Bridgewalk
Community Development District

Agenda

September 11 2023

AGENDA

Bridgewalk
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 4, 2023

Board of Supervisors
Bridgewalk Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Bridgewalk Community Development District will be held **Monday, September 11, 2023 at 1:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 7, 2023 Meeting
4. Staff Reports
    A. Attorney
        i. Osceola County Cyrils Drive Widening Project
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
5. Other Business
    A. Discussion of Pending Plat Conveyances
    B. Status of Permit Transfers
6. Supervisor's Requests
7. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Broc Althafer, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, August 7, 2023 at 1:30 p.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer *by phone*	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. We have four Board members here and one on the phone.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: There are no members of the public other than Board and staff here.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Juan Vasquez Resignation as Assistant Secretary and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023

Mr. Flint: We have a resignation from Juan. Is there a motion to accept? Any nominations to fill that vacancy?

Mr. Morgan: Would like to nominate Kathryn Farr.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Accepting Juan Vasquez's resignation as Assistant Secretary and Appointment of Kathryn Farr with a Term Ending November 2023, was approved.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint: Ms. Farr is not here so we will do the oath at a future meeting.

C. Consideration of Resolution 2023-09 Electing Officers

Mr. Flint: Do you want to just make her an Assistant Secretary?

Mr. Morgan: Please do.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-09 Electing Officers Appointing Ms. Farr as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the May 1, 2023 Meeting**

Mr. Flint: The next item is approval of the minutes from May 1, 2023, did the Board have any comments or corrections?

Mr. Morgan: I will make motion to accept.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the May 1, 2023 Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-05 Approving the Conveyance of Real Property from Standard Pacific of Florida, LLC**

Ms. Trucco: You have this resolution in your agenda and it will look familiar. This is an irrigation pump station that we are conveying today or asking for approval on conveyance. You will recognize these documents because they are identical forms as we are using to convey the lift stations to Toho Water Authority. This resolution is going to improve the conveyance of the irrigation pump station at Bridgewalk Phase 1A plat from the developer Standard Pacific of Florida to the CDD and then from the CDD to Tohopekaliga Water Authority. I am asking for approval in substantially final forms subject to final edits or comments of District staff or Tohopekaliga Water Authorities Counsel. Attached to the resolution are the deeds. These are the documents actually pending the real property in that order from the developer to the CDD and CDD to Tohopekaliga Water Authority. You have also got matching bills of sale to convey the respective improvements for irrigation pump on the property again in that same order from the developer to the CDD and then from CDD to Tohopekaliga Water Authority. There is also a certificate of the District Engineer. This certificate is required under the initial bond document for the CDD and basically

the District Engineer certifies that this conveyance is in accordance with the development plans for the CDD that the irrigation pump station is being constructed in accordance with all of the pool's regulations and requirements for the governmental entity. Lastly, you have the standard Toho documents that they require including an LLC affidavit from Standard Pacific of Florida whereby Mark McDonald will sign assuring that he is authorized to sign on behalf of the LLC. I wanted to get this resolution in front of you today to ask for approval of the conveyances in substantially final form subject to District staff signing.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-05 Approving the Conveyance of Real Property from Standard Pacific of Florida, LLC in substantially final form, was approved.

SIXTH ORDER OF BUSINESS Public Hearing

Mr. Flint: Next is the public hearings to adopt the budget and impose assessments. Is there a motion to open the hearings?

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Public Hearing was opened.

A. Consideration of Resolution 2023-06 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint: You all approved a proposed budget and set the hearing for today. The budget has not changed substantially since when you saw it previously. We have updated the actuals for the current year. The preunit assessments are not changing. Any questions on the budget? If not, is there a motion to approve the resolution?

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-06 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next hearing is to impose the assessments. The budget that you just approved and the assessment roll are attached and there are no members of the public here. Are there any questions on the resolution?

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: There are no members of the public here to provide comment or testimony. Is there a motion to close the hearing?

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Public Hearing was closed.

SEVENTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2022 Audit Report**

Mr. Flint: DiBartolomeo, McBee, Hartley, and Barnes is your auditor. Any questions on the audit report?

Mr. Morgan: It appears to be a clean audit.

Mr. Flint: Yes, if you look at the last three pages and the management letter there are no findings or recommendations and we have complied with the provisions.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2023-08 Designating Assistant Treasurer of the District**

Mr. Flint: Resolution 2023-08 designates Darrin Mossing as an Assistant Treasurer.

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2023-08 Designating Darrin Mossing as Assistant Treasurer, was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Flint: Staff reports, anything Kristen?

Ms. Trucco: Updated for today is the memorandum that is included in the agenda. It goes over legislative updates from the last session including the new requirement for four hours of ethics training for all Board Supervisors for the following year so please review that along with the other legislative updates that are included in the memorandum. If you have any questions, please reach out. Other updates, I was contacted by a representative for Osceola County to request a temporary drainage easement for the counties expanding of Cyril Drive so I am in the process of reviewing

that. There are also a few permanent easements related to that same roadway project that I received late last week so I am in the process of reviewing those. We will have the District Engineer also review that and send it over to the project manager at Lennar to make sure that there are no issues in that regard.

Mr. Bonin: Are you familiar with this easement? The county reached out to Johnsons about this and Johnson had not mentioned it on any call or discussion with us but I am most concerned because that is where we are adding two lots. Theoretically, it goes either right on the back side or possibly right through the yard of one of those lots. That may mean that one of those lots wont work and also those lots have not made their way to the plat drawing either. I told Kathryn to get with Leslie at Johnsons who did not really know much of anything.

Mr. Register: I recall it came through this morning so the two lots are South. I can tell you looking at this that it will not work. I do not even think we can squeeze a single lot in there.

Mr. Bonin: Broc never said that we couldn't fit two lots there. I told Broc about these two or three lots two months ago. He never said that pipe would be an obstruction or be in the way.

Mr. Register: The thing I don't know is if this is a CDD parcel.

Mr. Althafer: I am not hearing the full conversation but I think this is related to the outfall pipe from the pond to Lake AJ. We did take that into account when we looked at adding some lots in that area and made sure that pipe did not fall within the lots.

Mr. Bonin: Lane is saying it doesn't work.

Mr. Register: I am forwarding this to you Broc now that I am not seeing how we are going to fit more lots in there with the way that pipe runs. I am assuming this easement as it is drafted matches the as built condition. As long as it matches the as built condition then it is correct and doesn't need to confirm that. If it can be shifted over kind of toward the south a little bit, we might be able to squeeze a lot in there.

Ms. Trucco: Looks like they are asking for six permanent easements as well.

Mr. Bonin: What is the width of the easement that we need?

Mr. Register: On looking at it, it looks like a 20ft easement. You could at least get one for sure.

Mr. Bonin: Does this thing need to be as wide as it is? Maybe it doesn't need to be that big because that is not a deep pipe.

Mr. Register: I would imagine it is fairly deep and I know it's big. Broc, how big does this pipe run over here?

Mr. Althafer: It is not big.

Mr. Bonin: Did Johnson just say I will dig a 30 ft. easement over this thing?

Mr. Althafer: The draft plat that I previously saw did not have that on there.

Mr. Bonin: Somebody at the county reached out to them to do this and they just forgot to mention that. I do not know if Broc's line work made its way to Johnson either for the two lots.

Mr. Register: Broc, do you recall some of that line work?

Mr. Althafer: Yes, we sent the as built drawings over to them and they used that to create that easement.

Mr. Register: Where does it say in the line work for the additional two lots?

Mr. Althafer: No, we have not sent that over to them yet. Lane, that is a 24-inch pipe and is only 3-4 feet deep. It is a single run.

Mr. Register: We should need 15 ft at most.

Mr. Bonin: Is that thing truly centered on that pipe?

Mr. Althafer: Yes, there was some correspondence related to that easement, so I sent the as builts over to Rick for him to check it and he did adjust it slightly based on the as built condition.

Ms. Trucco: What is best is that if I forward these two requests for the permanent easements as well as the temporary drainage easement to the Lennar team and then also to the CDD's engineer.

Mr. Bonin: Permanent/temporary, what are we talking about, the same pipe?

Ms. Trucco: They are both related to the Cyrils winding project from the county but I do not know the details yet. I just received this at the end of the week last week. I will forward it to you all but I will need your insight. It is over CDD property so they are asking for permanent easements.

Mr. Bonin: Who at the county is the head of this?

Ms. Trucco: It looks like they are working with Christy Baxter at Poulos & Bennett. Dan Jones is copied here and Stephen Underwood, Paul Satchfield at Osceola. I absolutely will share all of that with you. Nothing will be approved by myself.

Mr. Flint: Seems like the county has retained Poulos and Bennett. They are the ones that initiated reaching out.

Mr. Register: They have because Poulos and Bennett are working for the county as their design engineer. I am not sure why they need temporary in that area either.

Mr. Bonin: I want to make clear what is temporary versus what is permanent.

Ms. Trucco: I guess the temporary request is for a drainage easement and these all look like permanent easements across the CDD property but I will forward them to you and we will talk. Nothing will be approved by the CDD until everyone signs off on it. Other than that, that is all of my updates for today.

Mr. Bonin: So, we are square on Bridgewalk lift station 2A and 2B.

Mr. Register: Correct me if I am wrong but we sent paperwork over to Toho for review and have not heard back comments on that.

Ms. Trucco: For Bridgewalk, you approved the irrigation pump station today.

Mr. Bonin: What is the status of the pump station with Toho?

Ms. Trucco: Documents have been sent to Toho and you just approved the resolution today.

Mr. Bonin: Are we just waiting on Toho to comment on this thing:

Ms. Trucco: That is right. Is the irrigation pump station more time sensitive than the lift station?

Mr. Bonin: Yes. We have a final startup this Friday.

Ms. Trucco: Do we have a survey yet?

Mr. Bonin: Yes. You should have that.

Ms. Trucco: I know that Juan had reached out after we started the lift station to do this so I will double check that it has been sent over.

Mr. Bonin: I thought you got everything and it has already been turned in to Toho and hopefully they have already commented on this thing. I thought this was far along.

Ms. Trucco: No, I received notice of this from Juan after the lift station.

Mr. Bonin: We have talked about his more than once. This thing has been under construction for about a year.

Ms. Trucco: I will get on it today and try to rush TWA as much as possible.

Mr. Bonin: This thing is way more important than the lift station. So, whatever they don't have, they need to have in record time.

Ms. Trucco: Okay.

Mr. Morgan: In our May meeting, we only discussed the lift station and did not discuss the irrigation pump station.

Mr. Register: I had something sent to me by Rick Brown.

Ms. Trucco: To be honest, Juan was coordinating with me so I have whatever Juan sent me. I will be on it and will call TWA and let them know this is extremely time sensitive.

Mr. Bonin: This is also tied to the reimbursement as well. It is all three things converging at once, the actual construction of the thing, the deeding of the land, and the reimbursement of the cost of this thing. There is a reimbursement agreement.

Mr. Register: I do not know if we have to do a Bill of Sale of equipment but the physical property looks like it has already been sent to the CDD a long time ago.

Ms. Trucco: We would just need to convey it to TWA.

Mr. Bonin: We need to find out where we are with the reimbursement.

Mr. Register: Broc, when you an opportunity, can you forward me this reimbursement agreement assuming you have it. I can't find it anywhere.

Mr. Bonin: Broc, what has been the last correspondence on that?

Mr. Althafer: I have not had correspondence on that in quite some time related to reimbursement.

Ms. Trucco: The pump station is what was approved today.

Mr. Register: What we are talking about now is the pump station. The lift station is a lower priority.

Mr. Bonin: The lift station in 2A and 2B is important because we will be going for a DEP. How far are we from startup?

Mr. Register: At least 45 days.

Mr. Bonin: Pump station in front and lift station right behind it.

B. Engineer

Mr. Flint: Broc, do you have your Trust Indenture Report, anything else?

Mr. Althafer: The Trust Indenture report, every year I do an inspection and make sure everything that the CDD has acquired is in good working order. I inspect the site on June 2nd and everything appeared to be good so if you have any questions, I would be happy to answer them.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register. Any questions on that?

> On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials. There is no action required. Any questions on those? Hearing none.

iii. Presentation of Number of Registered Voters – 134

Mr. Flint: There are 134 registered voters as of April 15th and the District was created in 2021. Once we hit 250 and after year 2027, the Board will start transitioning.

iv. Approval of Fiscal Year 2024 Meeting Schedule

Mr. Flint: We are recommending you move it to the third Monday at 10 a.m. or soon thereafter as practical, starting with the October meeting.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2024 Meeting Schedule 3rd Monday at 10:00 a.m. or as practical, was approved.

TENTH ORDER OF BUSINESS Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any other business? Hearing none.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Flint: Is there a motion to adjourn?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:

Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880

A Portion of Parcel I.D. No: 042531349200010 0B0

Note to Clerk: This document is exempt from Florida documentary Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)

PERMANENT EASEMENT

THIS PERMANENT EASEMENT (the "Easement Agreement") is made as of the _____ day of _____, 2023 by **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special purpose government under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Grantor"), to **OSCEOLA COUNTY,** a political subdivision of the State of Florida, with a principal address of 1 Courthouse Square, Kissimmee, Florida, 34741 ("Grantee" or "County").

W I T N E S S E T H

WHEREAS, Grantor is a local unit of special purpose government created in accordance with the Uniform Community Development Act of 1980, *Florida Statutes*, as amended;

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property");

WHEREAS, Grantor represents that Grantor has never resided on the Property, nor on property contiguous thereto, and that such property does not constitute the constitutional homestead of the Grantor;

WHEREAS, the County has determined the improvement of Cyrils Drive is warranted and in the best interest of the public;

WHEREAS, the County has determined that the County's installation, construction, operation and maintenance of the improvement of Cyrils Drive will necessitate the right of ingress and egress over and across the Property;

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to change the grading of the Property using suitable material to support

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the improvement of Cyrils Drive, and to allow Grantee to construct, install, maintain and repair all such grading and improvements on the Property; and

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (collectively referred to herein as the "Grantee's Permittees"), over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein (the "Easement"). Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same. Grantor hereby retains the right to utilize the Property for any purpose which the Grantor may desire which does not unreasonably interfere with the Grantee's exercise of the easement rights herein granted.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee and Grantee's Permittees to install, construct, maintain and operate, as applicable, suitable grading on the Property necessary to facilitate the drainage of Cyrils Drive (collectively, the "Improvements"). Maintenance and operation of the Improvements on the Easement shall be the sole responsibility of the Grantee.

4. Indemnification & Restoration of Impacted Property. To extent permitted by law, Grantee by its acceptance hereof covenants and agrees to indemnify the Grantor and its agents, contractors, employees, tenants, tenants' agents, or invitees and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of the Grantee's and Grantee's Permittees' exercise of its rights under this Easement Agreement, except such loss or damage as may result from the willful acts of the Grantor or its agents, contractors, employees, tenants, tenants' agents, or invitees. Grantee agrees to participate in the Grantor's pre-construction and post-construction inspections in order to ensure complete restoration of the Property and any other property or infrastructure improvements owned by the Grantor that are impacted by this Easement Agreement to their original condition (as such is determined by the Grantor in the Grantor's sole discretion) and at Grantee's sole cost and expense, within 30 days of Grantor's notice of such damage. In the event the Grantee does not fully restore the Property or Grantor's other impacted property or infrastructure improvements within the 30 day period specified herein, the Grantee hereby consents to the Grantor restoring it at the sole cost and expense of the Grantee, including interest at the highest rate permitted by law, fees for administration, interest charges.

5. Conditions of Easement & Compliance with Laws, Regulations, Rules and Policies. Grantor and Grantee hereby agree that any type of hazardous waste or toxic materials shall not be

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brought onto the Property. Grantee shall only utilize the Property for the purposes stated herein. At all times, Grantee shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders at Grantee's sole cost and expense.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include the right of Grantee and Grantee's Permittees to: (a) patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this Easement Agreement; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements, at Grantee's sole expense and after written notice to Grantor and approval from Grantor; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this Easement Agreement, upon reasonable notice to Grantor of such entry; and (d) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Insurance. Grantee shall maintain comprehensive general liability insurance, at Grantee's sole expense, in the type and amount of coverage as considered customary and reasonable for the Improvements. Grantee shall name the Grantor as an additional insured. Certificates of insurance (and copies of all policies, if required by the Grantor) shall be furnished to the Grantor upon Grantor's request. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required under this Easement Agreement, without any lapse of coverage to Grantor whatsoever. Unless otherwise agreed to by Grantor and Grantee in writing, Grantee's contractors shall carry (at their own cost and expense), the following insurance:

a) Occurrence basis commercial general liability insurance (including broad form contractual coverage) and automobile liability insurance, each with minimum limits of Five Million Dollars ($5,000,000.00) combined single limit per occurrence, protecting Grantee from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Grantee and/or Grantee's Permittees hereunder or from or out of any act or omission of Grantee and/or Grantee's Permittees and their related, affiliated and subsidiary companies and the officers, directors, agents, and employees of each, which insurance shall name Grantor as additional insured (the "Additional Insured"); and

b) Worker's compensation insurance as required by applicable Laws (and employer's liability insurance) with minimum limits of One Million Dollars ($1,000,000.00) per occurrence.

All such insurance required herein shall be with companies licensed to issue insurance in the State of Florida and which have a Best Guide rating of B+ VII or better, shall include a waiver of subrogation, be primary and noncontributory and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Grantor. Upon Grantor's written request, certificates of insurance, together with copies of the binding endorsements identifying the Additional Insured, shall be promptly furnished to Grantor. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required hereunder, without any lapse of coverage to Grantor.

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8. Public Records. Grantee acknowledges that the Grantee is a special purpose government, subject to the Public Records Act, and certain records related to this Easement Agreement may be considered Public Records under Florida law.

9. Amendment and No Warranty. This Easement Agreement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee. Grantee acknowledges and agrees that Grantee's and Grantee's Permittees' use of the Property is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Grantee or Grantee's Permittees arising out of or related to this Easement Agreement and/or the Property. This Easement Agreement embodies the entire understanding of the parties hereto, and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof.

10. Notice. Notices related to this Easement Agreement shall be in writing and shall be given when received by the addressee. Notices shall be addressed as follows:

If to the Grantee: _____
_____
_____

If to the Grantor: Bridgewalk Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: George S. Flint, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

11. Sovereign Immunity. Nothing in this Easement Agreement shall be deemed a waiver of sovereign immunity or limit of liability of the Grantor beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Easement Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. Governing Law. This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

13. Severability. If any provision of this Easement Agreement is declared invalid or unenforceable, then the remainder of this Easement Agreement shall continue in full force and effect.

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IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

_____
Signature Witness #1

_____
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, community development district formed pursuant to Chapter 190, *Florida Statutes*

_____
Print Name Witness #1

_____
Signature Witness #2

_____
Print Name Witness #2

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by _____, _____ of **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT,** a community development district formed pursuant to Chapter 190, *Florida Statutes*, ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public
My Commission Expires:

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THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By:_____
Clerk/Deputy Clerk of the Board

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

_____

EXHIBIT 'A'

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CDD PARCEL 825A

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A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56 of the Public Records of Osceola County, Florida, being in Section 4, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the Southwest corner of said Tract B, BRIDGEWALK PHASE 1A; thence run S89°56'37"E along the North Right of Way line of Cyril's Drive, a distance of 408.94 feet to the Point of Beginning; thence continue S89°56'37"E along said South Right of Way line, a distance of 42.82 feet; thence departing said South Right of Way line, run N20°57'21"E, a distance of 165.81 feet to a point on the North line of said Tract B; thence along said North line the following two (2) courses and distances; thence run N90°00'00"W, a distance of 9.39 feet; thence run N83°50'41"W, a distance of 32.30 feet; thence departing said North line, run S20°57'21"W, a distance of 169.48 feet to the Point of Beginning.

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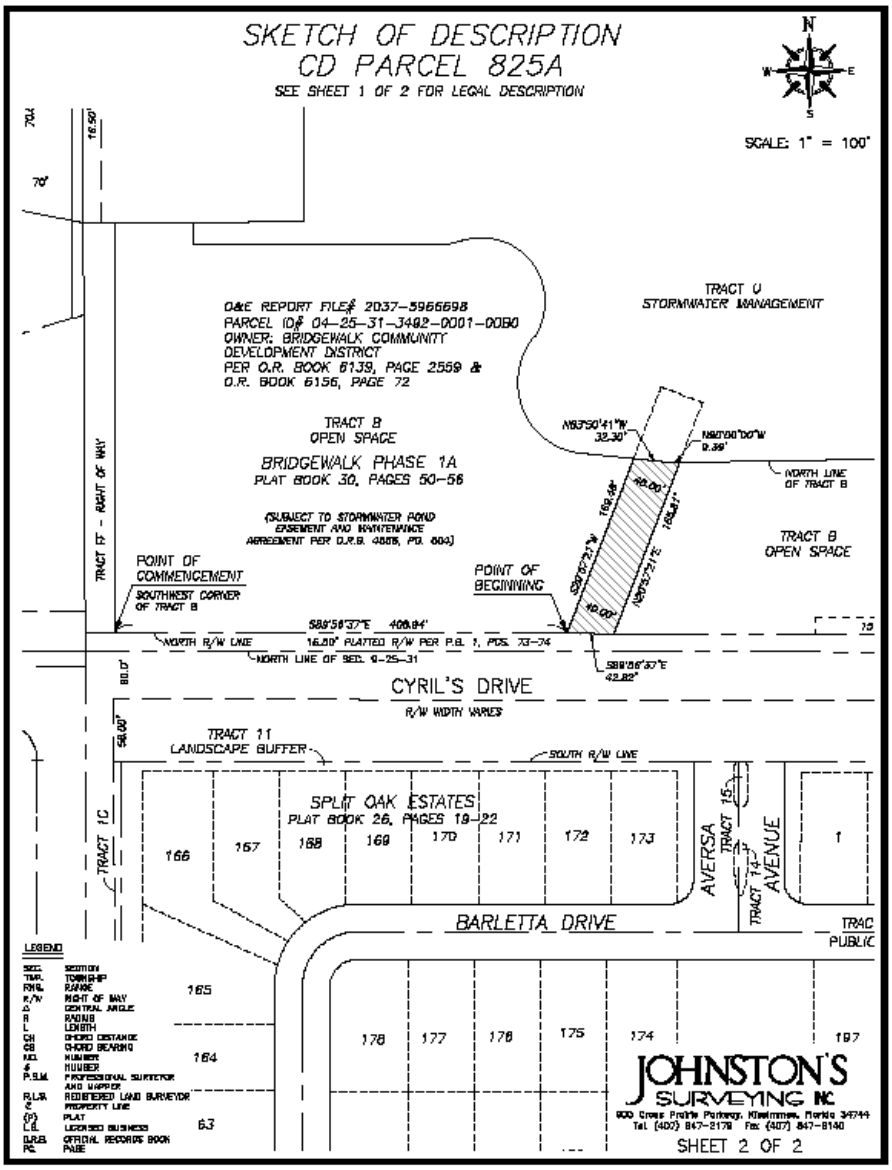
Exhibit "A" continued



This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:

Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880

A Portion of Parcel I.D. No: 0425313492000100B0

Note to Clerk: This document is exempt from Florida documentary Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)

PERMANENT EASEMENT

THIS PERMANENT EASEMENT (the "Easement") is made as of the _____ day of _____, 2023 by **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, Government Management Services, 219 E Livingston Street, Orlando, FL 32801** ("Grantor") to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida, 34741 ("Grantee" or "County").

W I T N E S S E T H

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

WHEREAS**,** GRANTOR represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor.

WHEREAS, the County has determined the improvement of Cyrils Drive is warranted and in the best interest of the public; and

WHEREAS, the County has determined that the improvement of Cyrils Drive will necessitate access to, the occupation, possession, and control of, and construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to change the grading of the Property using suitable material to support the improvement of Cyrils Drive, and to allow Grantee to construct, install, maintain and repair all such grading and improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easement") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create and maintain a permanent easement for roadway drainage outfall of the Property as is necessary to support the improvement of Cyrils Drive, and/or any other improvements associated with the improvement of Cyrils Drive, together with the privileges and rights herein granted (the foregoing described grading activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easement. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easement boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Cyrils Drive, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the easement area for access to the easement, and will provide access for the Grantor.

5. Conditions of Easement. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easement.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this easement; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easement, upon reasonable notice to Grantor of such entry; and (d) all other rights and

privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of this Easement is declared invalid or unenforceable, then the remainder of this Easement shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

_____
Signature Witness #1

_____
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

_____
Print Name Witness #1

_____
Signature Witness #2

_____
Print Name Witness #2

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by _____, _____ of **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,** ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By:_____
Clerk/Deputy Clerk of the Board

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

_____

EXHIBIT 'A'

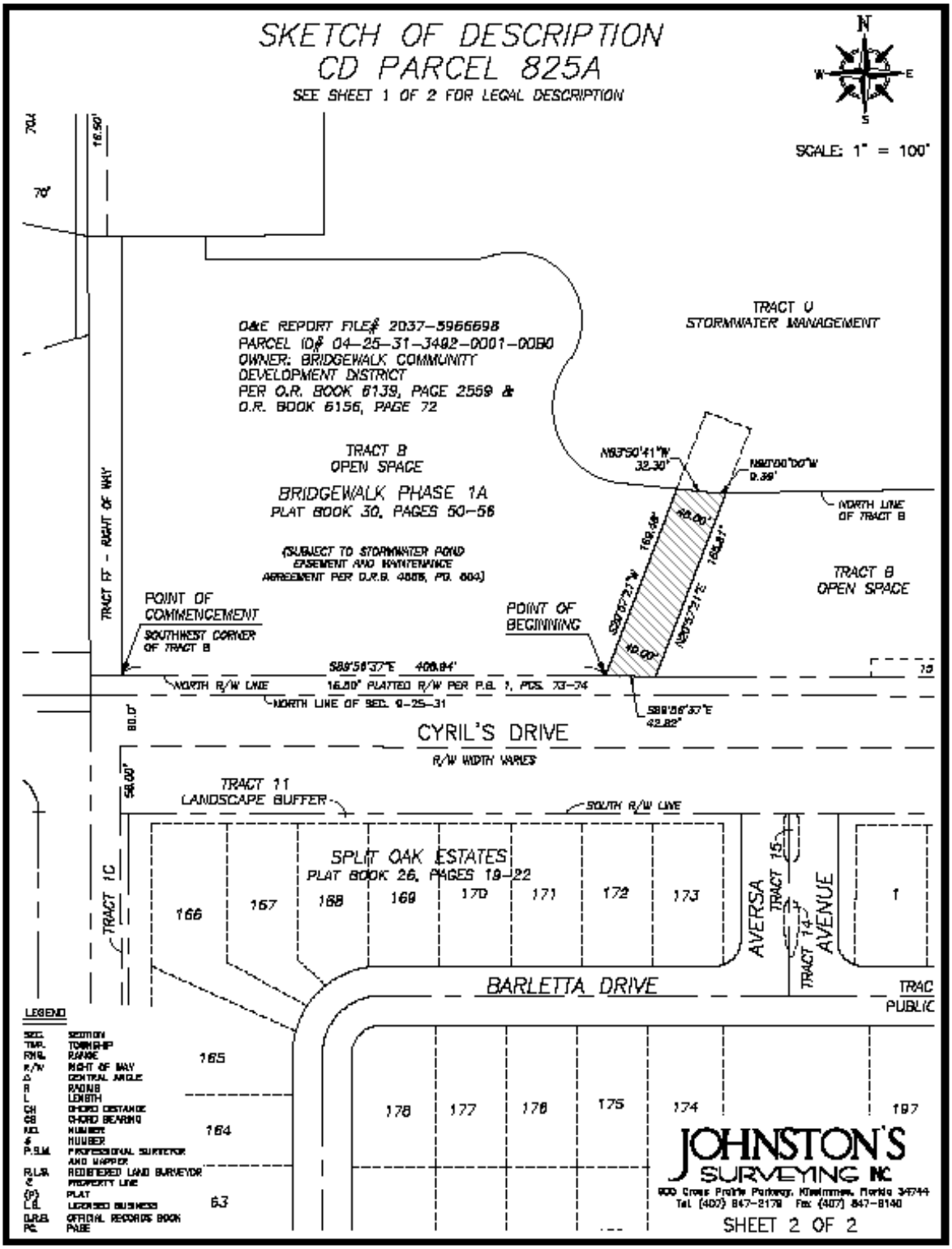
CD PARCEL 825A

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56 of the Public Records of Osceola County, Florida, being in Section 4, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the Southwest corner of said Tract B, BRIDGEWALK PHASE 1A; thence run S89°56'37"E along the North Right of Way line of Cyril's Drive, a distance of 408.94 feet to the Point of Beginning; thence continue S89°56'37"E along said South Right of Way line, a distance of 42.82 feet; thence departing said South Right of Way line, run N20°57'21"E, a distance of 165.81 feet to a point on the North line of said Tract B; thence along said North line the following two (2) courses and distances; thence run N90°00'00"W, a distance of 9.39 feet; thence run N83°50'41"W, a distance of 32.30 feet; thence departing said North line, run S20°57'21"W, a distance of 169.48 feet to the Point of Beginning.

.

Exhibit "A" continued



This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:

Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880

A Portion of Parcel I.D. No: 0425313492000100B0

Note to Clerk: This document is exempt from Florida documentary Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)

PERMANENT EASEMENT

THIS PERMANENT EASEMENT (the "Easement") is made as of the _____ day of _____, 2023 by **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, Government Management Services, 219 E Livingston Street, Orlando, FL 32801** ("Grantor") to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida, 34741 ("Grantee" or "County").

W I T N E S S E T H

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

WHEREAS**,** GRANTOR represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor.

WHEREAS, the County has determined the improvement of Cyrils Drive is warranted and in the best interest of the public; and

WHEREAS, the County has determined that the improvement of Cyrils Drive will necessitate access to, the occupation, possession, and control of, and construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to change the grading of the Property using suitable material to support the improvement of Cyrils Drive, and to allow Grantee to construct, install, maintain and repair all such grading and improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easement") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create and maintain a permanent easement for roadway drainage outfall of the Property as is necessary to support the improvement of Cyrils Drive, and/or any other improvements associated with the improvement of Cyrils Drive, together with the privileges and rights herein granted (the foregoing described grading activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easement. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easement boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Cyrils Drive, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the easement area for access to the easement, and will provide access for the Grantor.

5. Conditions of Easement. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easement.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this easement; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easement, upon reasonable notice to Grantor of such entry; and (d) all other rights and

privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of this Easement is declared invalid or unenforceable, then the remainder of this Easement shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

_____
Signature Witness #1

_____
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

_____
Print Name Witness #1

_____
Signature Witness #2

_____
Print Name Witness #2

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by _____, _____ of **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,** ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By:_____
Clerk/Deputy Clerk of the Board

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

_____

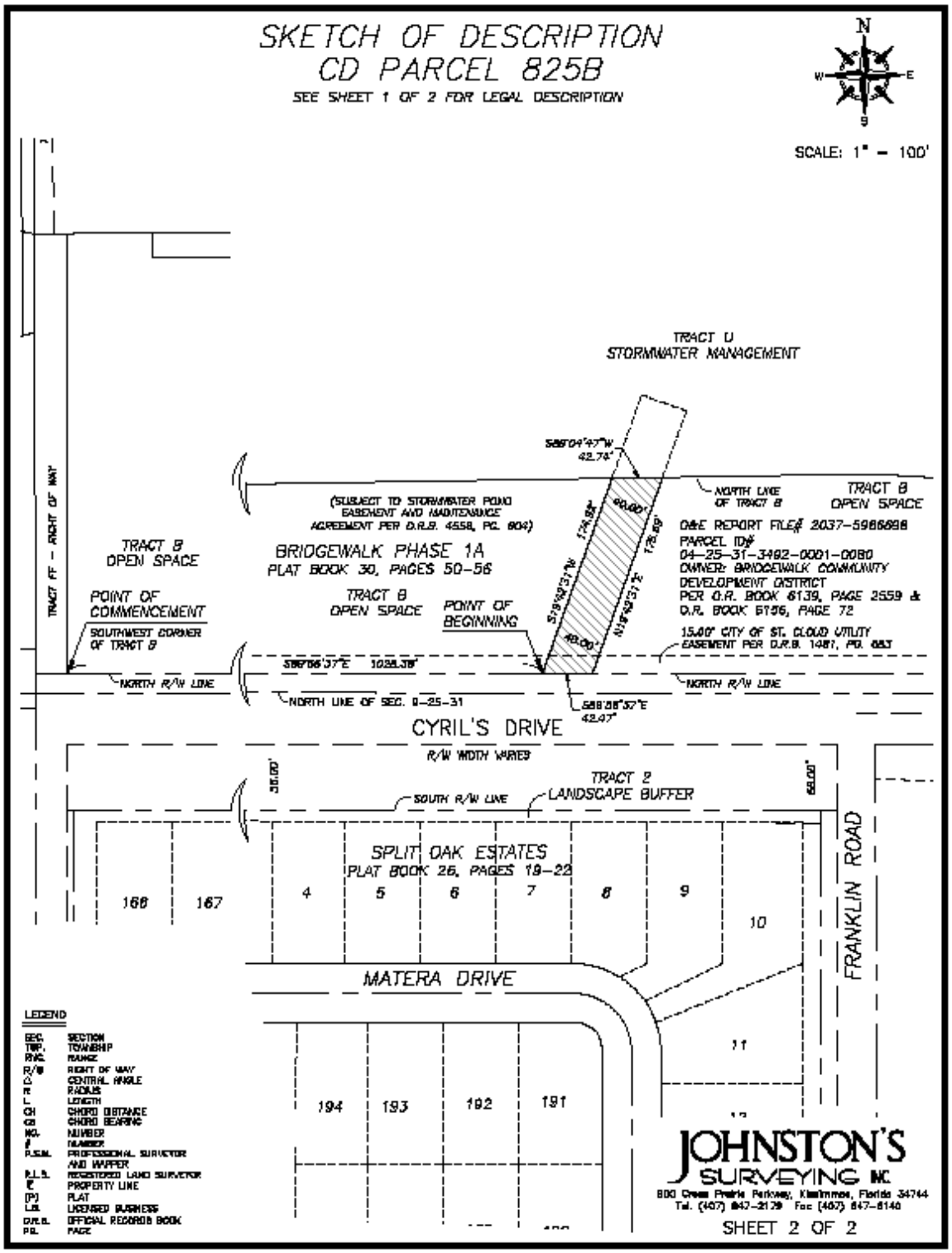
EXHIBIT 'A'

CD PARCEL 825B

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56 of the Public Records of Osceola County, Florida, being in Section 4, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the Southwest corner of said Tract B, BRIDGEWALK PHASE 1A; thence run S89°56'37"E along the North Right of Way line of Cyril's Drive, a distance of 1028.38 feet to the Point of Beginning; thence continue S89°56'37"E along said North Right of Way line, a distance of 42.47 feet; thence departing said North Right of Way line, run N19°42'31"E, a distance of 175.69 feet to a point on the North line of said Tract B; thence run S89°04'47"W along said North line, a distance of 42.74 feet; thence departing said North line, run S19°42'31"W, a distance of 174.92 feet to the Point of Beginning.

Exhibit "A" continued



This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:

Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
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A Portion of Parcel I.D. No: 0425313492000100B0

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W I T N E S S E T H

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

WHEREAS**,** GRANTOR represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor.

WHEREAS, the County has determined the improvement of Cyrils Drive is warranted and in the best interest of the public; and

WHEREAS, the County has determined that the improvement of Cyrils Drive will necessitate access to, the occupation, possession, and control of, and construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to change the grading of the Property using suitable material to support the improvement of Cyrils Drive, and to allow Grantee to construct, install, maintain and repair all such grading and improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easement") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create and maintain a permanent easement for fill slope of the Property as is necessary to support the improvement of Cyrils Drive, and/or any other improvements associated with the improvement of Cyrils Drive, together with the privileges and rights herein granted (the foregoing described grading activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easement. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easement boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Cyrils Drive, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the easement area for access to the easement, and will provide access for the Grantor.

5. Conditions of Easement. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easement.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this easement; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easement, upon reasonable notice to Grantor of such entry; and (d) all other rights and

privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of this Easement is declared invalid or unenforceable, then the remainder of this Easement shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

_____
Signature Witness #1

_____
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

_____
Print Name Witness #1

_____
Signature Witness #2

_____
Print Name Witness #2

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by _____, _____ of **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,** ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By:_____
Clerk/Deputy Clerk of the Board

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

_____

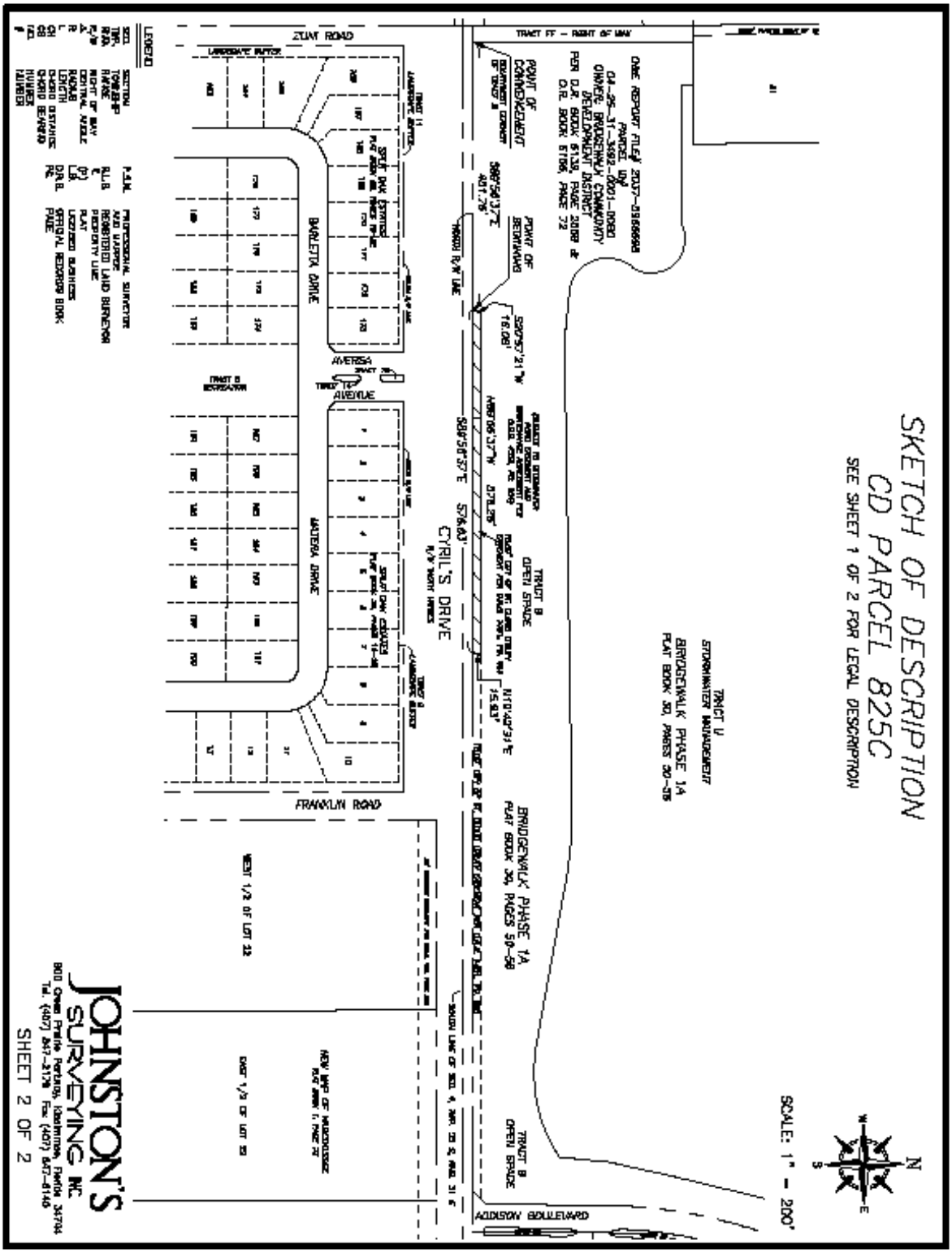
EXHIBIT 'A'

CD PARCEL 825C

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56 of the Public Records of Osceola County, Florida, being in Section 4, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the Southwest corner of said Tract B, BRIDGEWALK PHASE 1A; thence run S89°56'37"E along the North Right of Way line of Cyril's Drive, a distance of 451.75 feet to the Point of Beginning; thence continue S89°56'37"E along said North Right of Way line, a distance of 573.63 feet; thence departing said North Right of Way line, run N19°42'31"E, a distance of 15.93 feet; thence N89°56'37"W, a distance of 576.26 feet; thence S20°57'21"W, a distance of 16.06 feet to the Point of Beginning.

Exhibit "A" continued



This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:

Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880

A Portion of Parcel I.D. No: 0425313492000100B0

Note to Clerk: This document is exempt from Florida documentary Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)

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W I T N E S S E T H

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WHEREAS**,** GRANTOR represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor.

WHEREAS, the County has determined the improvement of Cyrils Drive is warranted and in the best interest of the public; and

WHEREAS, the County has determined that the improvement of Cyrils Drive will necessitate access to, the occupation, possession, and control of, and construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to change the grading of the Property using suitable material to support the improvement of Cyrils Drive, and to allow Grantee to construct, install, maintain and repair all such grading and improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easement") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create and maintain a permanent easement for fill slope of the Property as is necessary to support the improvement of Cyrils Drive, and/or any other improvements associated with the improvement of Cyrils Drive, together with the privileges and rights herein granted (the foregoing described grading activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easement. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easement boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Cyrils Drive, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the easement area for access to the easement, and will provide access for the Grantor.

5. Conditions of Easement. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easement.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this easement; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easement, upon reasonable notice to Grantor of such entry; and (d) all other rights and

privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of this Easement is declared invalid or unenforceable, then the remainder of this Easement shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

_____
Signature Witness #1

_____
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

_____
Print Name Witness #1

_____
Signature Witness #2

_____
Print Name Witness #2

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by _____, _____ of **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,** ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By:_____
Clerk/Deputy Clerk of the Board

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

_____

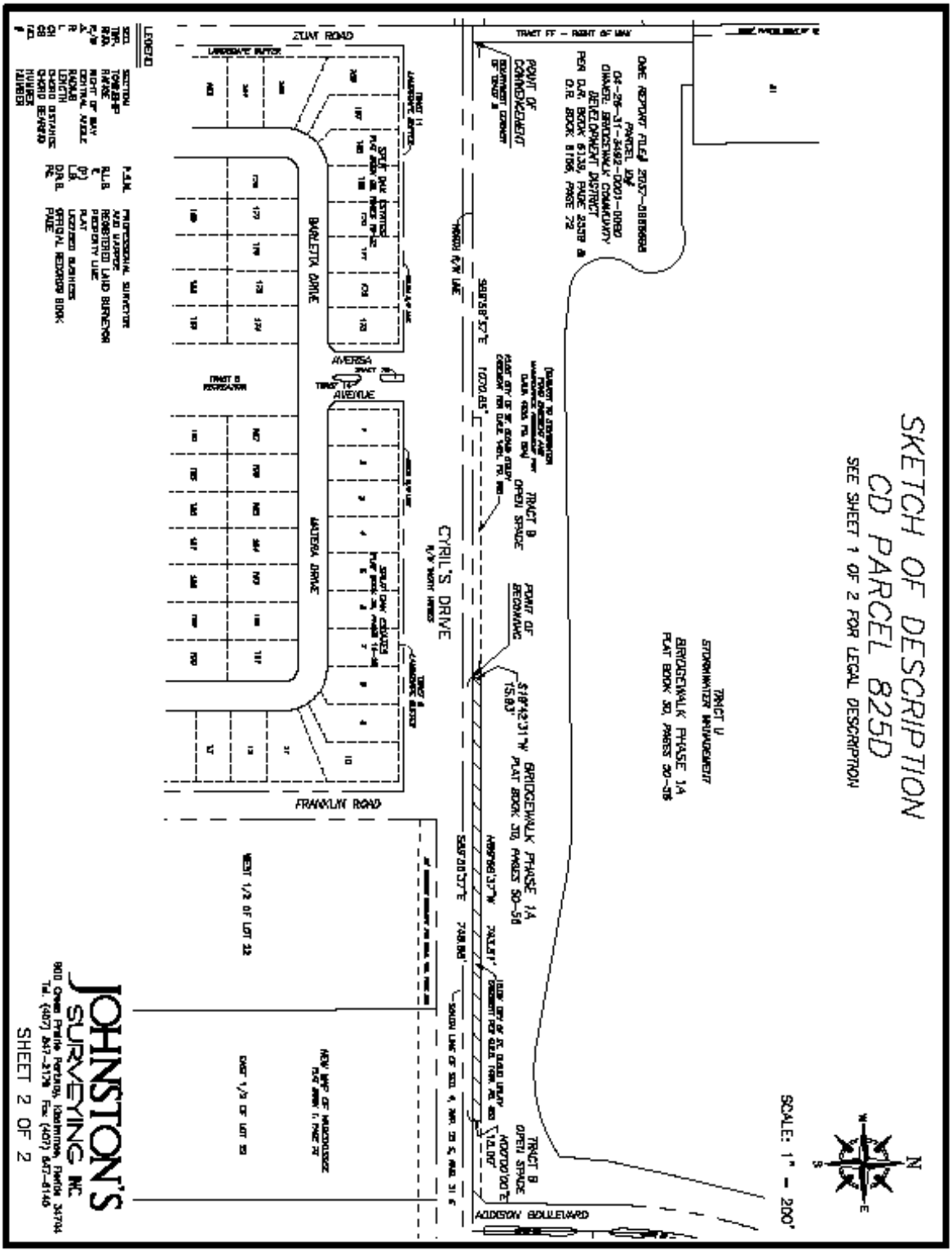
EXHIBIT 'A'

CD PARCEL 825D

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56 of the Public Records of Osceola County, Florida, being in Section 4, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the Southwest corner of said Tract B, BRIDGEWALK PHASE 1A; thence run S89°56'37"E along the North Right of Way line of Cyril's Drive, a distance of 1070.85 feet to the Point of Beginning; thence continue S89°56'37"E along said North Right of Way line, a distance of 748.88 feet; thence departing said North Right of Way line, run N00°00'00"E, a distance of 15.00 feet; thence N89°56'37"W, a distance of 743.51 feet; thence S19°42'31"W, a distance of 15.93 feet to the Point of Beginning.

Exhibit "A" continued



This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:

Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880

A Portion of Parcel I.D. No: 0425313492000100U0

Note to Clerk: This document is exempt from Florida documentary Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)

PERMANENT EASEMENT

THIS PERMANENT EASEMENT (the "Easement") is made as of the _____ day of _____, 2023 by **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, Government Management Services, 219 E Livingston Street, Orlando, FL 32801** ("Grantor") to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida, 34741 ("Grantee" or "County").

W I T N E S S E T H

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

WHEREAS**,** GRANTOR represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor.

WHEREAS, the County has determined the improvement of Cyrils Drive is warranted and in the best interest of the public; and

WHEREAS, the County has determined that the improvement of Cyrils Drive will necessitate access to, the occupation, possession, and control of, and construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to change the grading of the Property using suitable material to support the improvement of Cyrils Drive, and to allow Grantee to construct, install, maintain and repair all such grading and improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easement") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create and maintain a permanent drainage easement for the existing drainage infrastructure of the Property as is necessary to support the improvement of Cyrils Drive, and/or any other improvements associated with the improvement of Cyrils Drive, together with the privileges and rights herein granted (the foregoing described grading activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easement. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easement boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Cyrils Drive, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the easement area for access to the easement, and will provide access for the Grantor.

5. Conditions of Easement. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easement.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this easement; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easement, upon reasonable notice to Grantor of such entry; and (d) all other rights and

privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of this Easement is declared invalid or unenforceable, then the remainder of this Easement shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

_____
Signature Witness #1

_____
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

_____
Print Name Witness #1

_____
Signature Witness #2

_____
Print Name Witness #2

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by _____, _____ of **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,** ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By:_____
Clerk/Deputy Clerk of the Board

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

_____

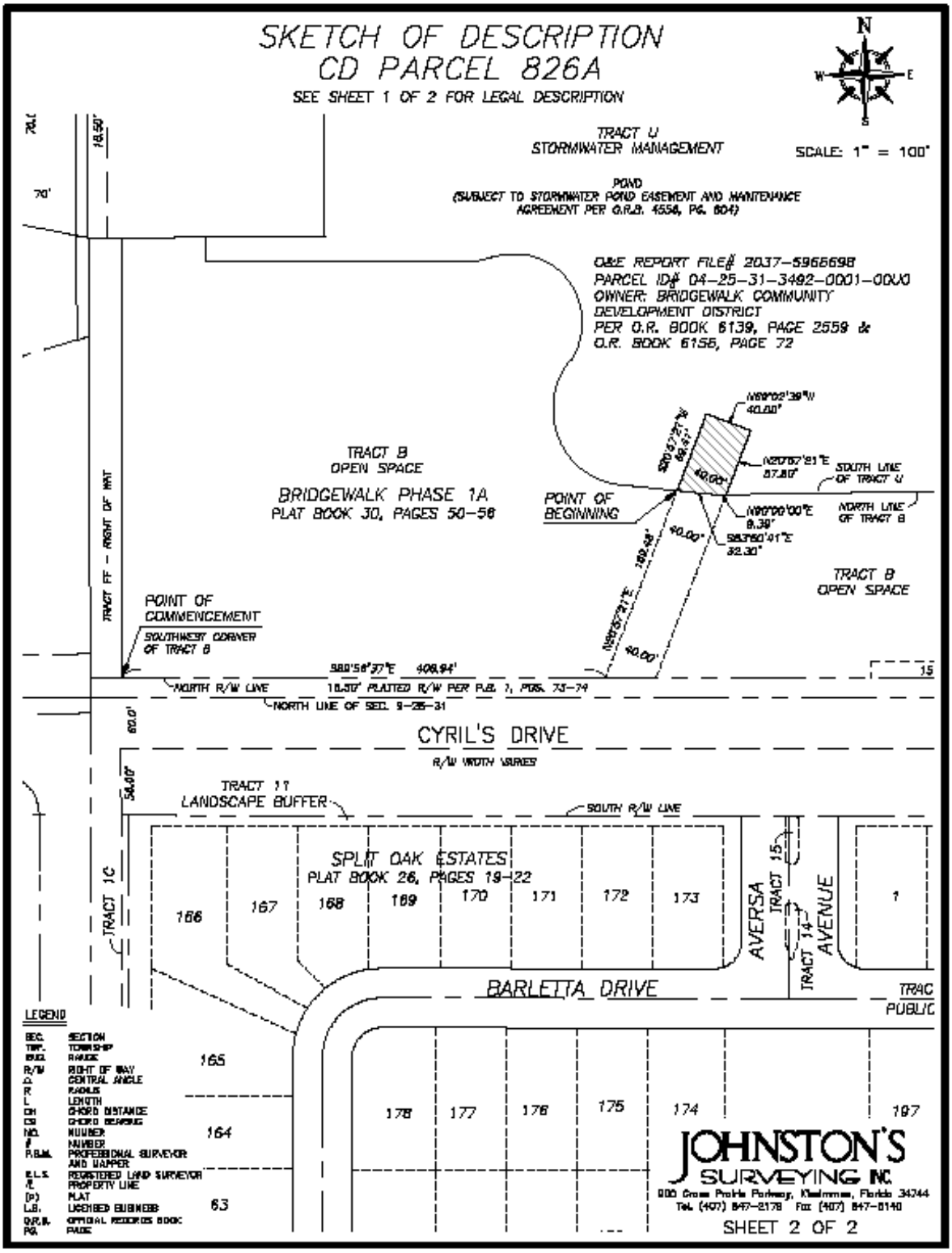
EXHIBIT 'A'

CD PARCEL 826A

A parcel of land being a portion of Tract U, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56 of the Public Records of Osceola County, Florida, being in Section 4, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the Southwest corner of Tract B, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56; thence run S89°56'37"E along the North Right of Way line of Cyril's Drive, a distance of 408.94 feet to a point; thence departing said North Right of Way line, run N20°57'21"E, a distance of 169.48 feet to a point on the South line of said Tract U, said point being the Point of Beginning; thence along said South line of Tract U the following two (2) courses and distances; thence run S83°50'41"E, a distance of 32.30 feet; thence run N90°00'00"E, a distance of 9.39 feet; thence departing said South line, run N20°57'21"E, a distance of 57.80 feet; thence run N69°02'39"W, a distance of 40.00 feet; thence run S20°57'21"W, a distance of 69.41 feet to the Point of Beginning.

Exhibit "A" continued



This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:

Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880

A Portion of Parcel I.D. No: 0425313492000100U0

Note to Clerk: This document is exempt from Florida documentary Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)

PERMANENT EASEMENT

THIS PERMANENT EASEMENT (the "Easement") is made as of the _____ day of _____, 2023 by **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, Government Management Services, 219 E Livingston Street, Orlando, FL 32801** ("Grantor") to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida, 34741 ("Grantee" or "County").

W I T N E S S E T H

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

WHEREAS**,** GRANTOR represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor.

WHEREAS, the County has determined the improvement of Cyrils Drive is warranted and in the best interest of the public; and

WHEREAS, the County has determined that the improvement of Cyrils Drive will necessitate access to, the occupation, possession, and control of, and construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to change the grading of the Property using suitable material to support the improvement of Cyrils Drive, and to allow Grantee to construct, install, maintain and repair all such grading and improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easement") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create and maintain a permanent drainage easement for the existing drainage infrastructure of the Property as is necessary to support the improvement of Cyrils Drive, and/or any other improvements associated with the improvement of Cyrils Drive, together with the privileges and rights herein granted (the foregoing described grading activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easement. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easement boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Cyrils Drive, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the easement area for access to the easement, and will provide access for the Grantor.

5. Conditions of Easement. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easement.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this easement; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easement, upon reasonable notice to Grantor of such entry; and (d) all other rights and

privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of this Easement is declared invalid or unenforceable, then the remainder of this Easement shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

_____
Signature Witness #1

_____
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

_____
Print Name Witness #1

_____
Signature Witness #2

_____
Print Name Witness #2

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by _____, _____ of **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,** ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By:_____
Clerk/Deputy Clerk of the Board

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

_____

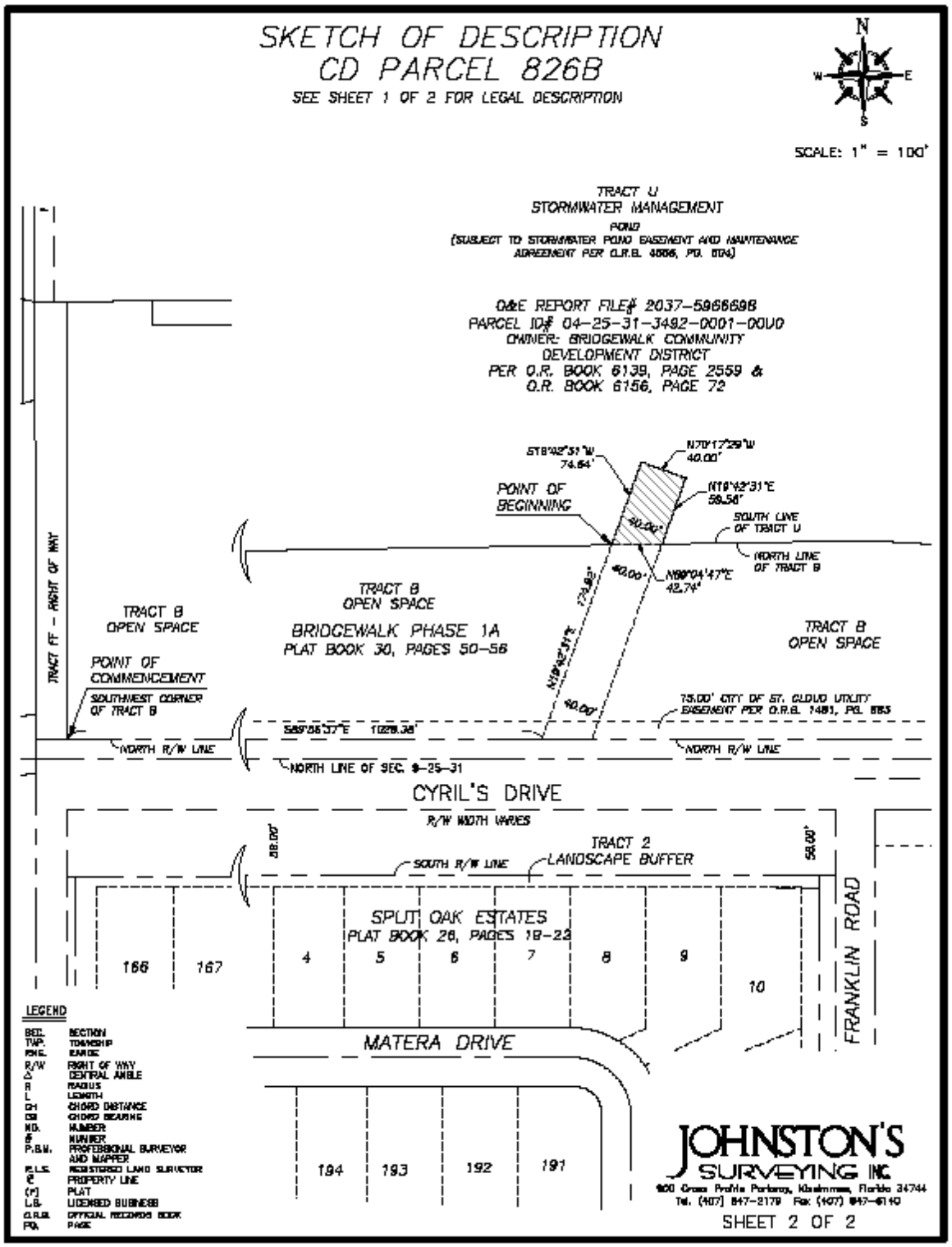
EXHIBIT 'A'

CD PARCEL 826B

A parcel of land being a portion of Tract U, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56 of the Public Records of Osceola County, Florida, being in Section 4, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the Southwest corner of Tract B, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56; thence run S89°56'37"E along the North Right of Way line of Cyril's Drive, a distance of 1028.38 feet to a point; thence departing said North Right of Way line, run N19°42'31"E, a distance of 174.92 feet to a point on the South line of said Tract U, said point being the Point of Beginning; thence run N89°04'47"E along said South line, a distance of 42.74 feet; thence departing said South line, run N19°42'31"E, a distance of 59.58 feet; thence run N70°17'29"W, a distance of 40.00 feet; thence run S19°42'31"W, a distance of 74.64 feet to the Point of Beginning.

Exhibit "A" continued



This Instrument prepared by:
James E. Cheek, III, Esquire
and after recording should be
returned to:

Winderweedle, Haines, Ward and Woodman, P.A.
Attn: James E. Cheek, III
Post Office Box 880
Winter Park, Florida 32790-0880

A Portion of Parcel I.D. No: 0425313492000100U0

Note to Clerk: This document is exempt from Florida documentary Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)

PERMANENT EASEMENT

THIS PERMANENT EASEMENT (the "Easement") is made as of the _____ day of _____, 2023 by **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district, Government Management Services, 219 E Livingston Street, Orlando, FL 32801** ("Grantor") to **OSCEOLA COUNTY, a political subdivision of the State of Florida** with a principal address of 1 Courthouse Square, Kissimmee, Florida, 34741 ("Grantee" or "County").

W I T N E S S E T H

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

WHEREAS**,** GRANTOR represents that Grantor has never resided on the subject property, nor on property contiguous thereto and such property does not constitute the constitutional homestead of the Grantor.

WHEREAS, the County has determined the improvement of Cyrils Drive is warranted and in the best interest of the public; and

WHEREAS, the County has determined that the improvement of Cyrils Drive will necessitate access to, the occupation, possession, and control of, and construction, installation, and maintenance across the Property; and

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to change the grading of the Property using suitable material to support the improvement of Cyrils Drive, and to allow Grantee to construct, install, maintain and repair all such grading and improvements.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Easement") over, under, upon and through the Property, subject to the terms, conditions and limitations set forth herein. Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors, to enter upon the Property and create and maintain a permanent easement for roadway drainage outfall of the Property as is necessary to support the improvement of Cyrils Drive, and/or any other improvements associated with the improvement of Cyrils Drive, together with the privileges and rights herein granted (the foregoing described grading activities are hereinafter referred to as the "Improvements").

4. Grant of Unobstructed Easement. Grantor will not be permitted to place or allow to be placed any obstructions such as landscaping, fences, gates, sheds, building additions, etc. that would prevent the Grantee's ability to use the entire area within the easement boundaries. The Grantor may not change the grade of the Property in any manner or make any other modifications to the Property that negatively impact the integrity and functionality of the Improvements, the improvements to Cyrils Drive, or any other improvements associated therewith. If Grantor obstructs or regrades the easement, Grantee may remove the obstruction or regrade the Property, as the case may be, and seek compensation from Grantor. If Grantor's property is fenced, Grantee has the right to install at its cost, gates at the boundaries of the easement area for access to the easement, and will provide access for the Grantor.

5. Conditions of Easement. Grantor hereby agrees that it shall not bring any type of hazardous waste or otherwise toxic materials on to the Property. Grantee shall only utilize the Property for purposes of installing, maintaining and operating the Easement.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include, but shall not be limited to, the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the Improvements consistent with the terms of this easement; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements; (c) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this easement, upon reasonable notice to Grantor of such entry; and (d) all other rights and

privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Amendment. This Easement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee.

8. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida.

9. Severability. If any provision of this Easement is declared invalid or unenforceable, then the remainder of this Easement shall continue in full force and effect.

{SIGNATURE SET FORTH ON OPPOSITE PAGE}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

_____
Signature Witness #1

_____
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

_____
Print Name Witness #1

_____
Signature Witness #2

_____
Print Name Witness #2

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2023, by _____, _____ of **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district,** ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public
My Commission Expires:

THE ABOVE EASEMENT is accepted for public use by the Osceola County Board of County Commissioners at its regular meeting dated the _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

(seal)

By: _____
Chair/Vice-Chair

ATTEST:

By:_____
Clerk/Deputy Clerk of the Board

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

_____

EXHIBIT 'A'

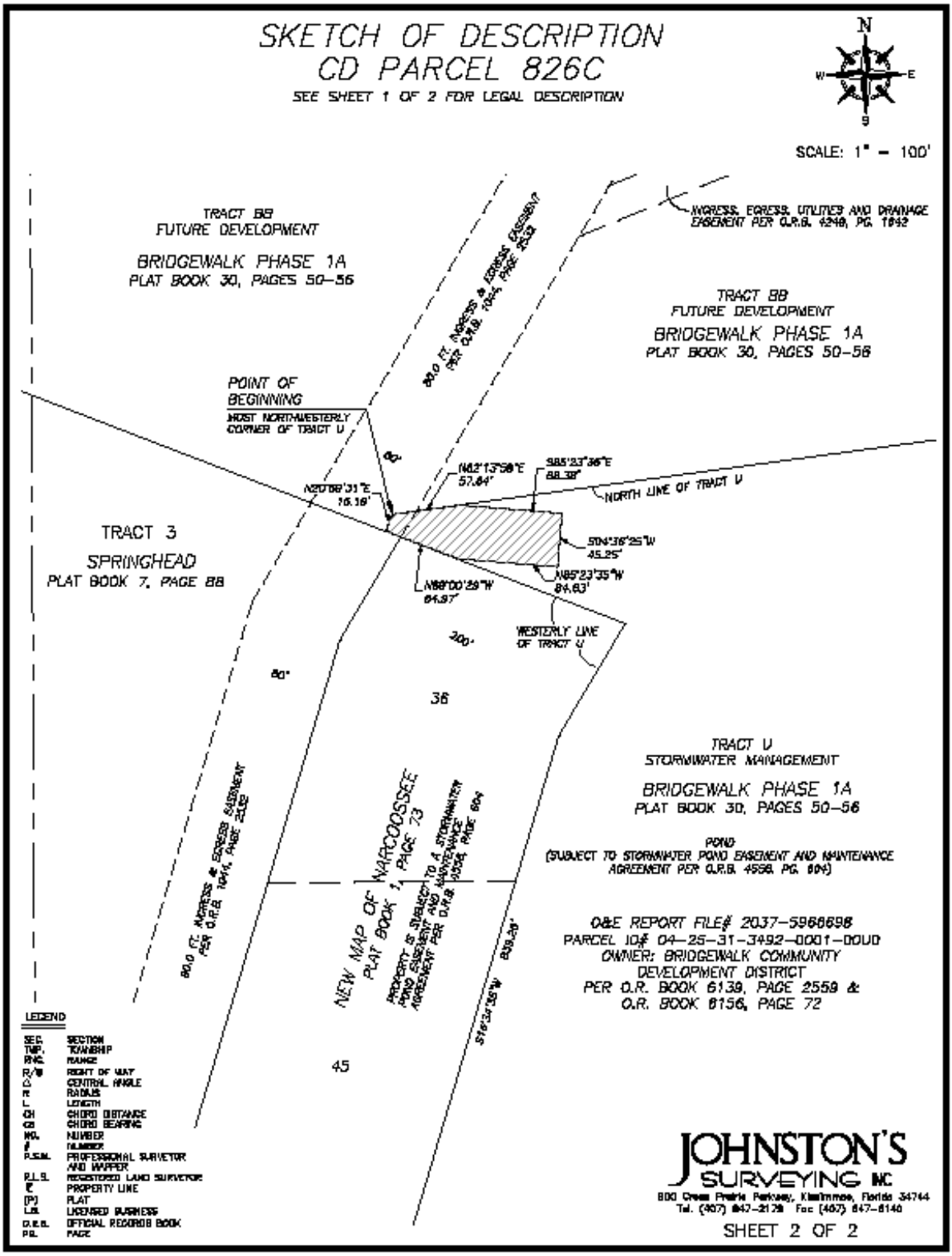
CD PARCEL 826C

A parcel of land being a portion of Tract U, BRIDGEWALK PHASE 1A, according to the Plat thereof, as recorded in Plat Book 30, Pages 50-56 of the Public Records of Osceola County, Florida, being in Section 4, Township 25 South, Range 31 East, and being more particularly described as follows:

Begin at the Most Northwesterly corner of said Tract U, BRIDGEWALK PHASE 1A;thence run N82°13'58"E along the North line of said Tract U, a distance of 57.64 feet; thence departing said North line, run S85°23'35"E, a distance of 86.38 feet; thence run S04°36'25"W, a distance of 45.25 feet; thence run N85°23'35"W, a distance of 84.63 feet to a point on the Westerly boundary of said Tract U; thence along said Westerly boundary the following two (2) courses and distances; thence run N69°00'29"W, a distance of 64.97 feet; thence run N20°59'31"E, a distance of 15.19 feet to the Point of Beginning.

.

Exhibit "A" continued



APPLICATION FOR STANDARD INDIVIDUAL WATER USE PERMIT

CONSTRUCTION DEWATERING OPERATIONS
CYRILS DRIVE ROADWAY WIDENING
PONDS E-1 & 107, BOX CULVERT, & UTILITIES
OSCEOLA COUNTY, FLORIDA

UES PROJECT NO. 0130.1700290.0013
UES REPORT NO. 2011779

Submitted to:

South Florida Water Management District
1707 Orlando Central Parkway, Suite 200
Orlando, Florida 32809
(407) 858-6100

Prepared For:

Poulos & Bennett, Inc.
2602 East Livingston Street
Orlando, Florida 32803
(407) 487-2594

Prepared By:

UES
3532 Maggie Boulevard
Orlando, Florida 32811
(407) 423-0504

April 5, 2023

April 5, 2023

South Florida Water Management District
Orlando Service Center
1707 Orlando Central Parkway, Suite 200
Orlando, Florida 32809

Attention: Mr. Nicholas Vitani, P.G.

Reference: Application for Standard Individual Water Use Permit
Construction Dewatering Operations
Cyrils Drive Roadway Widening
Osceola County, Florida
UES Project No. 0130.1700290.0013
UES Report No. 20011779

Dear Mr. Vitani:

On behalf of the applicant, we respectfully submit the attached application and supporting documentation for obtaining a Standard Individual Water Use Permit (< 1 year) for the construction dewatering/excavation of the proposed ponds for the referenced development. Please note that UES is acting as a consultant for the designated applicant for this application and the application is being submitted through the district's e-permitting portal.

Our office is always available to answer any questions that you or other District personnel may have regarding the submitted documentation. Your assistance with the review and approval of this important aspect of the project is greatly appreciated.

Respectfully submitted,
UNIVERSAL ENGINEERING SCIENCES, LLC
Certificate of Authorization No. 549

Luke Shafer, E.I.
Geotechnical Staff Engineer

SECTION A:
PROPERTY LOCATION & OWNERSHIP

A-1. SITE LOCATION MAP

A map indicating the location of the project site in relation to surrounding sites is submitted. The subject property is located on Cyrils Drive in Osceola County, Florida.

A-2. AERIAL PHOTOGRAPH

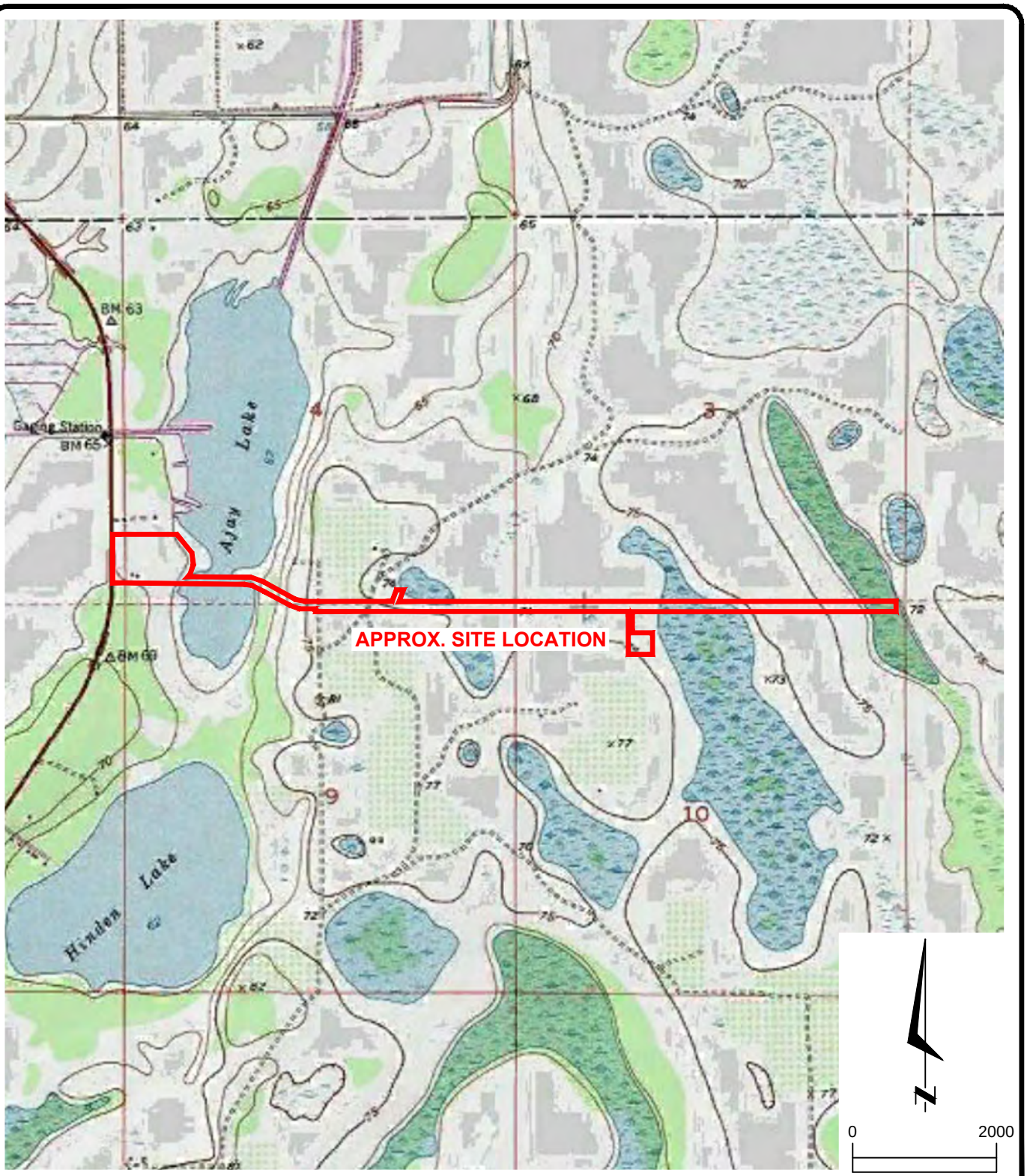
A recent aerial photograph is included to show the pre-development site features including location of nearby wetlands and water bodies.

A-3. USDA NRCS SOIL SURVEY MAP

A recent aerial photograph with USDA soil classifications is included to show the mapped pre-development soils.

A-4. PROPERTY DEED & APPRAISAL INFO

The attached support documents show proof of ownership of the parcel identified as Osceola County Parcel Nos. 0425313492000100B0, 0425313492000100U0, 042531426000010140, 042531426000010142, 042531426000010146, & 102531426000010060



SOURCE: USGS QUADRANGLE MAP OF "NARCOOSSEE, FLORIDA".

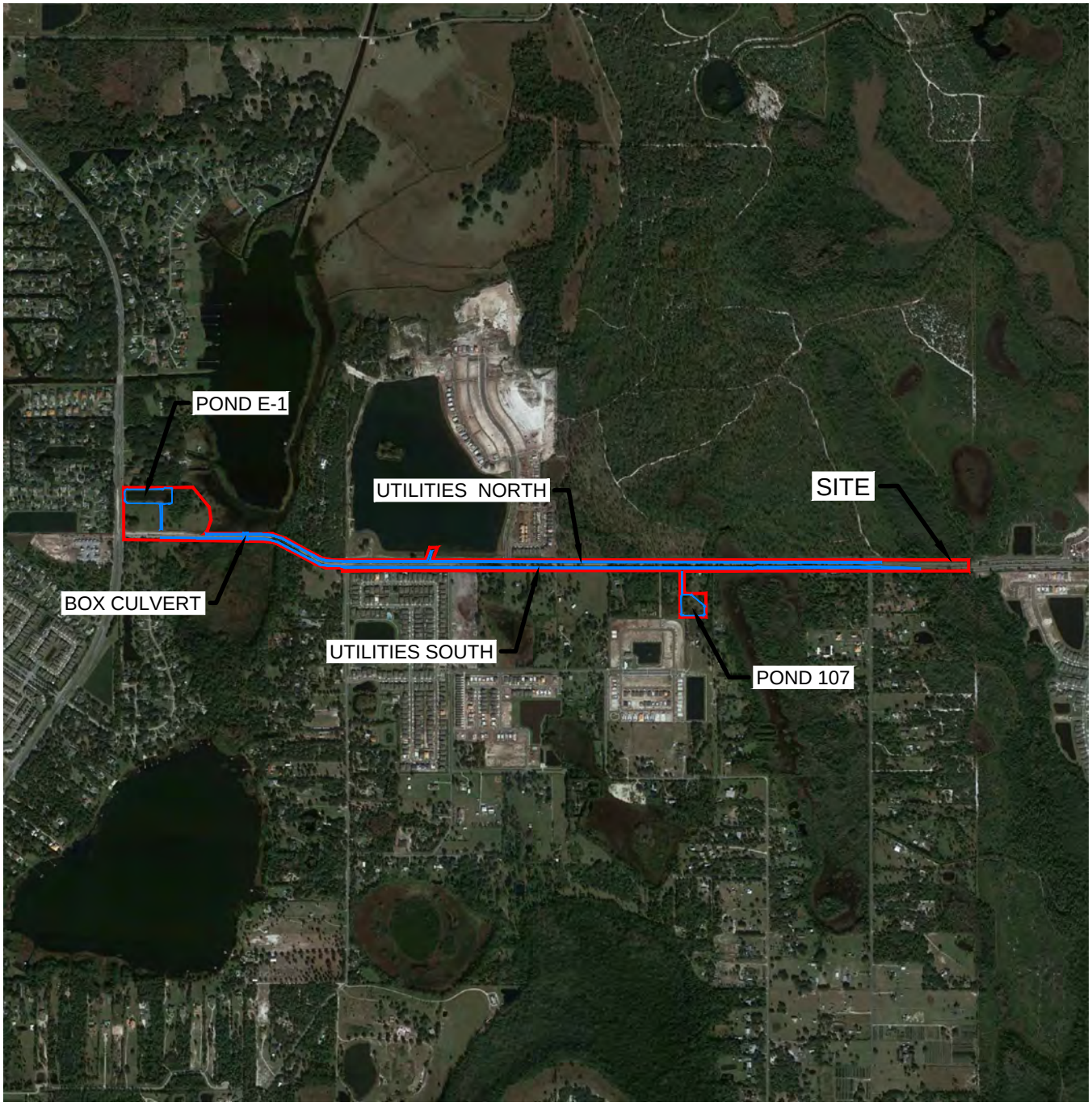
UES

SFWMD STANDARD INDIVIDUAL WATER USE PERMIT APPLICATION
CYRILS DRIVE ROADWAY WIDENING DEWATERING
CYRILS DRIVE, ST. CLOUD, OSCEOLA COUNTY, FLORIDA

SITE LOCATION MAP

DRAWN BY: N.F.	DATE: 4 - 5 - 2023	CHECKED BY: L.S.	DATE: 4 - 5 - 2023
SCALE: AS SHOWN	PROJECT NO: 0130.1700290.0013	REPORT NO: 2011779	PAGE NO: A-1

23-0185-01



0 2000
SCALE (FT.)

AERIAL PHOTO SOURCE: GOOGLE EARTH

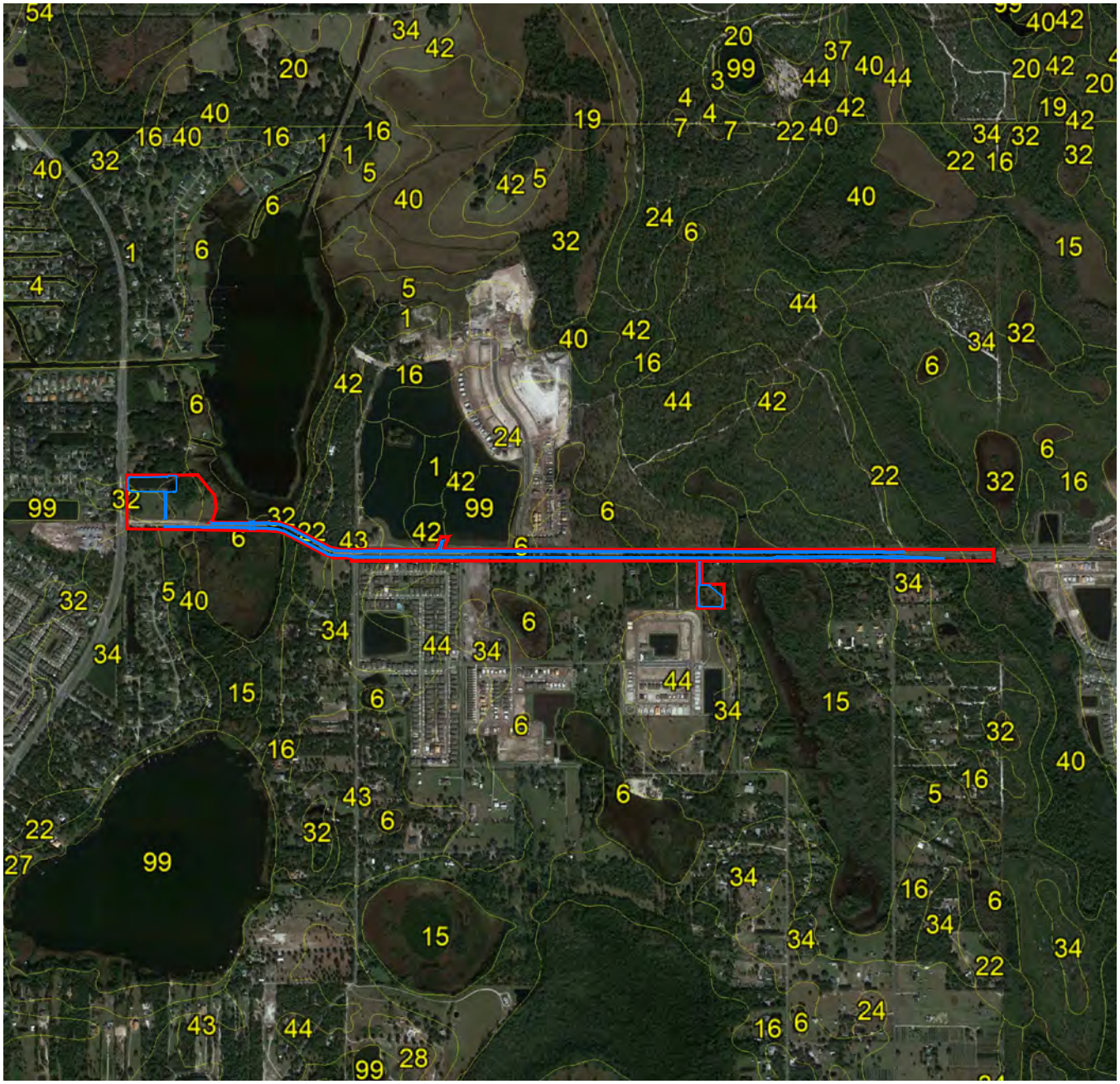
UES

SFWMD STANDARD INDIVIDUAL WATER USE PERMIT APPLICATION
CYRILS DRIVE ROADWAY WIDENING DEWATERING
CYRILS DRIVE, ST. CLOUD, OSCEOLA COUNTY, FLORIDA

AERIAL PHOTO SHOWING PROPOSED POND LOCATIONS

DRAWN BY:	N.F.	DATE:	4 - 5 - 2023	CHECKED BY:	L.S.	DATE:	4 - 5 - 2023
SCALE:	AS SHOWN	PROJECT NO:	0130.1700290.0013	REPORT NO:	2011779	PAGE NO:	A-2

23-0185-01



LEGEND

1 - ADAMSVILLE SAND, 0 - 2 % SLOPES
5 - BASINGER FINE SAND, 0 - 2 % SLOPES
6 - BASINGER FINE SAND, DEPRESSIONAL, 0 - 1 % SLOPES
15 - HONTOON MUCK, FREQUENTLY PONDED, 0 - 1 % SLOPES
16 - IMMOKALEE FINE SAND, 0 - 2 % SLOPES
22 - MYAKKA FINE SAND, 0 - 2 % SLOPES
32 - PLACID FINE SAND, FREQUENTLY PONDED, 0 - 1 % SLOPES
34 - POMELLO FINE SAND, 0 - 5 % SLOPES
40 - SAMSULA MUCK, FREQUENTLY PONDED, 0 - 1 % SLOPES
42 - SMYRNA FINE SAND, 0 - 2 % SLOPES
43 - ST. LUCIE FINE SAND, 0 - 5 % SLOPES
44 - TAVARES FINE SAND, 0 - 5 % SLOPES
99 - WATER

0 2000
SCALE (FT.)

N

AERIAL PHOTO SOURCE: GOOGLE EARTH

UES

SFWMD STANDARD INDIVIDUAL WATER USE PERMIT APPLICATION
CYRILS DRIVE ROADWAY WIDENING DEWATERING
CYRILS DRIVE, ST. CLOUD, OSCEOLA COUNTY, FLORIDA

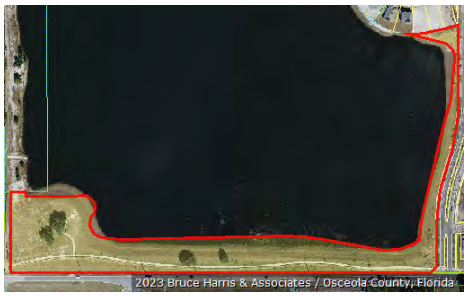
USDA - NRCS SOIL SURVEY MAP

DRAWN BY:	N.F.	DATE:	4 - 5 - 2023	CHECKED BY:	L.S.	DATE:	4 - 5 - 2023
SCALE:	AS SHOWN	PROJECT NO:	0130.1700290.0013	REPORT NO:	2011779	PAGE NO:	A-3

23-0185-01

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 04-25-31-3492-0001-00B0



Owner Information

Owner Name	BRIDGEWALK CDD
Mailing Address	GOVERNMENTAL MANAGEMENT SERVICES 219 E LIVINGSTON ST ORLANDO, FL 32801
Physical Address	ADDISON BLVD, SAINT CLOUD FL 34771
Description	RESIDENTIAL COMMON ELEMENTS/AREA VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/04/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$2	**Land**	$2
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$2	**Appraised(just)**	$2
Assessed(estimated)	$2	**Assessed***	$2
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$2	**Taxable**	$2
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6139-2559	$100	2022-01-13	SW
1	6156-0072	$100	2022-01-13	SW

Land Information - Total Acreage: 9.81

Land Description	Units	Depth	Land Type	Land Value
CONSERVATION	9.81	0.00	AC	$4,900

Legal Description

Legal Description BRIDGEWALK PH 1A PB 30 PGS 50-56 TRACT B OPEN SPACE

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 04-25-31-3492-0001-00U0

Owner Information

Owner Name	BRIDGEWALK CDD
Mailing Address	GOVERNMENTAL MANAGEMENT SERVICES 219 E LIVINGSTON ST ORLANDO, FL 32801
Physical Address	ADDISON BLVD, SAINT CLOUD FL 34771
Description	RESIDENTIAL COMMON ELEMENTS/AREA VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/04/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$2	**Land**	$2
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$2	**Appraised(just)**	$2
Assessed(estimated)	$2	**Assessed***	$2
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$2	**Taxable**	$2
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6139-2559	$100	2022-01-13	SW
1	6156-0072	$100	2022-01-13	SW

Land Information - Total Acreage: 68.53

Land Description	Units	Depth	Land Type	Land Value
WETLANDS	68.53	0.00	AC	$6,900

Legal Description

Legal Description BRIDGEWALK PH 1A PB 30 PGS 50-56 TRACT U STORMWATER

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 04-25-31-4260-0001-0140

Owner Information

Owner Name	LAKE AJAY 15 & CYRILS NE LAND TRUST M L CARTER SERVICES INC TR
Mailing Address	PO BOX 568821 ORLANDO, FL 32856-8821
Physical Address	N NARCOOSSEE RD, SAINT CLOUD FL 34771
Description	PASTURELAND 1-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/04/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$2,100	**Land**	$2,100
AG Benefit	$193,300	**AG Benefit**	$193,300
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$195,400	**Appraised(just)**	$195,400
Assessed(estimated)	$2,100	**Assessed***	$2,100
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$2,100	**Taxable**	$2,100
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5680-0932	$100	2020-02-21	CD
1	5670-0221	$100	2020-02-04	SW
2	1072-2521	$0	1992-06-12	SW
3	1072-2536	$0	1992-06-12	SW
4	1072-2526	$0	1992-06-11	QC
5	1072-2531	$0	1992-06-11	QC
6	0859-0956	$0	1987-11-16	QC
7	0859-0954	$0	1987-10-30	QC
8	0857-1669	$0	1987-10-27	QC
9	0855-0574	$130,000	1987-09-29	WD
10	0808-1507	$0	1986-06-01	CD
11	0802-0776	$0	1986-04-01	QC
12	0802-0778	$69,500	1986-04-01	WD

Land Information - Total Acreage: 9.77

Land Description	Units	Depth	Land Type	Land Value
IMPROVED	9.77	0.00	AC	$2,100
MARKET VALUE	9.77	0.00	AC	$195,400

Legal Description

Legal Description

NEW MAP OF NARCOOSSEE PB 1 PG 73 LOT 14 LESS N 65.75 FT AND LESS COM AT SW COR OF IDLE HOUR EST PB 10 PG 181, S 250 FT TO POB; E 624.92 FT, S 209.75 FT, W 624.92 FT, N 209.75 FT TO POB & LESS BEG AT INTER OF E R/W LINE OF NARCOOSSEE RD & N R/W LINE OF CYRILS DR, N00-15-11E 53.70 FT, S40-43-38E 19.46 FT, S89-46-27E 1034.72 FT TO PT ON 58 FT CONTOUR LINE OF LAKE AJAY, S22-13-19W 6.34 FT, S36-47-30W 41.24 FT, N89-46-27W 1020.56 FT TO POB

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 04-25-31-4260-0001-0142

Owner Information

Owner Name	OSCEOLA COUNTY
Mailing Address	ATTN CAROL PLATT 1 COURTHOUSE SQ STE 3100 KISSIMMEE, FL 34741
Physical Address	CYRILS DR, SAINT CLOUD FL 34771
Description	RIGHT OF WAY-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/04/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$100	**Land**	$100
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$100	**Appraised(just)**	$100
Assessed(estimated)	$100	**Assessed***	$100
Exemption(estimated)	$100	**Exemption**	$100
Taxable(estimated)	$0	**Taxable**	$0
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5961-0214	$0	2021-05-14	RW
1	5680-0932	$100	2020-02-21	CD
2	5670-0221	$100	2020-02-04	SW
3	1072-2521	$0	1992-06-12	SW
4	1072-2536	$0	1992-06-12	SW
5	1072-2526	$0	1992-06-11	QC
6	1072-2531	$0	1992-06-11	QC
7	0859-0956	$0	1987-11-16	QC
8	0859-0954	$0	1987-10-30	QC
9	0857-1669	$0	1987-10-27	QC
10	0855-0574	$130,000	1987-09-29	WD
11	0808-1507	$0	1986-06-01	CD
12	0802-0776	$0	1986-04-01	QC
13	0802-0778	$69,500	1986-04-01	WD

Land Information - Total Acreage: 0.93

Land Description	Units	Depth	Land Type	Land Value
ROADWAY / PEDESTRIAN	0.93	0.00	AC	$93

Legal Description

Legal Description

NEW MAP OF NARCOOSSEE PB 1 PGS 73-74 A PORTION OF LOT 14: BEG AT INTER OF N R/W LINE OF NARCOOSSEE RD & E R/W LINE OF CYRILS DR, N00-15-11E 53.70 FT, S40-43-38E 19.46 FT, S89-46-27E 1034.72 FT TO PT ON 58 FT CONTOUR LINE OF LAKE AJAY, S22-13-19W 6.34 FT, S36-47-30W 41.24 FT, N89-46-27W 1020.56 FT TO POB

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Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 04-25-31-4260-0001-0146

Owner Information

Owner Name	OSCEOLA COUNTY
Mailing Address	ATTN CAROL PLATT 1 COURTHOUSE SQ STE 3100 KISSIMMEE, FL 34741
Physical Address	N NARCOOSSEE RD, SAINT CLOUD FL 34771
Description	COUNTY-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/04/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$300	**Land**	$300
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$300	**Appraised(just)**	$300
Assessed(estimated)	$300	**Assessed***	$300
Exemption(estimated)	$300	**Exemption**	$300
Taxable(estimated)	$0	**Taxable**	$0
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3879-1576	$775,500	2009-08-13	WD
1	1072-2521	$0	1992-06-12	SW
2	1072-2526	$0	1992-06-11	QC
3	0857-1669	$0	1987-10-01	WD
4	0808-1507	$0	1986-06-01	CD
5	0802-0776	$0	1986-04-01	QC
6	0802-0778	$69,500	1986-04-01	WD

Land Information - Total Acreage: 3.00

Land Description	Units	Depth	Land Type	Land Value
POND/LAKE	3.00	0.00	AC	$300

Legal Description

Legal Description NEW MAP OF NARCOOSSEE A PORTION OF LOT 14: COM AT SW COR OF IDLE HOUR EST PB 10 PG 181, S 250 FT TO POB; E 624.92 FT, S 209.75 FT, W 624.92 FT, N 209.75 FT TO POB

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 10-25-31-4260-0001-0060

Owner Information

Owner Name	OSCEOLA COUNTY
Mailing Address	1 COURTHOUSE SQUARE STE 3100 KISSIMMEE, FL 34741
Physical Address	5850 CYRILS DR, SAINT CLOUD FL 34771
Description	MOBILE HME-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/04/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/05/2022**	
Land	$156,100	**Land**	$156,100
AG Benefit	$0	**AG Benefit**	$0
Extra Features	$3,300	**Extra Features**	$3,300
Buildings	$76,400	**Buildings**	$54,400
Appraised(just)	$235,800	**Appraised(just)**	$213,800
Assessed(estimated)	$109,208	**Assessed***	$106,028
Exemption(estimated)	$50,000	**Exemption**	$50,000
Taxable(estimated)	$59,208	**Taxable**	$56,028
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6343-2439	$0	2023-01-10	WD
1	1672-1457	$110,000	1999-10-29	WD
2	1255-2886	$75,000	1995-04-26	WD
3	1263-2692	$0	1995-04-26	CD
4	0766-0715	$29,000	1985-01-01	WD
5	0536-0291	$200,000	1981-04-01	WD
6	0284-0571	$171,429	1974-03-01	WD
7	0190-0344	$84,429	1969-06-05	WD
8	0127-0188	$0	1948-11-23	WD
9	0095-0238	$0	1933-11-01	WD

Land Information - Total Acreage: 4.76

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	4.76	0.00	AC	$156,100

Extra Features

Extra Feature	Units	Year Built	Feature Value
POLEBARN AVERAGE	589	1991	$1,414
STABLES AVERAGE	696	1991	$1,949

Building Information

Building 1

Description	MOBILE HOME	**Bedrooms**	3
Year Built	1984	**Bathrooms**	2
Value	$76,400	**Fixtures**	
Actual Area	1694	**Roof Cover**	4 COMPOSITE SHINGLE
Heated Area	1454	**Exterior Wall**	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1984	1454
OPEN PORCH UNFINISHED	OPU	1992	240

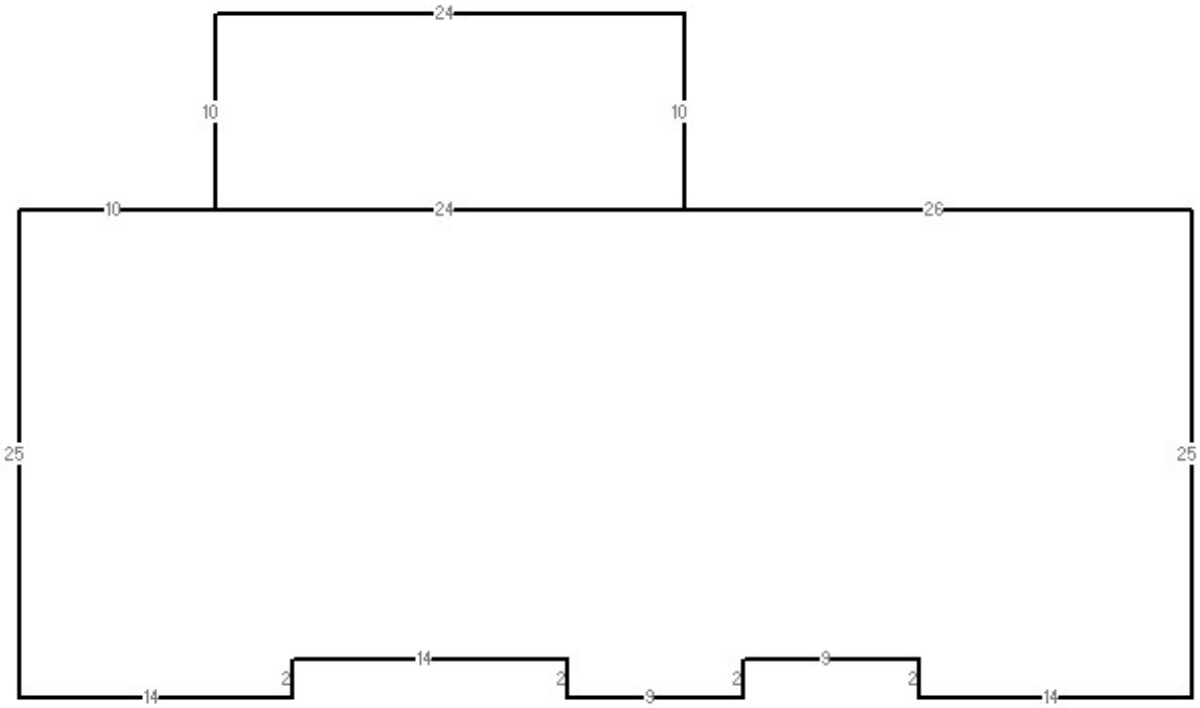
Legal Description

Legal Description

NEW MAP OF NARCOOSSEE PB 1 PG 73 COM AT NW COR OF E 1/2 OF LOT 6, S00-09-30W 27 FT TO S R/W LINE OF CYRIL'S DR & BEING POB; S00-09-30W 641.96 FT TO LEON TYSON GROVES, S89-45-26E 321.46 FT W LINE OF COUNTRY MEADOW N UNIT 2, PB 2 PG 245, N00-09-10E 642.09 FT, N89-46-27W 321.38 FT TO POB

Building 1 Property Photo

Building 1 Sketch



SECTION B:
PROJECT DESCRIPTION

The roadway is proposed to include the construction of Two (2) proposed stormwater ponds, one (1) box culvert, and underground utilities along Cyrils Drive as part of the proposed roadway expansion. The construction dewatering operations for the proposed ponds will proceed by an interconnected network of dewatering sock drains, sump, and pump operations. The ponds will be excavated and discharge routed to turbidity basins (TB-1 through TB-15) for discharge to adjacent wetlands. Recharge trenches will be utilized along the perimeter of wetlands within the radius of influence of drawdown for the ponds to eliminate potential negative drawdown effects.

Excavation procedures are detailed on sheets DWP-1 through DWP-4 of the dewatering operations plan and will include monitoring discharge for comparison to background samples to ensure turbidity remains below 29 NTU's. Double silt fence will be utilized along the perimeter of dewatering operations.

- The total project acreage is on the order of 47.6± acres.
- The estimated total pond area for dewatering is on the order of 8.25± acres.
- The groundwater table at the dewatering ditches will be lowered to a maximum elevation of approximately EL. 43.8 feet NAVD (2 feet below proposed pond bottom) for construction of the ponds.
- The maximum estimated depth of excavation is on the order of 20.2 feet below existing ground surface.
- Estimated Operation Schedule: 24 hrs/day 7 days/week 52 weeks/year
- Based on the results of engineering evaluation presented in the Proposed Dewatering Operations Plan report, we anticipate the following water volumes and pumping rates.
    - Maximum Requested Allocation = 46.92 million gallons
    - Maximum theoretical daily pumpage = 3.54 million gallons per day
    - Average estimated daily pumpage (Anticipated Maximum Average) = 1.77 million gallons per day
- Total estimated duration of water use = 84 days (approx)
- A summary of calculations utilizing Sichardt's Equation are provided on Sheet DWP-2

The dewatering operations and excavations for the proposed stormwater management areas will be achieved by means of sump and sock drains within the ponds as shown in the Dewatering Operations Plan. The locations and capacity of these pumps vary as per the excavation requirements, and tentatively indicated on the operations plan. We anticipate one pump will be required for ponds E-1, 107, & the Box Culvert. We also Anticipate 12 pump locations for the Utility corridor along Cyrils Drive. Pumps rated at a capacity of approximately 1500 gpm are likely to be used to pump out the surface water collected on site, discharging to turbidity basins for discharge to adjacent wetlands. A summary of a description of the surface water pumps used in the dewatering operations is in the following Table B.

TABLE B: DESCRIPTION OF SURFACE WATER PUMPS

Pump Number or Designation	Pond E-1	Pond 107	Box Culvert	Utility South 1	Utility South 2
Pump Capacity (GPM)	1500	1500	1500	1500	1500
Purpose	Dewatering	Dewatering	Dewatering	Dewatering	Dewatering
Existing / Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Pump Type	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel
Pump Horsepower	25	25	25	25	25
Elevation of intake EL. (ft)	43.8	69	52	59	59
Discharge Location	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands
Is pump two way?	Yes	Yes	Yes	Yes	Yes

Pump Number or Designation	Utility South 3	Utility South 4	Utility South 5	Utility South 6	Utility South 7
Pump Capacity (GPM)	1500	1500	1500	1500	1500
Purpose	Dewatering	Dewatering	Dewatering	Dewatering	Dewatering
Existing / Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Pump Type	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel
Pump Horsepower	25	25	25	25	25
Elevation of intake EL. (ft)	59	59	59	59	59
Discharge Location	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands
Is pump two way?	Yes	Yes	Yes	Yes	Yes

*contractor responsible for final selection and specification of pumps

TABLE B: DESCRIPTION OF SURFACE WATER PUMPS CONTINUED

Pump Number or Designation	Utility North 1	Utility North 2	Utility North 3	Utility North 4	Utility North 5
Pump Capacity (GPM)	1500	1500	1500	1500	1500
Purpose	Dewatering	Dewatering	Dewatering	Dewatering	Dewatering
Existing / Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Pump Type	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel	Rotary / Diesel
Pump Horsepower	25	25	25	25	25
Elevation of intake EL. (ft)	59	59	59	59	59
Discharge Location	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands	Recharge Trench/ Wetlands
Is pump two way?	Yes	Yes	Yes	Yes	Yes

*contractor responsible for final selection and specification of pumps

SECTION C:

DEWATERING WATER DISCHARGE

C-1: RADIUS OF INFLUENCE & PUMPAGE CALCULATIONS

Radius of Influence (Sichardt's Equation) & Dewatering Volumes	
Project Name:	**Cyrils Drive Roadway Widening Dewatering**
Location :	**Pond E-1**

Variable	Value	US Units	Value	Metric Units
Hydraulic Conductivity (k)	25	ft/day	0.000088	m/sec
Aquifer Thickness (H)	170	ft	51.82	m
Depth to Groundwater	3	ft	0.91	m
Excavation Depth	20.2	ft	6.16	m
Pond Length (a)	615	ft	187.45	m
Pond Width (b)	190	ft	57.91	m
Number of Extraction Points (n)	1		1	
Pumping Time per day	1440	min	1440	min

Calculation of Radius of Influence (Ro) for and open hole

$$R_0 = 3000 \times (H - h) \times \sqrt{K}$$

h = H-(Excavation Depth - Depth to Water) =	46.57	m
H - h =	5.24	m
Radius of Influence (Ro) =	147.70	m

Calculation of Effective Radius (Re) for rectangular excavation areas

$$r_e = \sqrt{(a \times b)/_{\pi}}$$

re =	58.78335707	m

Calculation of Max Total Influence (Ro + re) =	206.48	m
	677	ft

Dewatering Pump Rate (q) per Extraction Point (n)

$$H^2 - h^2 = \left({}^{n \times q}/_{\pi \times K}\right)(LnR_o - Ln\, r_e)$$

$H^2 - h^2 =$	515.81	m^2
$\pi \times K =$	0.000277071	m/s
$\ln R_o - \ln r_e$	0.92	
$(H^2 - h^2) / (\ln R_o - \ln r_e)$	559.85	
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	0.1551	m^3/s
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	2458.69	GPM
Maximum Daily Pumpage (q x pumping time)	3540510	GPD
	3.54	MGD

Average Daily Pumpage	1770255	GPD
	1.77	MGD

Radius of Influence (Sichardt's Equation) & Dewatering Volumes	
Project Name:	**Cyrils Drive Roadway Widening Dewatering**
Location :	**Box Culvert**

Variable	Value	US Units	Value	Metric Units
Hydraulic Conductivity (k)	25	ft/day	0.000088	m/sec
Aquifer Thickness (H)	170	ft	51.82	m
Depth to Groundwater	3	ft	0.91	m
Excavation Depth	5	ft	1.52	m
Pond Length (a)	100	ft	30.48	m
Pond Width (b)	55	ft	16.76	m
Number of Extraction Points (n)	1		1	
Pumping Time per day	1440	min	1440	min

Calculation of Radius of Influence (Ro) for and open hole

$$R_0 = 3000 \times (H - h) \times \sqrt{K}$$

h = H-(Excavation Depth - Depth to Water) =	51.21	m
H - h =	0.61	m
Radius of Influence (Ro) =	17.17	m

Calculation of Effective Radius (Re) for rectangular excavation areas

$$r_e = \sqrt{(a \times b)/\pi}$$

re =	12.75326462	m

Calculation of Max Total Influence (Ro + re) =	29.93	m
	98	ft

Dewatering Pump Rate (q) per Extraction Point (n)

$$H^2 - h^2 = \left({}^{n \times q}/_{\pi \times K}\right)(LnR_o - Ln\, r_e)$$

$H^2 - h^2 =$	62.80	m^2
$\pi \times K =$	0.000277071	m/s
$\ln R_o - \ln r_e$	0.30	
$(H^2 - h^2) / (\ln R_o - \ln r_e)$	211.00	
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	0.0585	m^3/s
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	926.63	GPM
Maximum Daily Pumpage (q x pumping time)	1334351	GPD
	1.33	MGD

Average Daily Pumpage	667176	GPD
	0.67	MGD

Radius of Influence (Sichardt's Equation) & Dewatering Volumes	
Project Name:	**Cyrils Drive Roadway Widening Dewatering**
Location :	**Pond 107**

Variable	Value	US Units	Value	Metric Units
Hydraulic Conductivity (k)	25	ft/day	0.000088	m/sec
Aquifer Thickness (H)	170	ft	51.82	m
Depth to Groundwater	4	ft	1.22	m
Excavation Depth	5	ft	1.52	m
Pond Length (a)	285	ft	86.87	m
Pond Width (b)	250	ft	76.20	m
Number of Extraction Points (n)	1		1	
Pumping Time per day	1440	min	1440	min

Calculation of Radius of Influence (Ro) for and open hole

$$R_0 = 3000 \times (H - h) \times \sqrt{K}$$

h = H-(Excavation Depth - Depth to Water) =	51.51	m
H - h =	0.30	m
Radius of Influence (Ro) =	8.59	m

Calculation of Effective Radius (Re) for rectangular excavation areas

$$r_e = \sqrt{(a \times b)/\pi}$$

re =	45.90209005	m

Calculation of Max Total Influence (Ro + re) =	54.49	m
	179	ft

Dewatering Pump Rate (q) per Extraction Point (n)

$$H^2 - h^2 = \left({}^{n \times q}/_{\pi \times K}\right)(LnR_o - Ln\, r_e)$$

$H^2 - h^2 =$	31.49	m^2
$\pi \times K =$	0.000277071	m/s
$\ln R_o - \ln r_e$	1.68	
$(H^2 - h^2) / (\ln R_o - \ln r_e)$	18.79	
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	0.0052	m^3/s
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	82.51	GPM
Maximum Daily Pumpage (q x pumping time)	118820	GPD
	0.12	MGD

Average Daily Pumpage	59410	GPD
	0.06	MGD

Radius of Influence (Sichardt's Equation) & Dewatering Volumes	
Project Name:	**Cyrils Drive Roadway Widening Dewatering**
Location :	**Utilities North**

Variable	Value	US Units	Value	Metric Units
Hydraulic Conductivity (k)	25	ft/day	0.000088	m/sec
Aquifer Thickness (H)	170	ft	51.82	m
Depth to Groundwater	3	ft	0.91	m
Excavation Depth	16	ft	4.88	m
Pond Length (a)	6540	ft	1993.39	m
Pond Width (b)	12	ft	3.66	m
Number of Extraction Points (n)	4		4	
Pumping Time per day	1440	min	1440	min

Calculation of Radius of Influence (Ro) for and open hole

$$R_0 = 3000 \times (H - h) \times \sqrt{K}$$

h = H-(Excavation Depth - Depth to Water) =	47.85	m
H - h =	3.96	m
Radius of Influence (Ro) =	111.63	m

Calculation of Effective Radius (Re) for rectangular excavation areas

$$r_e = \sqrt{(a \times b)/\pi}$$

re =	48.17475598	m

Calculation of Max Total Influence (Ro + re) =	159.81	m
	524	ft

Dewatering Pump Rate (q) per Extraction Point (n)

$$H^2 - h^2 = \left({}^{n \times q}/_{\pi \times K}\right)(LnR_o - Ln\, r_e)$$

$H^2 - h^2 =$	394.93	m^2
$\pi \times K =$	0.000277071	m/s
$\ln R_o - \ln r_e$	0.84	
$(H^2 - h^2) / (\ln R_o - \ln r_e)$	469.93	
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	0.0326	m^3/s
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	515.95	GPM
Maximum Daily Pumpage (q x pumping time)	742963	GPD
	0.74	MGD

Average Daily Pumpage	371482	GPD
	0.37	MGD

Radius of Influence (Sichardt's Equation) & Dewatering Volumes	
Project Name:	**Cyrils Drive Roadway Widening Dewatering**
Location :	**Utilities South**

Variable	Value	US Units	Value	Metric Units
Hydraulic Conductivity (k)	25	ft/day	0.000088	m/sec
Aquifer Thickness (H)	170	ft	51.82	m
Depth to Groundwater	3	ft	0.91	m
Excavation Depth	16	ft	4.88	m
Pond Length (a)	7260	ft	2212.85	m
Pond Width (b)	12	ft	3.66	m
Number of Extraction Points (n)	8		8	
Pumping Time per day	1440	min	1440	min

Calculation of Radius of Influence (Ro) for and open hole

$$R_0 = 3000 \times (H - h) \times \sqrt{K}$$

h = H-(Excavation Depth - Depth to Water) =	47.85	m
H - h =	3.96	m
Radius of Influence (Ro) =	111.63	m

Calculation of Effective Radius (Re) for rectangular excavation areas

$$r_e = \sqrt{(a \times b)/\pi}$$

re =	50.75735232	m

Calculation of Max Total Influence (Ro + re) =	162.39	m
	533	ft

Dewatering Pump Rate (q) per Extraction Point (n)

$$H^2 - h^2 = \left({}^{n \times q}/_{\pi \times K}\right)(LnR_o - Ln\, r_e)$$

$H^2 - h^2 =$	394.93	m^2
$\pi \times K =$	0.000277071	m/s
$\ln R_o - \ln r_e$	0.79	
$(H^2 - h^2) / (\ln R_o - \ln r_e)$	501.07	
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	0.0174	m^3/s
$q = ((H^2 - h^2)*\pi K)/((\ln R_o - \ln r_e)*n)$	275.07	GPM
Maximum Daily Pumpage (q x pumping time)	396094	GPD
	0.40	MGD

Average Daily Pumpage	198047	GPD
	0.20	MGD

SECTION D:

POLLUTION AND CONTAMINATION

The potential impacts from water withdrawal, results of the engineering evaluation, and recommended methods to minimize adverse impacts are illustrated in the Dewatering Operations Plan and dewatering notes.

1. Environmentally sensitive areas such as wetlands or water bodies are not likely to have adverse drawdown impacts by the dewatering operations at the ponds provided protection measures are installed as outlined in the attached dewatering operations plan.

2. No saline water intrusion is expected during construction dewatering/excavation operations for this project as the nearest body of saltwater is estimated to be the Indian River in Brevard County.

Overall, we do not anticipate any adverse environmental impact as long as the proposed dewatering/excavation operations are conducted as per the recommendations made in our dewatering operations plan.

SECTION E:

SITE PLAN AND PHASE INVENTORY

E-1: MASTER SITE PLAN (MSP)

E-2: DEWATERING OPERATIONS PLAN (DWP)

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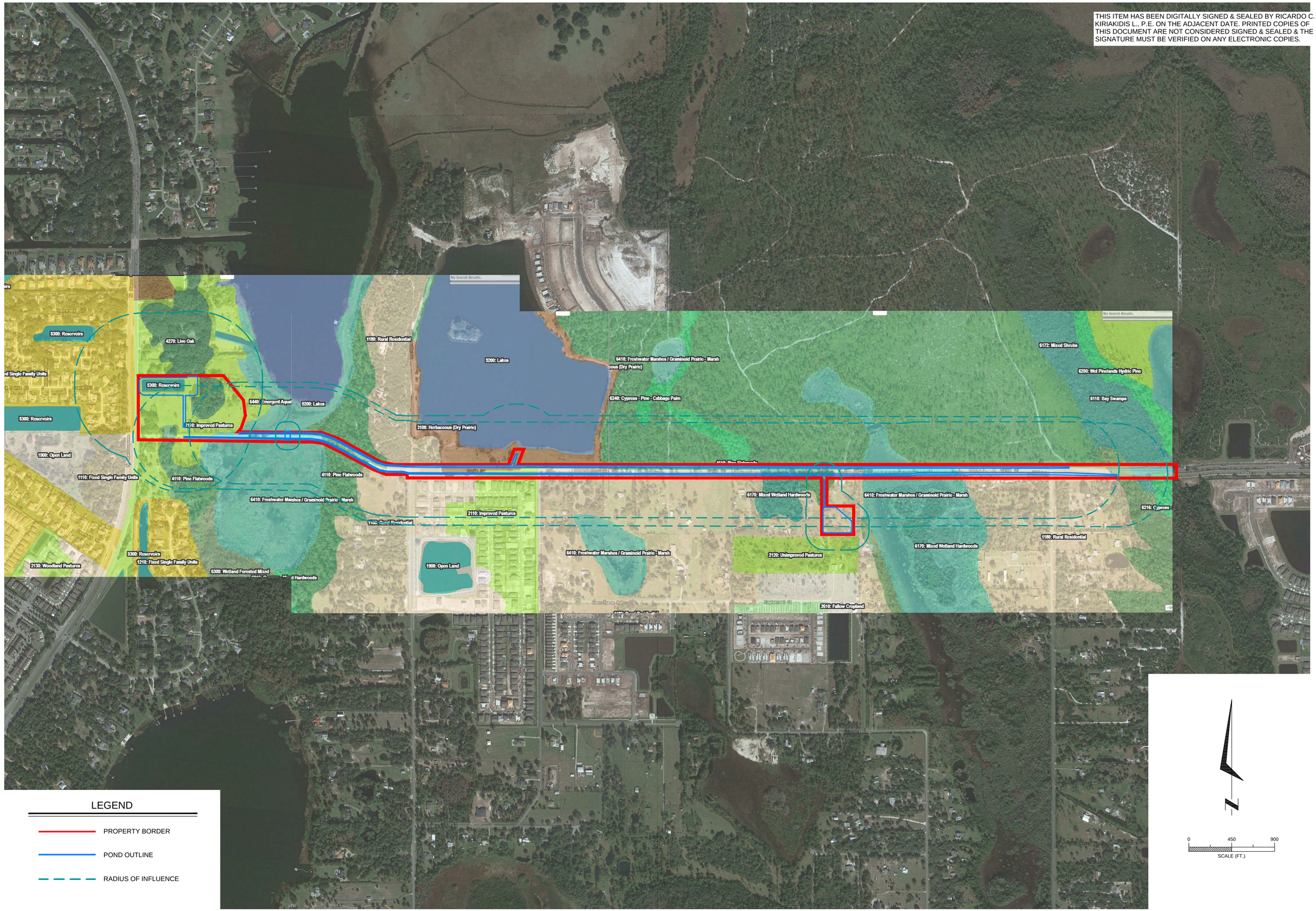

LEGEND

- PROPERTY BORDER
- POND OUTLINE
- RADIUS OF INFLUENCE

THIS DRAWING CREATED USING PLAN PROVIDED BY CLIENT.

23-0185-01

ENGINEER'S SEAL

UNIVERSAL ENGINEERING SCIENCES
CERTIFICATE OF AUTHORIZATION NO. 549

FOR: POULOS & BENNETT

NO.	DATE	REVISION	BY	DATE

SFWMD STANDARD INDIVIDUAL
WATER USE PERMIT APPLICATION
CYRILS DRIVE ROADWAY WIDENING DEWATERING
CYRILS DRIVE, ST. CLOUD
OSCEOLA COUNTY, FLORIDA

MASTER SITE PLAN

DRAWN BY:	N.F.
DATE:	4 - 5 - 2023
CHECKED BY:	L.S.
DATE:	4 - 5 - 2023
PROJ. MGR:	L.S.
SCALE:	AS SHOWN
PROJ. NO:	0130.1700290.0013
REPORT NO:	2011779

UES

INSERT NO:

MSP-1

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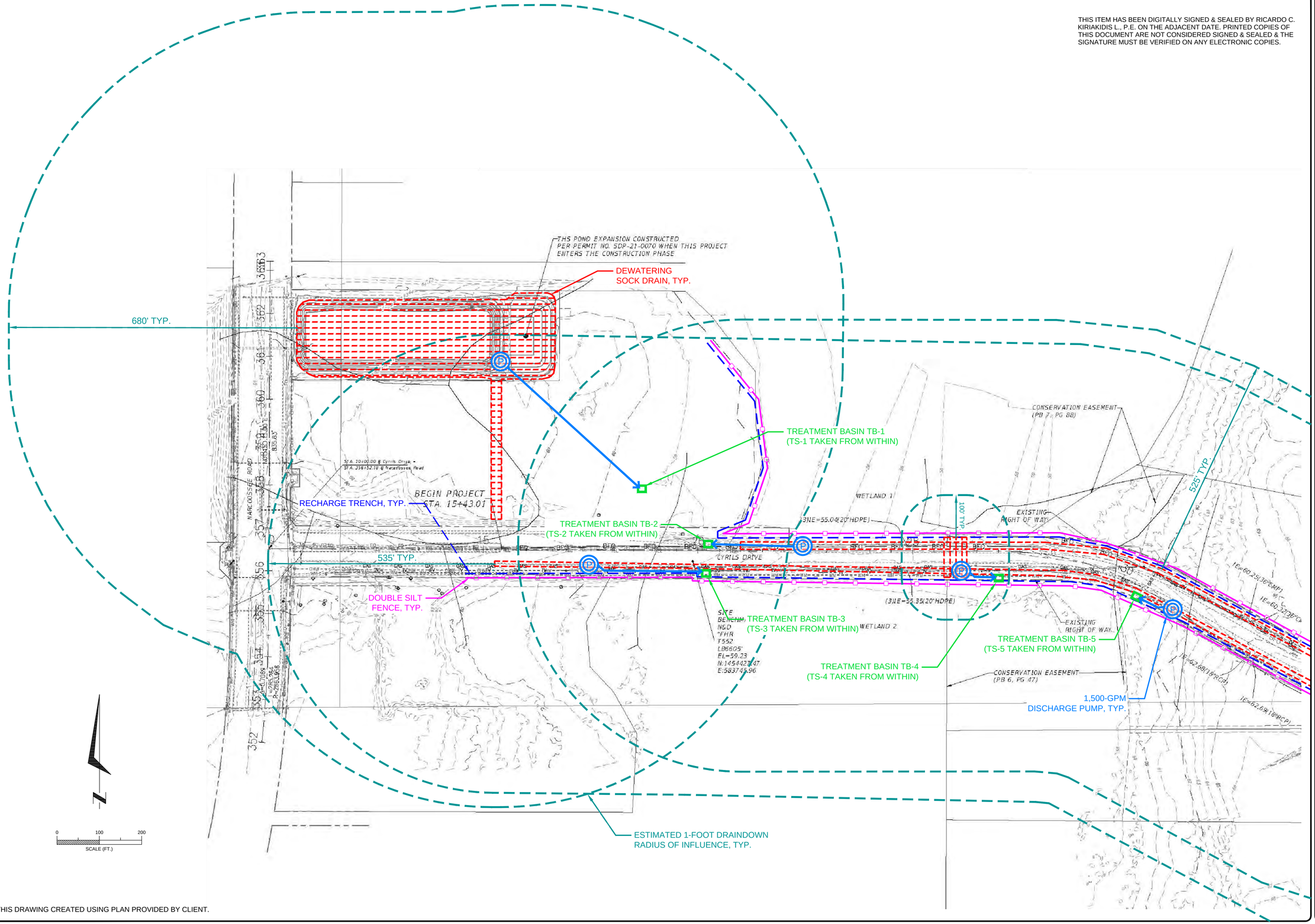

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CERTIFICATE OF AUTHORIZATION NO. 549

NO.	DATE	REVISION	BY	DATE

FOR: POULOS & BENNETT

SFWMD STANDARD INDIVIDUAL WATER USE PERMIT APPLICATION
CYRILS DRIVE ROADWAY WIDENING DEWATERING
CYRILS DRIVE, ST. CLOUD
OSCEOLA COUNTY, FLORIDA

DEWATERING OPERATIONS PLAN

DRAWN BY:	N.F.
DATE:	4 - 5 - 2023
CHECKED BY:	L.S.
DATE:	4 - 5 - 2023
PROJ. MGR:	L.S.
SCALE:	AS SHOWN
PROJ. NO:	0130.1700290.0013
REPORT NO:	2011779

UES

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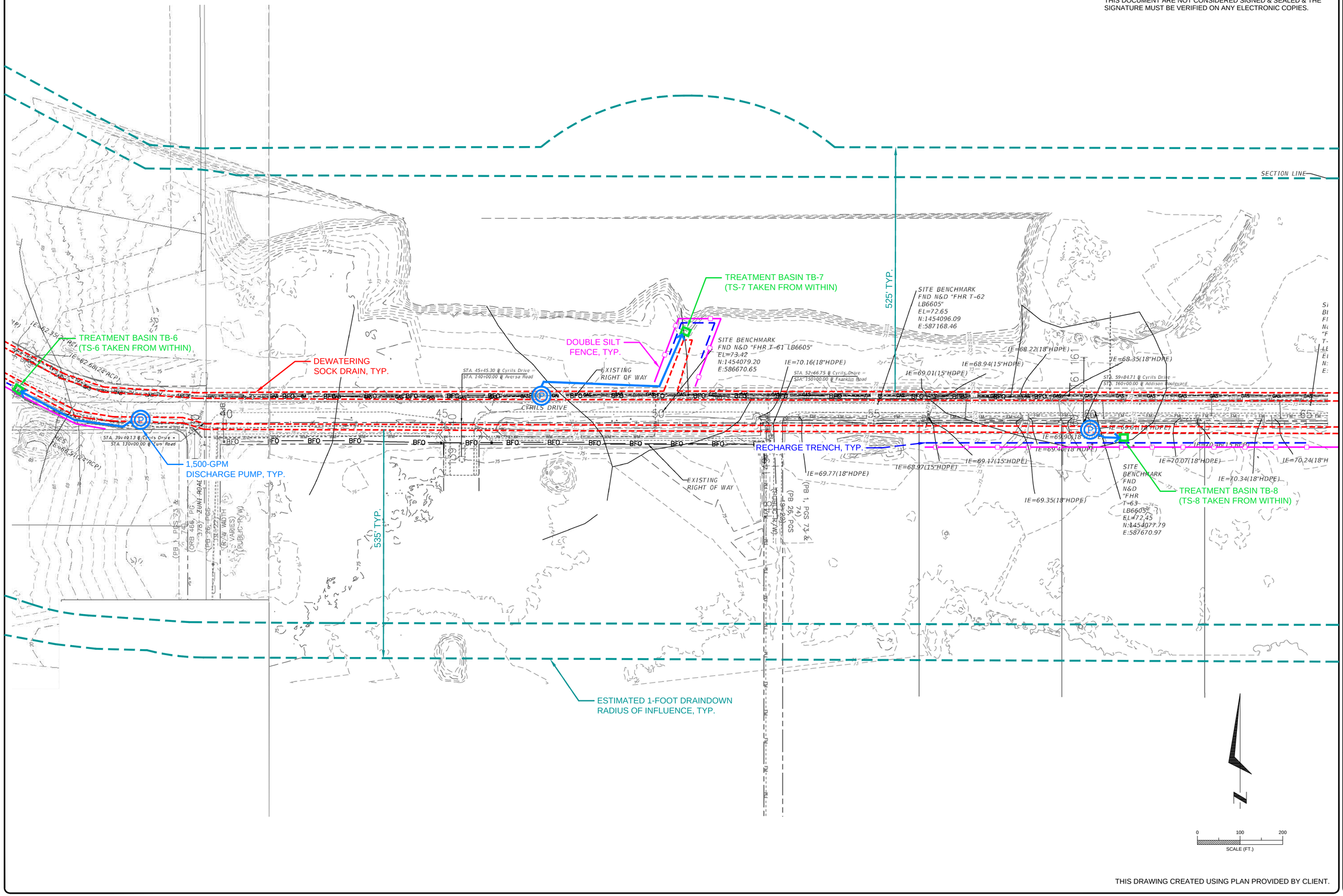

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CYRILS DRIVE, ST. CLOUD
OSCEOLA COUNTY, FLORIDA

DEWATERING OPERATIONS PLAN

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DATE:	4 - 5 - 2023
PROJ. MGR:	L.S.
SCALE:	AS SHOWN
PROJ. NO:	0130.1700290.0013
REPORT NO:	2011779

UES

INSERT NO:

DWP-2

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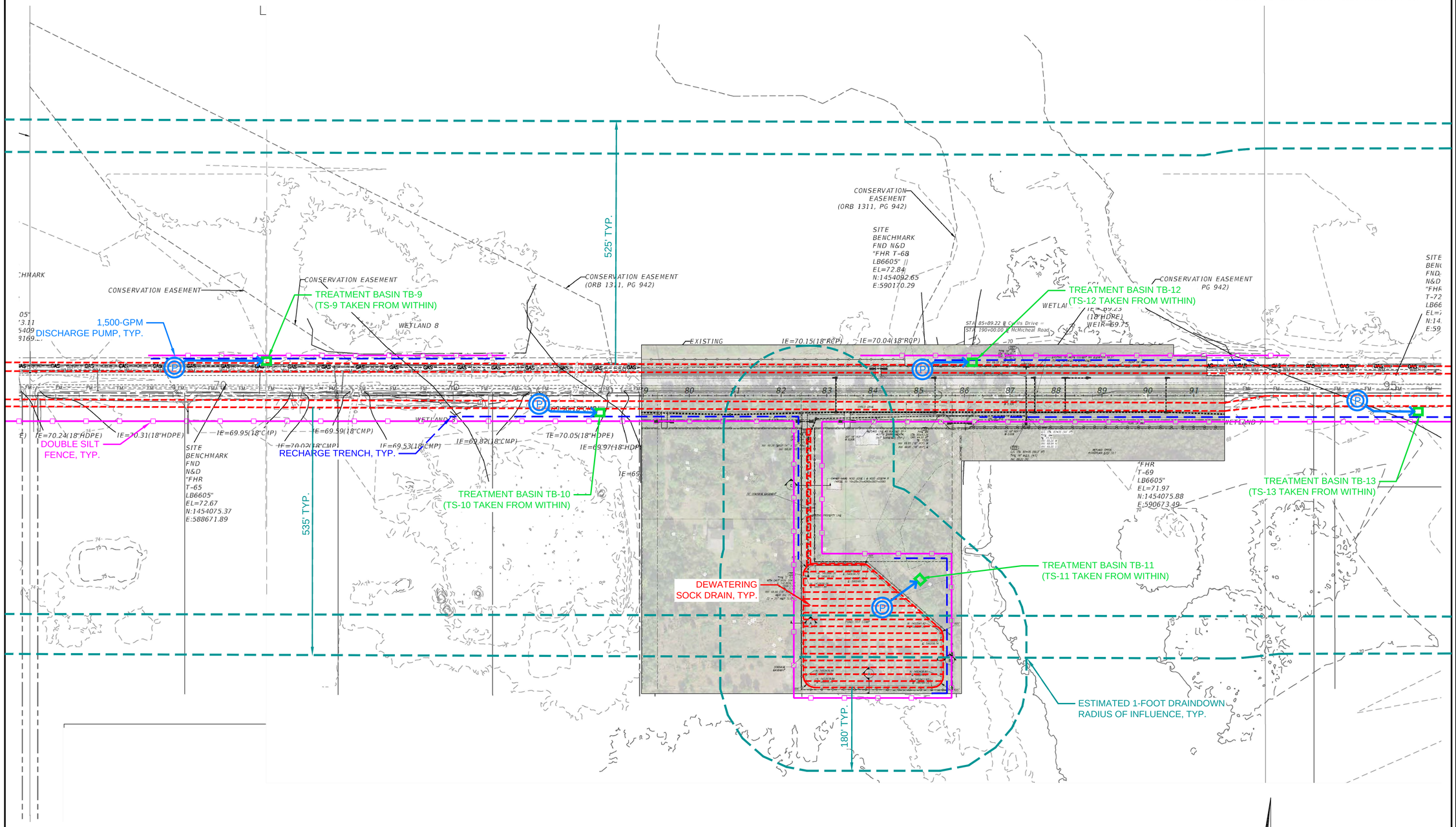

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NO.	DATE	REVISION	BY	DATE

FOR: POULOS & BENNETT

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CYRILS DRIVE ROADWAY WIDENING DEWATERING
CYRILS DRIVE, ST. CLOUD
OSCEOLA COUNTY, FLORIDA

DEWATERING OPERATIONS PLAN

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DATE:	4 - 5 - 2023
CHECKED BY:	L.S.
DATE:	4 - 5 - 2023
PROJ. MGR:	L.S.
SCALE:	AS SHOWN
PROJ. NO:	0130.1700290.0013
REPORT NO:	2011779

UES

INSERT NO:
DWP-3

23-0185-01

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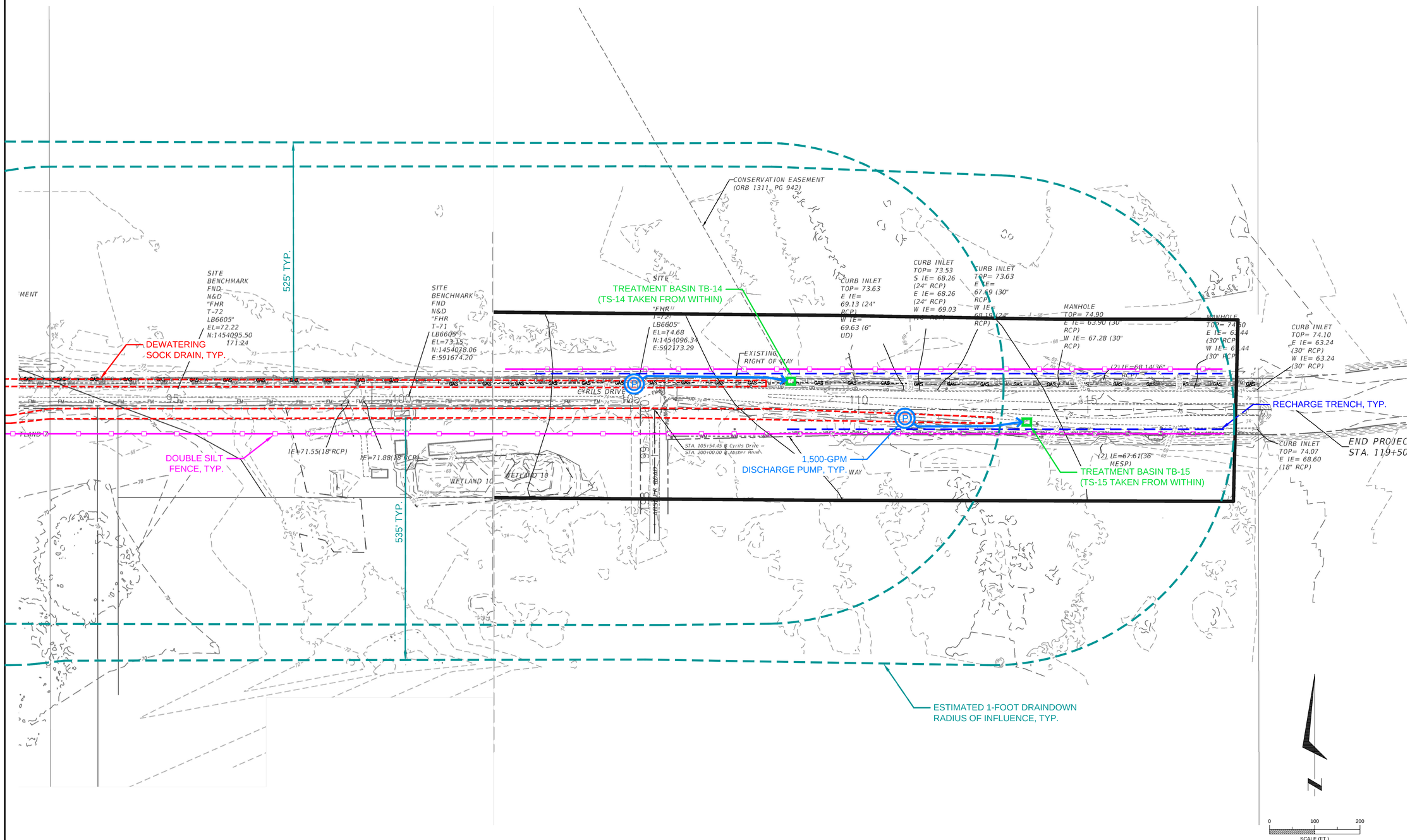

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CERTIFICATE OF AUTHORIZATION NO. 549

FOR: POULOS & BENNETT

NO.	DATE	REVISION	BY	DATE

SFWMD STANDARD INDIVIDUAL WATER USE PERMIT APPLICATION
CYRILS DRIVE ROADWAY WIDENING DEWATERING
CYRILS DRIVE, ST. CLOUD
OSCEOLA COUNTY, FLORIDA

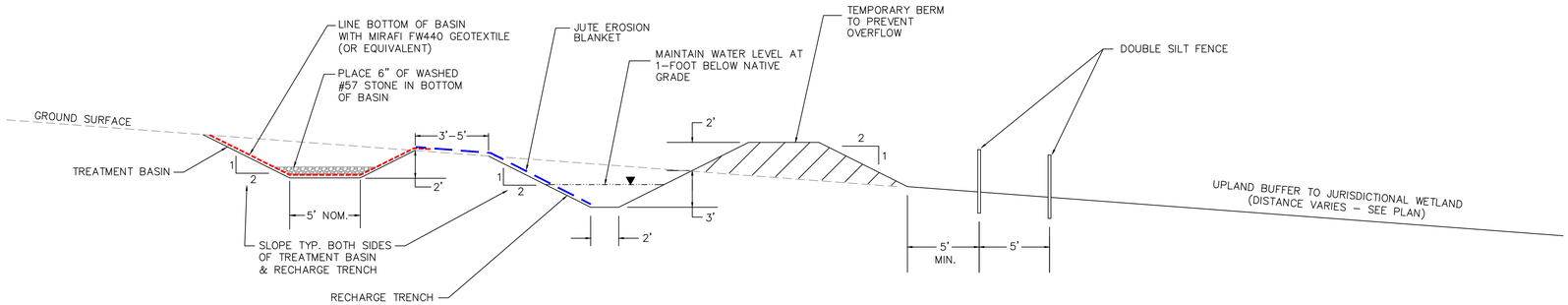
DEWATERING OPERATIONS PLAN

DRAWN BY:	N.F.
DATE:	4 - 5 - 2023
CHECKED BY:	L.S.
DATE:	4 - 5 - 2023
PROJ. MGR:	L.S.
SCALE:	AS SHOWN
PROJ. NO:	0130.1700290.0013
REPORT NO:	2011779

UES

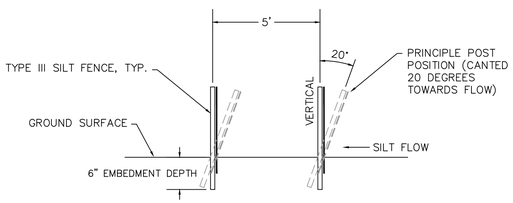
INSERT NO:

DWP-4



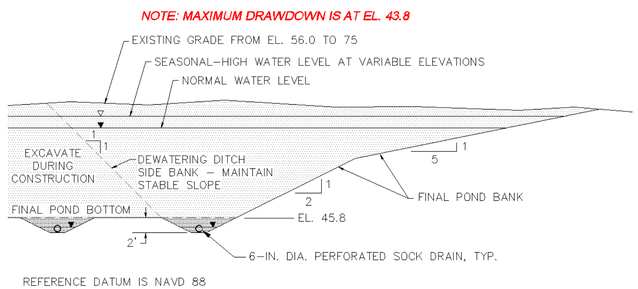
TREATMENT BASIN & RECHARGE TRENCH CROSS-SECTION

NOT TO SCALE



DOUBLE SILT FENCE CROSS-SECTION

NOT TO SCALE



TYPICAL POND SECTION WITH DEWATERING SOCK DRAINS

NOT TO SCALE

Ext. Duration = 84 Days
Pump Rate = 1500 GPM

POND	AREA (ac.)	Approx. Max Excavation Depth (ft.)	Ave. Dewatering Depth (ft.)	Est. Dewatering Duration (Days)	Ave. Volume Per Day (MGD)[1]	Cumulative Volume (MG)	Max Theoretical Volume (MGD)[1]	Discharge
POND E-1	2.68	20.2	17.2	14	1.77	24.78	3.54	RECHARGE TRENCH / WETLANDS
BOX CULVERT	0.12	5	4.5	14	0.67	9.34	1.33	RECHARGE TRENCH / WETLANDS
POND 107	1.65	5	5	14	0.06	0.83	0.12	RECHARGE TRENCH / WETLANDS
UTILITIES NORTH	1.80	16	8.5	21	0.37	7.80	0.74	RECHARGE TRENCH / WETLANDS
UTILITIES SOUTH	2.00	16	8.5	21	0.20	4.16	0.40	RECHARGE TRENCH / WETLANDS
TOTAL	8.25	20.2	9	84	1.77	46.92	3.54	-

[1]Based on results calculated from Sichard's Equation.

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GENERAL NOTES

1. This dewatering plan with associated limiting conditions discussed in the water use permit must be implemented in letter and spirit by the earthwork/excavation contractor. Any violation of dewatering permit issued will result in serious penalties imposed upon the contractor.

2. Prior to the excavation operations, Universal Engineering Sciences must be informed of the proposed date of commencement earthwork schedule and the contractors proposed means and method. Any significant changes proposed in dewatering operations may require a permit modification.

3. All erosion Control measures outlined in the construction drawings and the attached dewatering plan in accordance with Universal Engineering Sciences and Polk County's requirements, must be implemented in place prior to the dewatering/earthwork operations.

4. Contractor must adopt best management practices, take all necessary precautions and measures listed in the dewatering plan including placement of impoundment berm around open excavations, as necessary to prevent overflow of surface run-off into adjacent unmitigated wetlands, water bodies of the state or off-site.

5. Any potential conflicts arising in the implementation of the Dewatering must be resolved after consultations with the engineers involved.

6. Provide double silt fences both embedded at least 6-inches into the native subgrade and separated by at least 5 feet along the length of all wetland areas not directly impacted by the development.

7. Provide a 25 foot minimum upland buffer as required between the silt fences and the wetland limits. All excavation activities must be outside the minimum 25-foot upland buffers from the wetlands.

8. Prior to initiating the dewatering operations at the retention ponds, the surface water collected on the site may be discharged to the upland portion of the development as long as adequate measures are taken to ensure that water does not over-flow into wetlands and the turbidity of the surface water discharged does not exceed 29 NTU's above background levels.

9. Once the erosion plan is adequately implemented, the dewatering for the retention pond may proceed with digging rim ditches conforming the final pond side slopes and must extend at least 2 to 4 feet below the pond bottom.

10. Alternatively, the water withdrawn from dewatering rim ditch may be contained within the site by storing into either a temporary storage areas, previously excavated ponds, or isolated existing pond/ditches on site, without any wetland discharge. Provide adequate erosion control measurements consistent with the requirements at all inflow points.

11. Provide recharge trench between the stormwater ponds and the adjacent wetlands to minimize impacts of dewatering operations to the wetlands. The recharge trench must be at least 3 feet deep, about 2 feet wide at the bottom and 2H:1V side slopes. A silt fence must be provided between the recharge trench and the wetlands (see detail).

12. The recharge trench must be kept full of low turbidity water (less than 29 NTU above background) with the water level in the recharge trenches maintained within 1-foot below surrounding grade. The water discharged into the recharge trench must not overflow the top of the banks into the adjacent wetlands.

13. Monitor the water level in the recharge trench with a calibrated staff gauge at least once each day during the entire duration of the dewatering operations.

14. All above ground berms for the termporary settling basins, recharge trench or impoundment berms must not exceed 3.5 feet in height and no steeper than 2:1 (H:V) side slopes.

15. The excavated material must be stockpiled no more than 20 feet in height, with a stable side slope (2:1, H:V or flatter), at least 100 feet away from the edge of excavations, wetland areas or water bodies of the state. Silt fences must be provided around the perimeter of the stockpile, and all run-off will be redirected away from wetlands, water bodies, or off-site areas.

16. The side banks for all the dewatering ditches, recharge trenches and excavations should have a minimum slope of 2:1 (H:V) and maintained stable during the entire dewatering/excavation operations, and must follow OSHA guidelines.

17. If deemed necessary, contractor will be responsible for implementing any corrective measures required by the District's Compliance department as the dewatering operations proceed.

TURBIDITY MONITORING PROGRAM

1. A turbidity monitoring program must be implemented if surplus water from the temporary holding ponds or newly constructed ponds is discharged into a recharge trench adjacent to wetlands, or water bodies of the state.

2. Minimize turbidity at the source by using sock drains to capture and convey water, and filter fabric and rock/gravel at the sumps in the dewatering rim ditches.

3. Adequate turbidity and erosion control measures such as floating turbidity barriers and, if necessary, Alum or polyacrimalides (PAM) may be used to lower the turbidity levels of the water being discharged into the wetlands.

4. Turbidity monitoring will begin on the first day of construction for all activities related to the dewatering operations and may be discontinued upon permanent stabilization of all disturbed soils. All turbidity levels must be expressed in Nephelometric Turbidity Units (NTU).

5. Background turbidity samples must be collected prior to the commencement of dewatering operations.

6. The turbidity monitoring data shall include the time of sampling, depth of sampling, depth of water body, antecedant weather conditions, wind direction and velocity, and sample location designation and map.

7. The turbidity of the water at the temporary holding ponds, should be measured twice daily and separated by no less than 4 hours during the discharge operations.

8. The turbidity monitoring data must demonstrate that turbidity at the compliance site is less than or equal to 29 NTU's above natural background levels for seven consecutive days after the completion of construction.

9. If at any time the turbidity levels exceed background by more than 29 NTU's, all construction activities must be stopped and the District's Compliance Department must be informed.

10. Remedial measures must be taken immediately to correct any problems caused by dewatering operations. Construction activities must resume only after that the situation has been remedied upon confirmation from the District staff.

11. All monitoring data shall be read and recorded daily and submitted to the owners authorized representative by 5:00 PM each Friday. A copy of the report must be kept on site for review.

ENGINEER'S SEAL

UNIVERSAL ENGINEERING SCIENCES
CERTIFICATE OF AUTHORIZATION NO. 549

NO.	DATE	REVISION	BY	DATE

FOR: POULOS & BENNETT

SFWMD STANDARD INDIVIDUAL WATER USE PERMIT APPLICATION
CYRILS DRIVE ROADWAY WIDENING DEWATERING
CYRILS DRIVE, ST. CLOUD
OSCEOLA COUNTY, FLORIDA

DEWATERING DETAILS & NOTES - PROPOSED UTILITY INSTALLATION

DRAWN BY:	N.F.
DATE:	4 - 5 - 2023
CHECKED BY:	L.S.
DATE:	4 - 5 - 2023
PROJ. MGR:	L.S.
SCALE:	AS SHOWN
PROJ. NO:	0130.1700290.0013
REPORT NO:	2011779

UES

INSERT NO:
DWP-5

23-0185-01

SECTION C

SECTION 1

Bridgewalk
Community Development District

Summary of Checks

August 1, 2023 to August 31, 2023

Bank	Date	Check #		Amount
General Fund	8/8/23	96	$	6,381.24
	8/9/23	97	$	4,799.95
	8/15/23	98	$	4,162.00
	8/22/23	99	$	1,387.75
			$	16,730.94
Payroll Fund	August 2023			
	Adam Morgan	50054	$	184.70
	Brent Kewley	50055	$	184.70
	D. Lane Register	50056	$	184.70
	Patrick Bonin Jr.	50057	$	184.70
			$	738.80
			$	**17,469.74**

*** CHECK DATES 08/01/2023 - 08/31/2023 *** BRIDGEWALK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/08/23	00008	7/27/23	37714	202304	320-53800-46400		*	294.24		
			IRRIGATION REPAIRS APR23							
		8/02/23	38362	202308	320-53800-46200		*	6,087.00		
			MTHLY LANDSCAPE MNT AUG23							
						FLORIDA ULS OPERATING LLC DBA			6,381.24	000096
8/09/23	00001	8/01/23	37	202308	310-51300-34000		*	3,062.50		
			MANAGEMENT FEES AUG23							
		8/01/23	37	202308	310-51300-35200		*	66.67		
			WEBSITE ADMIN AUG23							
		8/01/23	37	202308	310-51300-35100		*	108.33		
			INFORMATION TECH AUG23							
		8/01/23	37	202308	310-51300-31300		*	291.67		
			DISSEMINATION FEE AUG23							
		8/01/23	37	202308	310-51300-51000		*	.06		
			OFFICE SUPPLIES							
		8/01/23	37	202308	310-51300-42000		*	20.72		
			POSTAGE							
		8/01/23	38	202308	320-53800-12000		*	1,250.00		
			FIELD MANAGEMENT AUG23							
						GOVERNMENTAL MANAGEMENT SERVICES			4,799.95	000097
8/15/23	00003	7/19/23	77122481	202307	310-51300-48000		*	2,081.00		
			NOT.FY24 BDGT/MTG 8/07/23							
		7/19/23	77122481	202307	310-51300-48000		*	2,081.00		
			NOT.FY24 BDGT/MTG 8/07/23							
						ORLANDO SENTINEL			4,162.00	000098
8/22/23	00002	8/04/23	119709	202307	310-51300-31500		*	1,387.75		
			AGDA/SFWMD PERMIT REQ/TRC							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,387.75	000099

TOTAL FOR BANK A 16,730.94

TOTAL FOR REGISTER 16,730.94

SECTION 2

Bridgewalk

Community Development District

Unaudited Financial Reporting

August 31, 2023

GMS
Governmental
Management Services

TABLE OF CONTENTS

Bridgewalk

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

August 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:				
CASH	$49,711	---	---	$49,711
INVESTMENTS				
SERIES 2022				
RESERVE	---	$123,450	---	$123,450
REVENUE	---	$86,720	---	$86,720
CONSTRUCTION	---	---	$22,699	$22,699
TOTAL ASSETS	**$49,711**	**$210,170**	**$22,699**	**$282,580**
LIABILITIES:				
ACCOUNTS PAYABLE	---	---	---	$0
FUND EQUITY:				
FUND BALANCES:				
UNASSIGNED	$49,711	---	---	$49,711
RESTRICTED FOR DEBT SERVICE	---	$210,170	---	$210,170
RESTRICTED FOR CAPITAL PROJECTS	---	---	$22,699	$22,699
TOTAL LIABILITIES & FUND EQUITY	**$49,711**	**$210,170**	**$22,699**	**$282,580**

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
SPECIAL ASSESSMENTS	$194,313	$194,313	$195,034	$721
DEVELOPER CONTRIBUTIONS	$136,008	$124,674	$21,856	($102,818)
TOTAL REVENUES	$330,321	$318,987	$216,890	($102,097)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	$12,000	$11,000	$4,800	$6,200
FICA EXPENSE	$918	$842	$367	$474
ENGINEERING	$9,500	$8,708	$0	$8,708
ATTORNEY	$25,000	$22,917	$8,548	$14,368
DISSEMINATION	$3,500	$3,208	$3,208	($0)
ANNUAL AUDIT	$5,000	$5,000	$3,300	$1,700
TRUSTEE FEES	$4,500	$4,500	$4,041	$459
ASSESSMENT ADMINISTRATION	$5,000	$5,000	$5,000	$0
MANAGEMENT FEES	$36,750	$33,688	$33,688	$0
INFORMATION TECHNOLOGY	$1,300	$1,192	$1,192	$0
WEBSITE MAINTENANCE	$800	$733	$733	($0)
TELEPHONE	$300	$275	$0	$275
POSTAGE	$1,000	$917	$271	$646
INSURANCE	$5,625	$5,625	$5,375	$250
PRINTING & BINDING	$1,000	$917	$64	$852
LEGAL ADVERTISING	$2,500	$2,292	$4,162	($1,870)
OTHER CURRENT CHARGES	$600	$550	$35	$515
OFFICE SUPPLIES	$625	$573	$2	$571
PROPERTY APPRAISER	$0	$0	$347	($347)
DUES, LICENSE & SUBSCRIPTIONS	$175	$175	$175	$0
FIELD:				
FIELD SERVICES	$15,000	$13,750	$13,750	$0
PROPERTY INSURANCE	$2,500	$2,500	$1,053	$1,447
ELECTRIC	$2,400	$2,200	$398	$1,802
STREETLIGHTS	$76,356	$69,993	$0	$69,993
WATER & SEWER	$15,000	$13,750	$12,602	$1,148
LANDSCAPE MAINTENANCE	$91,820	$84,168	$65,131	$19,037
LANDSCAPE CONTINGENCY	$2,500	$2,292	$3,832	($1,541)
IRRIGATION REPAIRS	$2,500	$2,292	$294	$1,997
LAKE MAINTENANCE	$1,152	$1,056	$0	$1,056
CONTINGENCY	$2,500	$2,292	$0	$2,292
REPAIRS & MAINTENANCE	$2,500	$2,292	$0	$2,292
TOTAL EXPENDITURES	$330,321	$304,694	$172,369	$132,325
EXCESS REVENUES (EXPENDITURES)	$0		$44,521	
FUND BALANCE - Beginning	$0		$5,190	
FUND BALANCE - Ending	$0		$49,711	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
Series 2022

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
SPECIAL ASSESSMENTS	$246,900	$246,900	$247,815	$915
INTEREST	$0	$0	$10,236	$10,236
TOTAL REVENUES	$246,900	$246,900	$258,051	$11,151
EXPENDITURES:				
INTEREST EXPENSE - 12/15	$77,219	$77,219	$77,219	$0
PRINCIPAL EXPENSE - 6/15	$90,000	$90,000	$90,000	$0
INTEREST EXPENSE - 06/15	$77,219	$77,219	$77,219	$0
TOTAL EXPENDITURES	$244,438	$244,438	$244,438	$0
OTHER SOURCES/(USES):				
TRANSFER IN/(OUT)	$0	$0	($4,124)	$4,124
TOTAL SOURCES/(USES)	$0	$0	($4,124)	$4,124
EXCESS REVENUES (EXPENDITURES)	$2,463		$9,490	
FUND BALANCE - Beginning	$77,236		$200,680	
FUND BALANCE - Ending	$79,699		$210,170	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND
Series 2022

Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
REVENUES:				
INTEREST	$0	$0	$8,079	$8,079
TOTAL REVENUES	$0	$0	$8,079	$8,079
EXPENDITURES:				
ADMINISTRATIVE:				
CAPITAL OUTLAY - CONSTRUCTION	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
OTHER SOURCES/(USES):				
TRANSFER IN/(OUT)	$0	$0	$4,124	($4,124)
TOTAL SOURCES/(USES)	$0	$0	$4,124	($4,124)
EXCESS REVENUES (EXPENDITURES)	$0		$12,204	
FUND BALANCE - Beginning	$0		$10,496	
FUND BALANCE - Ending	$0		$22,699	

BRIDGEWALK

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
SPECIAL ASSESSMENTS	$25,698	$13,914	$149,575	$123	$2,152	$1,304	$6	$1,357	$905	$0	$0	$0	$195,034
DEVELOPER CONTRIBUTIONS	$21,856	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,856
TOTAL REVENUES	$47,553	$13,914	$149,575	$123	$2,152	$1,304	$6	$1,357	$905	$0	$0	$0	$216,890
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	$1,000	$1,000	$0	$0	$0	$1,000	$0	$1,000	$0	$0	$800	$0	$4,800
FICA EXPENSE	$77	$77	$0	$0	$0	$77	$0	$77	$0	$0	$61	$0	$367
ENGINEERING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
ATTORNEY	$589	$666	$0	$0	$0	$1,092	$203	$2,871	$1,740	$1,388	$0	$0	$8,548
DISSEMINATION	$292	$292	$292	$292	$292	$292	$292	$292	$292	$292	$292	$0	$3,208
ANNUAL AUDIT	$0	$0	$0	$0	$0	$0	$0	$0	$3,300	$0	$0	$0	$3,300
TRUSTEE FEES	$0	$0	$0	$0	$0	$4,041	$0	$0	$0	$0	$0	$0	$4,041
ASSESSMENT ADMINISTRATION	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
MANAGEMENT FEES	$3,063	$3,063	$3,063	$3,063	$3,063	$3,063	$3,063	$3,063	$3,063	$3,063	$3,063	$0	$33,688
INFORMATION TECHNOLOGY	$108	$108	$108	$108	$108	$108	$108	$108	$108	$108	$108	$0	$1,192
WEBSITE MAINTENANCE	$67	$67	$67	$67	$67	$67	$67	$67	$67	$67	$67	$0	$733
TELEPHONE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POSTAGE	$132	$7	$40	$3	$17	$9	$21	$8	$4	$10	$21	$0	$271
INSURANCE	$5,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,375
PRINTING & BINDING	$15	$3	$14	$0	$0	$0	$27	$0	$5	$0	$0	$0	$64
LEGAL ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,162	$0	$0	$4,162
OTHER CURRENT CHARGES	$0	$0	$0	$35	$0	$0	$0	$0	$0	$0	$0	$0	$35
OFFICE SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2
PROPERTY APPRAISER	$0	$0	$0	$0	$0	$347	$0	$0	$0	$0	$0	$0	$347
DUES, LICENSES & SUBSCRIPTIONS	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
FIELD:													
FIELD SERVICES	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$1,250	$0	$13,750
PROPERTY INSURANCE	$0	$0	$0	$0	$1,053	$0	$0	$0	$0	$0	$0	$0	$1,053
ELECTRIC	$37	$39	$47	$48	$0	$42	$29	$41	$38	$39	$37	$0	$398
STREETLIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
WATER & SEWER	$949	$1,700	$152	$0	$767	$1,243	$1,500	$1,144	$1,018	$3,317	$813	$0	$12,602
LANDSCAPE MAINTENANCE	$5,478	$5,478	$5,478	$6,087	$6,087	$6,087	$6,087	$6,087	$6,087	$6,087	$6,087	$0	$65,131
LANDSCAPE CONTINGENCY	$780	$0	$0	$0	$0	$0	$0	$0	$0	$3,052	$0	$0	$3,832
IRRIGATION REPAIRS	$0	$0	$0	$0	$0	$0	$294	$0	$0	$0	$0	$0	$294
LAKE MAINTENANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CONTINGENCY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
REPAIRS & MAINTENANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURES	$24,386	$13,750	$10,510	$10,952	$12,703	$18,716	$12,940	$16,007	$16,972	$22,834	$12,598	$0	$172,369
EXCESS REVENUES (EXPENDITURES)	$23,168	$164	$139,065	($10,829)	($10,551)	($17,412)	($12,934)	($14,650)	($16,067)	($22,834)	($12,598)	$0	$44,521

BRIDGEWALK
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (22)*	General Fund Portion (23)	Due from Capital	Over and (short) Balance Due
14	8/26/22	9/7/22	$ 5,375.00	$ 5,375.00	$ -	$ 5,375.00	$ -	$ -
15	9/14/22	10/20/22	$ 16,584.24	$ 16,584.24	$ 11,584.24	$ 5,000.00	$ -	$ -
1	10/30/22	11/15/22	$ 14,699.64	$ 14,699.64	$ 3,218.91	$ 11,480.73	$ -	$ -
Due from Developer			$ 36,658.88	$ 36,658.88	$ 14,803.15	$ 21,855.73	$ -	$ -

Total Developer Contributions FY23 **$ 21,855.73**

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

LONG TERM DEBT REPORT

SERIES 2022, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA ONE PROJECT		
INTEREST RATE:	2.500%, 3.000%, 3.250%, 4.000%	
MATURITY DATE:	12/15/2052	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$123,450	
RESERVE FUND BALANCE	$123,450	
BONDS OUTSTANDING - 2/22/22		$4,440,000
LESS: PRINCIPAL PAYMENT - 06/15/23		($90,000)
CURRENT BONDS OUTSTANDING		**$4,350,000**

BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

					Gross Assessments	**$ 407,809**	**$ 179,602**	**$ 228,207**	
					Net Assessments	**$ 383,341**	**$ 168,826**	**$ 214,515**	
Date Received	**Dist.**	**Gross Assessments Received**	**Discounts/ Penalties**	**Commissions Paid**	**Interest Income**	**Net Amount Received**	**General Fund 44.04%**	**Debt Service Series 2022 55.96%**	**Total 100%**
11/22/22	ACH	$ 33,581.31	$ 1,343.24	$ 644.76	$ -	$ 31,593.31	$ 13,913.94	$ 17,679.37	$ 31,593.31
12/9/22	ACH	$ 345,734.76	$ 13,829.28	$ 6,638.11	$ -	$ 325,267.37	$ 143,250.26	$ 182,017.11	$ 325,267.37
12/22/22	ACH	$ 15,264.22	$ 610.57	$ 293.07	$ -	$ 14,360.58	$ 6,324.51	$ 8,036.07	$ 14,360.58
1/24/23	ACH	$ -	$ -	$ -	$ 279.53	$ 279.53	$ 123.11	156.42	$ 279.53
2/9/23	ACH	$ 5,088.08	$ 101.76	$ 99.73	$ -	$ 4,886.59	$ 2,152.09	$ 2,734.50	$ 4,886.59
3/10/23	ACH	$ 3,052.84	$ 30.53	$ 60.45	$ -	$ 2,961.86	$ 1,304.43	$ 1,657.43	$ 2,961.86
4/24/23	ACH	$ -	$ -	$ -	$ 14.66	$ 14.66	$ 6.46	$ 8.20	$ 14.66
5/10/23	ACH	$ 3,144.42	$ -	$ 62.89	$ -	$ 3,081.53	$ 1,357.13	$ 1,724.40	$ 3,081.53
6/16/23	ACH	$ 2,096.29	$ -	$ 41.92	$ -	$ 2,054.37	$ 904.76	$ 1,149.61	$ 2,054.37
						$ -	$ -	$ -	$ -
Totals		$ 407,961.92	$ 15,915.38	$ 7,840.93	$ 294.19	$ 384,499.80	$ 169,336.68	$ 215,163.12	$ 384,499.80

DIRECT BILLED ASSESSMENTS

STANDARD PACIFIC OF FLORIDA	**$58,350.09**	**$25,697.72**	**$32,652.37**

DATE RECEIVED	**DUE DATE**	**CHECK NO.**	**NET ASSESSED**	**AMOUNT RECEIVED**	**Operation & Maintenance**	**Debt Service Series 2022**
10/7/22	11/1/22	1893100	$ 12,848.86	$ 12,848.86	$ 12,848.86	$ -
10/7/22	2/1/23	1893100	$ 6,424.43	$ 6,424.43	$ 6,424.43	$ -
10/7/22	5/1/23	1893100	$ 39,076.80	$ 39,076.80	$ 6,424.43	$ 32,652.37
			$ 58,350.09	**$ 58,350.09**	**$ 25,697.72**	**$ 32,652.37**

Bridgewalk
Community Development District

Special Assessment Bonds, Series 2022
(Assessment Area One Project)

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
9/13/22	1	Greenberg Traurig	Invoice #1000005573 - Post Closing Costs	$ 155.15
		TOTAL		**$ 155.15**
Fiscal Year 2022				
3/1/22		Interest		$ 4.67
3/2/22		Transfer from Reserve		$ 0.14
4/1/22		Interest		$ 20.66
4/4/22		Transfer from Reserve		$ 0.63
5/2/22		Interest		$ 20.00
5/3/22		Transfer from Reserve		$ 0.61
6/1/22		Interest		$ 549.73
6/2/22		Transfer from Reserve		$ 16.70
7/1/22		Interest		$ 1,714.26
7/5/22		Transfer from Reserve		$ 52.06
8/1/22		Interest		$ 3,292.25
8/2/22		Transfer from Reserve		$ 99.94
9/1/22		Interest		$ 5,330.72
9/2/22		Transfer from Reserve		$ 161.68
		TOTAL		**$ 11,264.05**
			Acquisition/Construction Fund at 2/22/22	**$ 4,064,559.03**
			Interest Earned thru 9/30/22	**$ 11,264.05**
			Requisitions Paid thru 9/30/22	**$ (155.15)**
			Remaining Acquisition/Construction Fund	**$ 4,075,667.93**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
10/6/22	2	Lennar Homes LLC	Reimbursement of Infrastructure Costs	$ 4,065,172.00
		TOTAL		**$ 4,065,172.00**
Fiscal Year 2023				
10/3/22		Interest		$ 6,146.31
10/4/22		Transfer from Reserve		$ 186.17
11/1/22		Interest		$ 1,328.01
11/2/22		Transfer from Reserve		$ 252.52
12/1/22		Interest		$ 46.88
12/2/22		Transfer from Reserve		$ 315.08
12/21/22		Interest		$ 0.02
12/22/22		Transfer from Reserve		$ 0.15
1/3/23		Interest		$ 54.76
1/4/23		Transfer from Reserve		$ 360.34
2/1/23		Interest		$ 59.47
2/2/23		Transfer from Reserve		$ 383.47
3/1/23		Interest		$ 58.44
3/2/23		Transfer from Reserve		$ 367.80
4/1/23		Interest		$ 68.12
4/4/23		Transfer from Reserve		$ 419.60
5/1/23		Interest		$ 71.33
5/2/23		Transfer from Reserve		$ 429.68
6/1/23		Interest		$ 79.76
6/2/23		Transfer from Reserve		$ 468.23
7/3/23		Interest		$ 80.31
7/5/23		Transfer from Reserve		$ 459.54
8/1/23		Interest		$ 86.05
8/2/23		Transfer from Reserve		$ 481.47
		TOTAL		**$ 12,203.51**
			Acquisition/Construction Fund at 9/30/22	**$ 4,075,667.93**
			Interest Earned thru 8/31/23	**$ 12,203.51**
			Requisitions Paid thru 8/31/23	**$ (4,065,172.00)**
			Remaining Acquisition/Construction Fund	**$ 22,699.44**