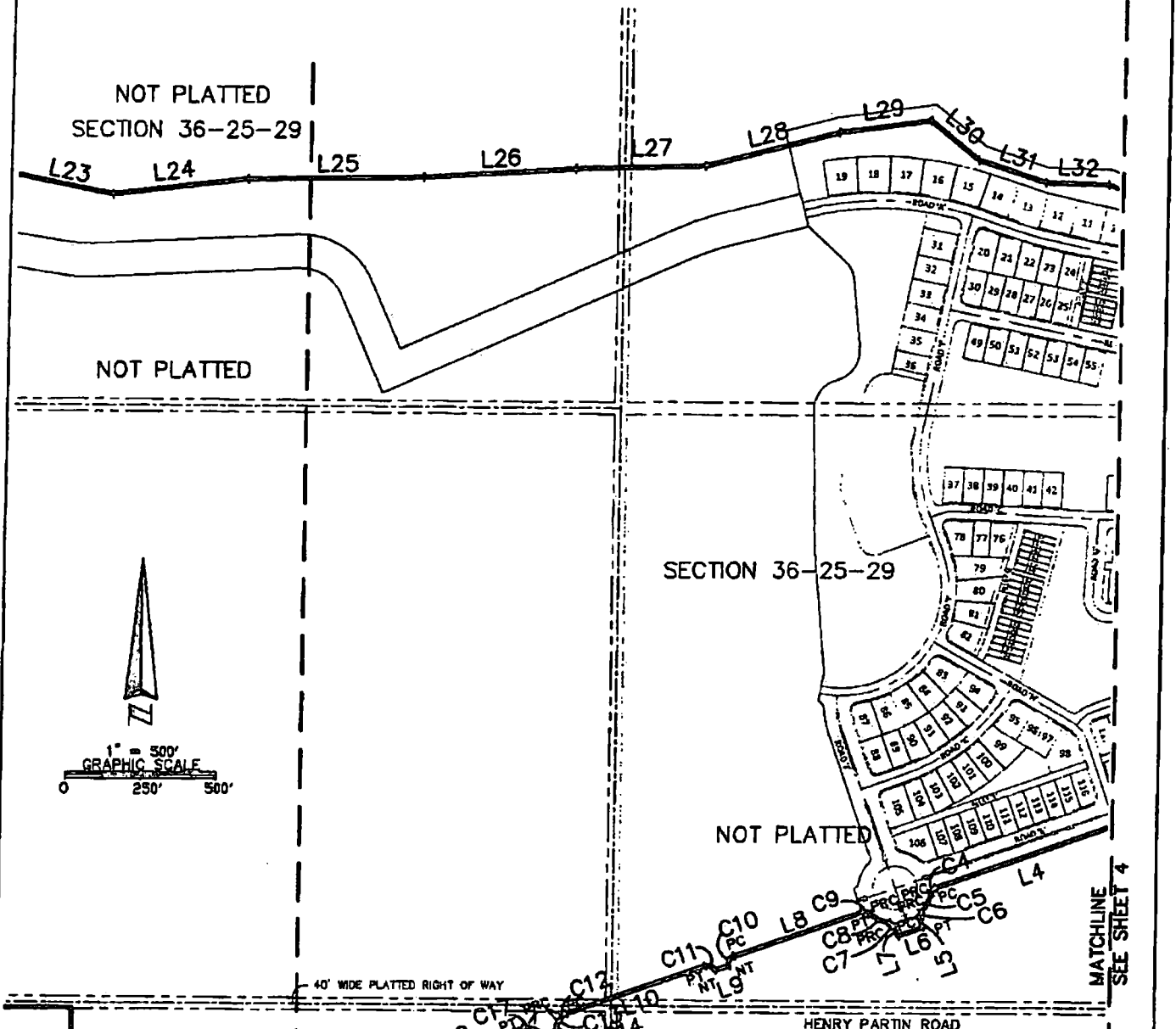
- LEGEND:**
- POC POINT ON CURVE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVATURE
 - PCS POINT OF CUSP

DATE: 07-28-2015	REVISED:
SCALE: 1" = 500'	
APPROVED BY: DRH	
DRAWN BY: GHF	
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ASM
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SKETCH OF DESCRIPTION:

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 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

MATCHLINE
SEE SHEET 7

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

REVISED:

SHEET 5 OF 7
 SEE SHEETS 1, 2 AND 3 OF 7 FOR DESCRIPTION
 SEE SHEET 7 OF 7 FOR TABLES

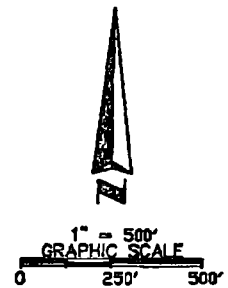
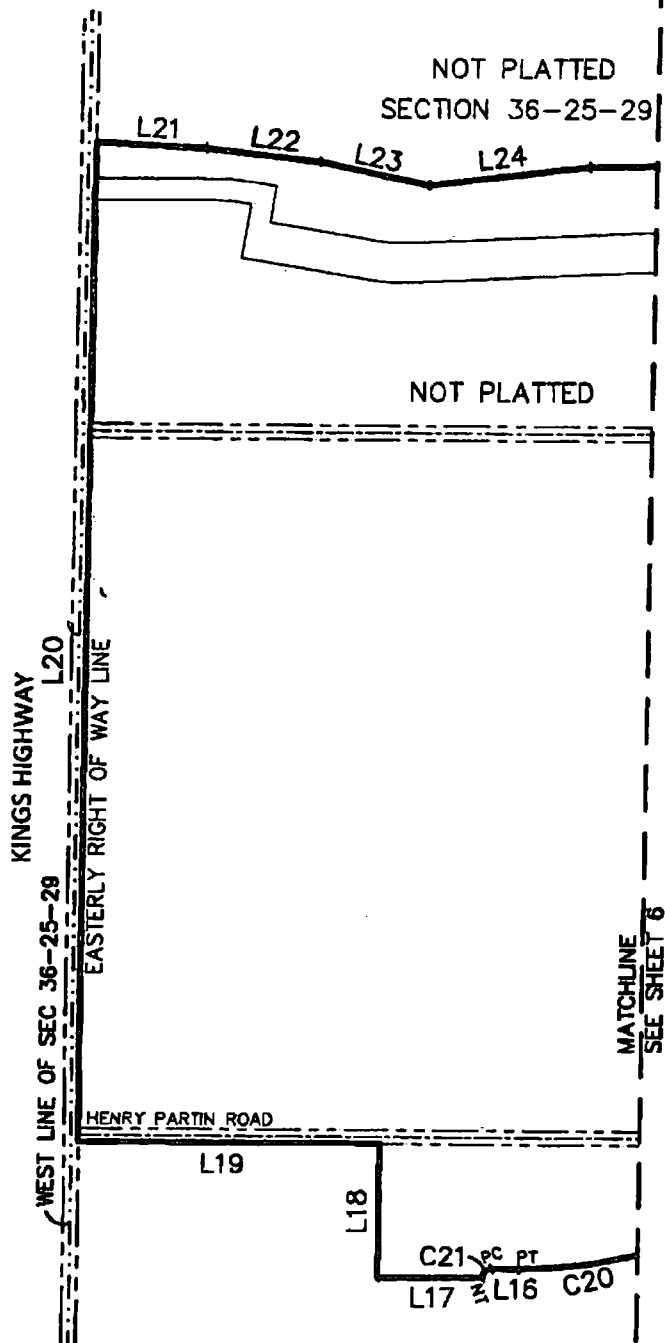
ASAM

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 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

SHEET 6 OF 7
 SEE SHEETS 1, 2 AND 3 OF 7 FOR DESCRIPTION
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DATE: 07-28-2015
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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	114.66'
L2	S89°39'59"W	941.49'
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	486.18'
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	383.65'
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°26'06"E	233.80'
L32	S88°28'55"E	209.30'
L33	S69°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°26'40"E	82.60'
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	S36°46'55"E	74.98'
L44	S02°49'44"E	257.33'
L45	S03°00'10"W	326.80'
L46	S70°46'48"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	19.69'
C13	21.44'	75.00'	16°22'46"	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"	N86°18'23"W	19.69'
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'	1865.00'	8°53'22"	N23°39'53"W	289.07'
C23	616.74'	970.00'	36°25'46"	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	



AS&M
 AMERICAN
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FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

January 6, 2016

Ms. Paula J. Carpenter
Clerk of the Board
Osceola County
1 Courthouse Square, Suite 4400
Kissimmee, Florida 34741

Attention: Ms. Delores T. Whaley, Deputy Clerk

Dear Ms. Carpenter:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Osceola County Ordinance No. 2016-07, which was filed in this office on January 4, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb