



MEMORANDUM

Date: 07-28-2026

To: Honorable Board of County Commissioners (Board)

From: Eileen Mastney, Zoning Coordinator
(Exhibit 1 - Professional Qualifications)

Subject: BRR-26-08 Starling phase 1 replat 1 Bond Reduction

Request:

Taylor Morrison of Florida, Inc. is requesting a Bond Reduction and Second Amendment to the Developer's Agreement to reduce the approved surety provided under Bond No. LICX1981026, issued by Lexon Insurance Company in the amount of \$16,108,533.55 to \$6,420,749.89 (**See Attachment 1**) for the completion of the remaining infrastructure for Starling Phase 1 Replat 1. The residential subdivision consists of 292 single-family lots and 23 tracts for roadways, a lake, open space, and future development. This Second Amendment replaces the Amended Developer's Agreement with a Construction and Maintenance Agreement. This site contains 105.175± acres and is generally located south of Notre Dame Boulevard, north of Zemel Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The property is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area and Commission District II.

Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Development Agreement and surety bonded through Atlantic Specialty Insurance Company in the amount of \$16,108,533.55 to ensure the completion of the plat infrastructure. The subdivision was granted Final Plat approval by the Board on February 25, 2025 (**Attachment 2**). Since then, a significant portion of the plat construction has been completed. The applicant has submitted this Construction and Maintenance Agreement (**See Attachment 3**) and Bond Reduction request (See for the new Engineer's Estimate of Probable Construction Cost, along with the record drawings and potable water clearance (**See attachments 4-6**), reducing the remaining cost to \$6,420,749.89.

The County Engineer has found the new bond amount sufficient for completion of the project (**See Attachment 7**).

Recommendation:

Community Development recommends approval of the requested second Amendment to the Development Agreement and Bond Reduction under Petition **BRR-26-08**.

Exhibit 1
Professional Qualifications



Qualifications of Eileen Mastney

Position: Zoning Coordinator

Time with Charlotte County: 11 Months

Position Summary & Experience: I have worked as a Zoning Coordinator for Charlotte County Planning and Zoning Departments for 11 months. My duties include administrative tasks, customer service, data entry, reviewing and processing projects, Vacations and Land Splits for compliance with Charlotte County Land Development regulations. Furthermore, I coordinate and compile the comments and conditions of the reviewing departments and agencies into the final recommendation to the Planning and Zoning Board and the Board of County Commissioners for the above applications.

Exhibit 1

Attachment 1
Applicants' Request for a Bond Reduction



CONSULTING. ENGINEERING. CONSTRUCTION.

March 25, 2026

Mr. Michael Jones
Charlotte County Community Development
18400 Murdock Circle
Port Charlotte, FL 33948

**Subject: Starling Phase 1
Bond Reduction Request #1**

To Whom it May Concern:

Please accept this letter as a formal request to reduce the originally submitted bond for Starling Phase 1.

Original Bond No. LICX1981026:

- Total Infrastructure Cost = \$14,644,121.41
- 10% = \$1,464,412.14
- Original Bond Amount= \$16,108,533.55

Bond Reduction #1:

- Remaining Infrastructure Cost = \$4,939,038.38
- 10% (Of Remaining Infrastructure Cost) = \$493,903.84
- 20% (Of Remaining Infrastructure Cost for CMA) = \$987,807.68
- Reduced Bond Amount #1 = \$6,420,749.89

We have included the following items for staff review and approval:

- 1.) One (1) electronic copy of the Cover Letter;
- 2.) One (1) electronic copy of the Letter of Substantial Completion;
- 3.) One (1) electronic copy of the Draft CMA Agreement Template;
- 4.) One (1) check in the amount of \$200 for the CMA Fee;
- 5.) One (1) electronic copy of the Engineer/Applicant and Developer Contact Information;
- 6.) One (1) electronically signed and sealed copy of the Phase 1A, 1B, 1D and 1E Site and Utility Record Drawings;
- 7.) One (1) electronic copy of Applicable State, Federal, and Local Permits; and
- 8.) One (1) electronically signed and sealed copy of the Bond Reduction EOPC.

If you have questions or require additional information, please contact me at (239) 405-7777 or nwalters@atwell.com.

Sincerely,

ATWELL, LLC


Nick Walters, P.E.
Senior Project Manager

cc: Taylor Morrison of Florida, Inc.

Attachment 2

**Decision Letter
Recorded DA and 1st Amendment
Recorded Plat**



April 21, 2025

Felipe Gonzalez, Taylor Morrison of Florida, Inc.

Via email: felgonzalez@taylormorrison.com

Dear Applicant:

County staff has reviewed the Preliminary and Final Plat for **Starling – Phase 1, Replat 1**. This letter is to confirm the decision by Charlotte County Board of County Commissioners and staff for the following petition:

PFP-24-05

Taylor Morrison of Florida, Inc. is requesting Preliminary and Final Plat approval for a residential subdivision to be named, Starling – Phase 1, Replat 1, consisting of 292 single-family lots and 23 tracts, to revise the plat for consistency with the modification to the Final Detail Site Plan. The proposed subdivision would replat portions of Starling – Phase I, as recorded in Plat Book 27, Pages 15A through 15Z2 of the Public Records of Charlotte County, Florida. The applicant also seeks approval of the First Amendment to the Developer's Agreement to acknowledge this replat and modification to the Final Site Plan. This site contains 105.175± acres and is generally located south of Turnleaf Boulevard, north of Zemel Road, east of Burnt Store Road, and west of Green Gulf Boulevard. The proposed subdivision is in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area and Commission District II.

It was the decision of Charlotte County Board of County Commissioners and staff to approve PFP-24-05.

The plat was recorded on April 11, 2025, under **INSTR #: 3515090** in **Plat Book 28, Pages 4A through 4U**, and the First Amendment of the Developer's Agreement was recorded on April 11, 2025, under **INSTR # 3515091** of the Public Records of Charlotte County, Florida.

Please feel free to contact our office should you have any questions.

Sincerely,

Shaun Cullinan

Shaun Cullinan
Planning and Zoning Official

CC: Nick Walters, P.E., Atwell, LLC., via email: nwalters@atwell.com

Document prepared under supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

The document should be returned to:
Taylor Morrison of Florida, Inc.
28100 Bonita Grande Drive, Suite 102
Bonita Springs, FL 34135

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Amendment") is made as of this 25th day of March, 2025, between **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (hereinafter referred to as "Developer"), with an address of 28100 Bonita Grande Drive, Suite 102, Bonita Springs Florida, 34135 and **CHARLOTTE COUNTY, a political subdivision of the State of Florida**, (hereinafter referred to as "County").

WITNESSETH

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer previously subdivided certain property which includes the Property pursuant to that certain Plat of *Starling – Phase 1*, according to the plat thereof recorded on August 2, 2024 in Plat Book 27, Pages 15A through 15Z2 of the Public Records of Charlotte County, Florida, defined in the Developer's Agreement as the "Plat"; and

WHEREAS, in connection with the Plat, County and Developer entered into that certain Developer's Agreement recorded on August 8, 2024 under instrument #3436729 of the Public Records of Charlotte County, Florida (the "Developer's Agreement"), pursuant to which Developer provided a bond in the amount of SIXTEEN MILLION FIVE HUNDRED NINETY-SEVEN THOUSAND EIGHT HUNDRED ONE AND 36/100 DOLLARS (\$16,597,801.36), defined in the Developer's Agreement as the "Security," to ensure completion of those subdivision improvements depicted on the Plans which have not, to date, been certified as complete; and

WHEREAS, Developer submitted construction plans (hereinafter, "Plans") prepared by Atwell, LLC dated November 1, 2024 for DRC-24-171 Starling Phase 1 – PD Modification, to modify the Planned Development, which was originally approved under DRC-22-00193 via Resolution Number 2023-114. The PD Modification was approved by the County via Resolution 2025-052, signed by the Board of County Commissioners on February 25, 2025 and recorded on February 27, 2025. The Plans

depict certain subdivision improvements which must be required to be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property; and

WHEREAS, Developer has filed a new application to replat the Plat, which will be named Starling – Phase 1, Replat 1, Charlotte County Application Number PFP-24-05 (hereinafter, “Replat”); and

WHEREAS, in connection with the Replat, the bond amount was decreased to SIXTEEN MILLION ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED THIRTY-THREE AND 55/100 DOLLARS (\$16,108,533.55) as reflected in this instrument.

WHEREAS, County and Developer have agreed to amend the Developer's Agreement to include the Starling - Phase 1, Replat 1 (PFP-24-05) which includes the subdivision improvements in the existing Security amount; and

WHEREAS, the intent of the Developer's Agreement and this First Amendment thereto is to provide the required financial assurances pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances, which is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes; and

NOW THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The references to “Starling - Phase 1” in the Developer's Agreement shall be considered replaced by “Starling – Phase 1, Replat 1.”
3. The legal description for the Property is revised, as described in Exhibit “A,” attached hereto.
4. The reference to “Plans” in the Developer's Agreement shall be considered replaced with the following approval date and file number:

Approval Date: February 25, 2025

File Number: DRC-24-171

5. Developer agrees to complete the subdivision improvements for the Starling - Phase 1, Replat 1, according to sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County. All improvements for the Starling - Phase 1, Replat 1 must be completed per the approved Plans to the satisfaction of the County Engineer no later than two (2) years after the date that the Starling - Phase 1, Replat 1 is recorded in the Public Records of Charlotte County, Florida.

6. Prior to final approval of the Starling - Phase 1, Replat 1 by the Board of County Commissioners, Developer shall provide a rider to the Security provided with the Developer's Agreement to also include the Starling - Phase 1, Replat 1 as part of the Security.
7. Except as amended herein, the remaining terms and provisions of the Developer's Agreement shall remain in full force and effect as if originally set forth therein.
8. This Amendment may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Amendment.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, County and Developer have executed this First Amendment on the date first above written.

ATTEST:

Roger D. Eaton, Clerk of the Circuit
Court and Ex-officio Clerk to the
Board of County Commissioners

By: 
Deputy Clerk AAJR 2024-118

CHARLOTTE COUNTY, a political
Subdivision of the State of Florida

By: 
Joseph M. Fiseo, Chairman

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: 
Janette S. Knowlton, County Attorney
LR2024-1023 Km-U

DEVELOPER

Taylor Morrison of Florida, Inc.
28100 Bonita Grande Drive, Suite 102
Bonita Springs, FL 34135

Nice Walters

1st Witness Signature

Nice Walters

1st Witness Printed Name

28100 Bonita Grande Dr #305

1st Witness Address

Bonita Springs FL 34135

1st Witness Address (cont'd.)

Gabriel Tamayo

2nd Witness Signature

Gabriel Tamayo

2nd Witness Printed Name

28100 Bonita Grande Dr #305

2nd Witness Address

Bonita Springs FL 34135

2nd Witness Address (cont'd.)

By: Felipe Gonzalez

Felipe Gonzalez, Vice President

Taylor Morrison of Florida, Inc.

Felipe Gonzalez

[Printed Name]

ACKNOWLEDGEMENT

State of Florida
County of Lee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 28 day of February 2025, by Felipe Gonzalez, Vice President, who ☒ is personally known to me or ☐ has produced _____ as identification and did/did not take an oath.

My commission expires:

(Notary Seal)

Serial or commission number

Genie Barker

Notary Public

Genie Barker

Printed name of Notary Public

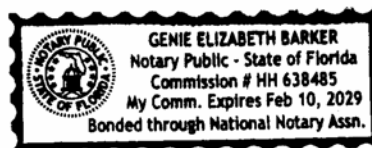


EXHIBIT A
Property Legal Description

A tract or parcel of land lying in Sections 9 and 16, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 16 run S02°03'29"W along the East line of the Northeast Quarter (NE 1/4) of said Section 16 for 1,320.13 feet to the Southeast corner of the North Half (N 1/2) of the North Half (N 1/2) of said Section 16; thence run S89°17'56"W for 5216.96 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4261, at Page 1524, Charlotte County Records; thence run along said Easterly line the following three (3) courses: Northerly along an arc of a curve to the right of radius 11,910.00 feet (delta 00°45'30") (chord bearing N04°00'23"E) (chord 157.66 feet) for 157.66 feet to a point of tangency; N04°23'08"E for 200.00 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 12,090.00 feet (delta 03°43'09") (chord bearing N02°31'34"E) (chord 784.67 feet) for 784.81 feet an intersection with the Southerly line of Parcel Exception "B", as described in a deed recorded in Official Records Book 2004, at Pages 1371 through 1372, Charlotte County Records; thence run S87°51'56"E along said Southerly line for 1,276.90 feet to the Southeast corner of said Parcel Exception "B"; thence run N00°20'16"W along the Easterly line of said Parcel Exception "B" and continuing along the Easterly line of Parcels Exception (A) and Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records, for 1,619.84 feet; thence run N00°19'55"W for 228.70 feet; thence run N89°02'28"E for 3,911.72 feet to an intersection with the East line of the of the Southeast Quarter (SE 1/4) of said Section 9; thence run S00°56'41"E along said East line for 1,624.11 feet to the POINT OF BEGINNING.

Containing 296.63 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.

Document prepared under supervision of:

Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

The document should be returned to:

Taylor Morrison of Florida, Inc.
28100 Bonita Grande Drive, Suite 102
Bonita Springs, FL 34135

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this 23rd day of July, 2024, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County", and Taylor Morrison of Florida, Inc., with an address of 28100 Bonita Grande Drive, Suite 102, Bonita Springs, Florida 34135, herein called "Developer".

WITNESSETH

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer intends to subdivide the Property and develop a project under the name of Starling – Phase 1 and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, the Plat is identified in Charlotte County Community Development Department Files as #FP-22-03-09; and

WHEREAS, Developer is required to construct certain improvements within the Property in accordance with County Standards, and construction plans and specifications approved by the County; and

WHEREAS, Developer submitted plans prepared by Atwell, LLC dated April 28, 2023 for final construction plan approval (hereinafter, "Plans"). The Plans were approved by County under DRC-22-00193 via Resolution Number 2023-114, signed by the Board of County Commissioners on July 11, 2023, and recorded on July 12, 2023. The Plans depict certain subdivision improvements which must be required to be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property; and

WHEREAS, Developer and County desire to enter into this Agreement to set forth certain obligations by the Developer and County in connection with the construction of the improvements; and

WHEREAS, the intent of this Agreement is to provide the required financial assurances for the construction of the improvements pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances and is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW, THEREFORE, in consideration of their respective undertakings hereunder, County

and Developer agree as follows:

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

2. Developer agrees to complete the subdivision improvements shown on the Plans. Developer is required to construct the improvements as set forth in the Engineer's Probable Cost Estimate dated March 22, 2024, according to the sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County.

3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer has provided a bond in an amount of SIXTEEN MILLION FIVE HUNDRED NINETY-SEVEN THOUSAND EIGHT HUNDRED ONE AND 36/100 DOLLARS (\$16,597,801.36) (hereinafter, the "Security") to ensure completion of those subdivision improvements depicted on the approved Plans which have not, to date, been certified as complete.

4. Said Security shall remain in effect until final approval of the improvements by the County. Any reduction of the Security shall follow Charlotte County policy and Developer will be required to provide the applicable fee along with the record drawings and recommendation signed and sealed by the engineer of record. The reduction of the Security must be approved by the County prior to Developer reducing the Security amount.

5. All improvements as shown on the Plans must be completed per the approved Plans to the satisfaction of the County Engineer no later than two (2) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida. If the work is not completed within two (2) years, the County Engineer shall have right to review the surety amount, and if deemed insufficient, Developer may be required to provide additional surety and execute an amendment to this Agreement to reflect the increased surety. Said amendment shall be recorded in the same manner as this Agreement.

6. If the subdivision improvements depicted in the Plans are not completed as provided herein, or if the County receives notification from the institution issuing the Security that the Security will expire prior to the specified time period stated herein, it is expressly understood and acknowledged by the Parties that:

(a) Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the outstanding amount of the Security.

(b) In the event of litigation, no party, including but not limited to the Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the Security.

7. There are no intended third-party beneficiaries to this Agreement, therefore, no third-parties may rely upon on this Agreement and/or the Security, including but not limited to future lot owners or their successors and assigns.

8. Nothing herein shall be construed to create an obligation upon the County, under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform any act of

construction or maintenance under this Agreement and/or the Security.

9. County's consent, approval and acknowledgement herein granted shall not limit the County's right to approve or deny other development on the Property as provided by all laws, rules and regulations applicable to the Property.

10. Upon certification by a licensed engineer that the subdivision improvements have been completed in substantial compliance with the Plans and the terms of this Agreement have been met, or upon replacement of the Security and execution of a new development agreement by a subsequent developer, County shall release the Security and this Agreement shall terminate.

11. This Agreement shall inure to the benefit of and be obligatory upon the Parties and their respective successors, assigns, heirs and personal representatives.

12. The terms of this Agreement have been jointly drafted by the Parties; therefore, in construing this Agreement, no legal presumptions shall arise against either Party as the drafter of the Agreement.

13. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

14. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Development Agreement.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Charlotte County, Florida.

IN WITNESS WHEREOF, County and Developer have executed this Development Agreement on the date first above written.

Attest:

Roger D. Eaton, Clerk of the Circuit Court and Ex-officio Clerk of the Board of County Commissioners

By: Kimberly Webb
Deputy Clerk
APR 2024-118

CHARLOTTE COUNTY, a political
Subdivision of the State of Florida
By: William G. Tuex
William G. Tuex, Chairman
BOARD OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

Approved as to form and legal sufficiency:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR24-0430 KMV

[Signature]
1st Witness Signature

Thomas Dun
1st Witness Printed Name

[Signature]
2nd Witness Signature

Ryan Futer
2nd Witness Printed Name

DEVELOPER

Taylor Morrison of Florida, Inc.
28100 Bonita Grande Drive, Suite 102
Bonita Springs, Florida 34135

By: [Signature]
[Authorized Signature]

VP of Land Development
[Title]

Felipe Gonzalez
[Printed Name]

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or
[] online notarization this 20 day of June, 2024, by Felipe Gonzalez [Name],
Vice President [Title], ☒ who is personally known to me or [] who has produced
_____ as identification.



[Signature]
Notary Public
Printed Name: Jessica K. Linn
My Commission Expires: 04/16/2026

EXHIBIT "A"
(Legal Description of Property)

A tract or parcel of land lying in Sections 9 and 16, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 16 run S02°03'29"W along the East line of the Northeast Quarter (NE 1/4) of said Section 16 for 1,320.13 feet to the Southeast corner of the North Half (N 1/2) of the North Half (N 1/2) of said Section 16; thence run S89°17'56"W for 5216.96 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4261, at Page 1524, Charlotte County Records; thence run along said Easterly line the following three (3) courses: Northerly along an arc of a curve to the right of radius 11,910.00 feet (delta 00°45'30") (chord bearing N04°00'23"E) (chord 157.66 feet) for 157.66 feet to a point of tangency; N04°23'08"E for 200.00 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 12,090.00 feet (delta 03°43'09") (chord bearing N02°31'34"E) (chord 784.67 feet) for 784.81 feet an intersection with the Southerly line of Parcel Exception "B", as described in a deed recorded in Official Records Book 2004, at Pages 1371 through 1372, Charlotte County Records; thence run S87°51'56"E along said Southerly line for 1,276.90 feet to the Southeast corner of said Parcel Exception "B"; thence run N00°20'16"W along the Easterly line of said Parcel Exception "B" and continuing along the Easterly line of Parcels Exception (A) and Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records, for 1,619.84 feet; thence run N00°19'55"W for 228.70 feet; thence run N89°02'28"E for 3,911.72 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 9; thence run S00°56'41"E along said East line for 1,624.11 feet to the POINT OF BEGINNING.

Containing 296.63 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.

Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 398, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2
STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2,
LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

COUNTY OF CHARLOTTE

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, (DEVELOPER), THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF STARLING - PHASE 1, REPLAT 1, A SUBDIVISION IN SECTIONS 9 AND 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, TO BE MADE AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

A. EASEMENTS TO STARLING HOMEOWNERS ASSOCIATION, INC.:

THE EASEMENTS DESCRIBED BELOW ARE HEREBY DEDICATED TO STARLING HOMEOWNERS ASSOCIATION, INC. (A FLORIDA NOT-FOR-PROFIT CORPORATION), FOR USE IN CONNECTION WITH THE MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM AND OTHER DUTIES OF STARLING HOMEOWNERS ASSOCIATION, INC.

1. AN ACCESS EASEMENT (A.E.) FOR DRAINAGE PURPOSES IS RESERVED OVER AND ACROSS TRACT 10-1.
2. AN ACCESS EASEMENT (A.E.) FOR DRAINAGE MAINTENANCE PURPOSES IS RESERVED TO AND WITHIN ALL DRAINAGE EASEMENTS RUNNING FROM ROADWAYS (TRACT RD-1) TO ANY DRAINAGE RETENTION AREAS ON TRACTS 1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8, 1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100, 1-101, 1-102, 1-103, 1-104, 1-105, 1-106, 1-107, 1-108, 1-109, 1-110, 1-111, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-118, 1-119, 1-120, 1-121, 1-122, 1-123, 1-124, 1-125, 1-126, 1-127, 1-128, 1-129, 1-130, 1-131, 1-132, 1-133, 1-134, 1-135, 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Starling - Phase 1, Replat 1

SHEET 3 OF 21

A REPEAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2

STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2,
LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST,

CHARLOTTE COUNTY, FLORIDA

LEGAL DESCRIPTION

ALL OF LOTS 601 THROUGH 348, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-4, O.S.-1 AND RD-2, PHASE I, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 105.175 ACRES. MORE OR LESS.

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739

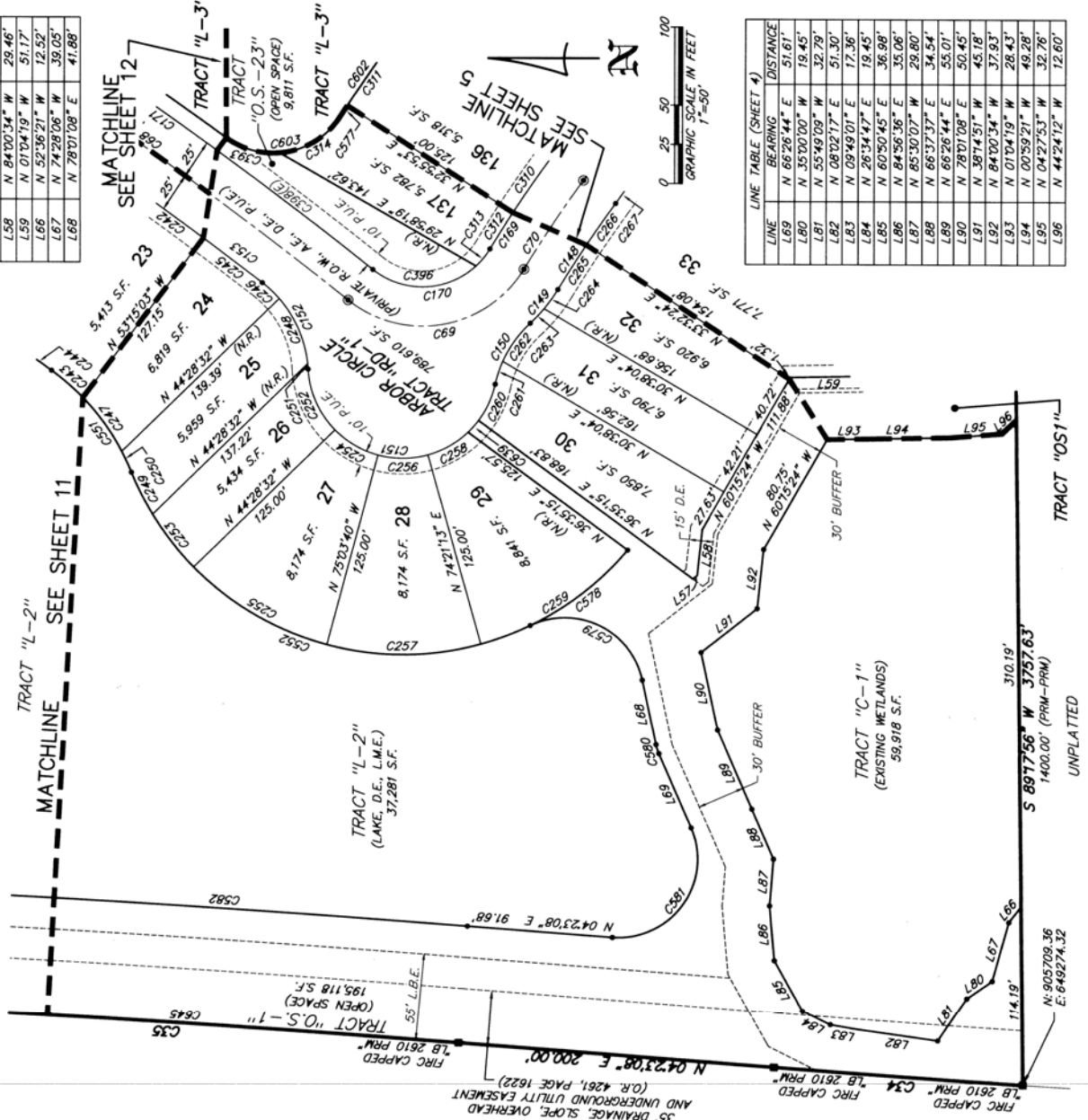


28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. 1B 6897

Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2
 STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2,
 LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
 CHARLOTTE COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L57	N 38°14'51" W	3.46'
L58	N 84°00'34" W	29.46'
L59	N 07°04'19" W	51.17'
L60	N 52°36'21" W	12.52'
L61	N 74°28'06" W	38.05'
L62	N 78°01'08" E	41.88'



LINE	BEARING	DISTANCE
L69	N 66°26'44" E	51.61'
L80	N 35°00'00" W	19.45'
L81	N 55°49'09" W	32.79'
L82	N 08°02'17" E	51.30'
L83	N 09°49'01" E	17.36'
L84	N 26°34'47" E	19.45'
L85	N 60°50'45" E	36.98'
L86	N 84°56'36" E	35.06'
L87	N 85°30'07" W	29.80'
L88	N 66°32'37" E	34.54'
L89	N 66°26'44" E	55.01'
L90	N 78°01'08" E	50.45'
L91	N 38°14'51" W	45.18'
L92	N 84°00'34" W	37.93'
L93	N 07°04'19" W	28.43'
L94	N 52°36'21" W	49.28'
L95	N 04°27'53" W	32.76'
L96	N 44°24'12" W	12.60'

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING
C34	11910.00'	0°45'30"	157.65'	N 04°02'33" E
C35	12090.00'	3°43'09"	784.81'	N 02°31'34" E
C36	2800.00'	6°34'41"	321.47'	N 35°26'34" E
C37	75.00'	97°45'57"	127.98'	N 11°01' N
C38	75.00'	97°45'57"	127.98'	N 11°01' N
C39	75.00'	97°45'57"	127.98'	N 11°01' N
C40	75.00'	97°45'57"	127.98'	N 11°01' N
C41	75.00'	97°45'57"	127.98'	N 11°01' N
C42	75.00'	97°45'57"	127.98'	N 11°01' N
C43	75.00'	97°45'57"	127.98'	N 11°01' N
C44	75.00'	97°45'57"	127.98'	N 11°01' N
C45	75.00'	97°45'57"	127.98'	N 11°01' N
C46	75.00'	97°45'57"	127.98'	N 11°01' N
C47	75.00'	97°45'57"	127.98'	N 11°01' N
C48	75.00'	97°45'57"	127.98'	N 11°01' N
C49	75.00'	97°45'57"	127.98'	N 11°01' N
C50	75.00'	97°45'57"	127.98'	N 11°01' N
C51	75.00'	97°45'57"	127.98'	N 11°01' N
C52	75.00'	97°45'57"	127.98'	N 11°01' N
C53	75.00'	97°45'57"	127.98'	N 11°01' N
C54	75.00'	97°45'57"	127.98'	N 11°01' N
C55	75.00'	97°45'57"	127.98'	N 11°01' N
C56	75.00'	97°45'57"	127.98'	N 11°01' N
C57	75.00'	97°45'57"	127.98'	N 11°01' N
C58	75.00'	97°45'57"	127.98'	N 11°01' N
C59	75.00'	97°45'57"	127.98'	N 11°01' N
C60	75.00'	97°45'57"	127.98'	N 11°01' N
C61	75.00'	97°45'57"	127.98'	N 11°01' N
C62	75.00'	97°45'57"	127.98'	N 11°01' N
C63	75.00'	97°45'57"	127.98'	N 11°01' N
C64	75.00'	97°45'57"	127.98'	N 11°01' N
C65	75.00'	97°45'57"	127.98'	N 11°01' N
C66	75.00'	97°45'57"	127.98'	N 11°01' N
C67	75.00'	97°45'57"	127.98'	N 11°01' N
C68	75.00'	97°45'57"	127.98'	N 11°01' N
C69	75.00'	97°45'57"	127.98'	N 11°01' N
C70	75.00'	97°45'57"	127.98'	N 11°01' N
C71	75.00'	97°45'57"	127.98'	N 11°01' N
C72	75.00'	97°45'57"	127.98'	N 11°01' N
C73	75.00'	97°45'57"	127.98'	N 11°01' N
C74	75.00'	97°45'57"	127.98'	N 11°01' N
C75	75.00'	97°45'57"	127.98'	N 11°01' N
C76	75.00'	97°45'57"	127.98'	N 11°01' N
C77	75.00'	97°45'57"	127.98'	N 11°01' N
C78	75.00'	97°45'57"	127.98'	N 11°01' N
C79	75.00'	97°45'57"	127.98'	N 11°01' N
C80	75.00'	97°45'57"	127.98'	N 11°01' N
C81	75.00'	97°45'57"	127.98'	N 11°01' N
C82	75.00'	97°45'57"	127.98'	N 11°01' N
C83	75.00'	97°45'57"	127.98'	N 11°01' N
C84	75.00'	97°45'57"	127.98'	N 11°01' N
C85	75.00'	97°45'57"	127.98'	N 11°01' N
C86	75.00'	97°45'57"	127.98'	N 11°01' N
C87	75.00'	97°45'57"	127.98'	N 11°01' N
C88	75.00'	97°45'57"	127.98'	N 11°01' N
C89	75.00'	97°45'57"	127.98'	N 11°01' N
C90	75.00'	97°45'57"	127.98'	N 11°01' N
C91	75.00'	97°45'57"	127.98'	N 11°01' N
C92	75.00'	97°45'57"	127.98'	N 11°01' N
C93	75.00'	97°45'57"	127.98'	N 11°01' N
C94	75.00'	97°45'57"	127.98'	N 11°01' N
C95	75.00'	97°45'57"	127.98'	N 11°01' N
C96	75.00'	97°45'57"	127.98'	N 11°01' N
C97	75.00'	97°45'57"	127.98'	N 11°01' N
C98	75.00'	97°45'57"	127.98'	N 11°01' N
C99	75.00'	97°45'57"	127.98'	N 11°01' N
C100	75.00'	97°45'57"	127.98'	N 11°01' N

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739
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 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 88, PAGE 4E

SHEET 5 OF 21

A REPEAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23

THROUGH O.S.-26, A-2, A-3, C-1, RD-1

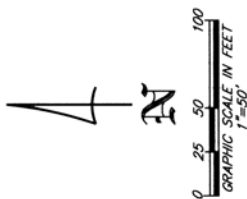
AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2

STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z,
LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST,

CHARLOTTE COUNTY, FLORIDA

CURVE TABLE (SHEET 3)				CHORD BEARING	
CURVE	RADIUS	LENGTH	CHORD		
C70	772.14'	502.51'	68.02'	68.00'	N 56°30'37" W
C71	500.00'	38.48'51"	371.26'	315.77'	N 72°23'36" W
C147	525.00'	38.48'51"	337.33'	331.55'	N 72°23'36" W
C148	747.14'	502.51'	65.80'	65.80'	N 56°30'37" W
C168	475.00'	38.48'51"	305.20'	299.98'	N 72°23'36" W
C169	729.14'	502.51'	70.73'	70.70'	N 56°30'37" W
C171	2825.00'	6'34.41"	324.34'	324.16'	N 35°26'34.1" E
C284	100.00'	8'37.08"	15.04'	15.03'	N 54°44'28" W
C285	747.14'	2'24.26"	33.57'	33.56'	N 57°44'49" W
C286	747.14'	2'24.26"	32.26'	32.25'	N 55°51'23.3" W
C287	525.00'	1'21.09"	12.39'	12.39'	N 57°49'45" W
C288	525.00'	5'04.26"	48.49'	48.48'	N 54°32'33" W
C289	525.00'	5'04.08"	48.45'	48.43'	N 62°58'50" W
C290	525.00'	4'26.15"	40.66'	40.65'	N 67°42'02" W
C291	525.00'	4'26.15"	40.66'	40.65'	N 72°08'17" W
C292	525.00'	4'26.15"	40.66'	40.65'	N 76°34'32" W
C293	525.00'	4'26.15"	40.66'	40.65'	N 81°00'48" W
C294	525.00'	4'26.15"	40.66'	40.65'	N 85°27'03" W
C295	475.00'	1'29.47"	12.41'	12.41'	N 89°56'52" E
C296	350.00'	7'29.47"	9.14'	9.14'	N 89°56'52" E
C297	475.00'	1'29.47"	9.14'	9.14'	N 89°56'52" E
C298	475.00'	6'34.45"	57.31'	57.27'	N 85°50'52" W
C299	475.00'	6'34.45"	42.23'	42.20'	N 85°50'52" W
C300	350.00'	6'34.45"	57.31'	57.27'	N 78°56'07" W
C301	475.00'	6'34.45"	57.31'	57.27'	N 78°56'07" W
C302	350.00'	6'34.45"	42.23'	42.20'	N 78°56'07" W
C303	475.00'	6'34.45"	57.31'	57.27'	N 72°01'22" W
C304	350.00'	6'34.45"	42.23'	42.20'	N 72°01'22" W
C305	475.00'	7'53.48"	65.47'	65.41'	N 64°37'08" W
C306	350.00'	7'53.48"	48.24'	48.20'	N 64°37'08" W
C307	475.00'	7'53.48"	55.41'	55.38'	N 57°19'41" W
C308	350.00'	7'53.48"	48.24'	48.20'	N 57°19'41" W
C309	922.14'	2'37.36"	7.40'	7.40'	N 54°12'59" W
C309	350.00'	6'41.01"	40.83'	40.80'	N 57°19'41" W
C310	797.14'	3'04.56"	42.88'	42.88'	N 55°31'39" W
C311	922.14'	2'37.20"	42.20'	42.20'	N 55°45'27" W
C312	501.00'	1'57.55"	27.34'	27.34'	N 58°10'105" W
C313	501.00'	16°55'55"	14.05'	14.00'	N 50°59'024" W
C314	50.00'	52°56'15"	46.20'	44.57'	N 31°08'024" W
C393	93.00'	20°54'38"	35.67'	34.92'	N 15°46'24" E
C397	2835.00'	4'52.58"	144.31'	144.29'	N 34°45'14" W
C397	922.14'	0'32.02"	8.59'	8.59'	N 57°20'08" W
C601	350.00'	38.48'51"	224.88'	221.04'	N 72°23'36" W
C602	922.14'	3'36.59"	58.20'	58.15'	N 55°47'40" W
C603	9348.00'	9'348.53"	81.87'	73.02'	N 10°41'43" W

LINE	BEARING	DISTANCE
L59	N 01°04'19" W	51.17'
L60	N 00°39'21" W	48.09'
L61	N 04°27'53" W	17.01'
L62	N 44°24'12" W	5.98'
L63	N 01°04'19" W	28.43'
L94	N 00°39'21" W	49.28'
L95	N 04°27'53" W	32.76'
L96	N 44°24'12" W	12.60'



TRACT "L-3"

MATCHLINE SEE SHEET 12

TRACT "L-3"
WKE, D.E., (L.M.E.)
237,998 SF.

TRACT "L-3"
AKE, D.E., L.M.E.)
237.998 S.F.

MATCHLINE
SEE SHEET 4

MATCHLINE
-SEE SHEET 6

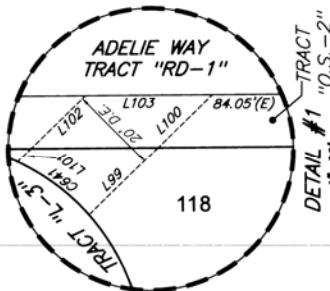
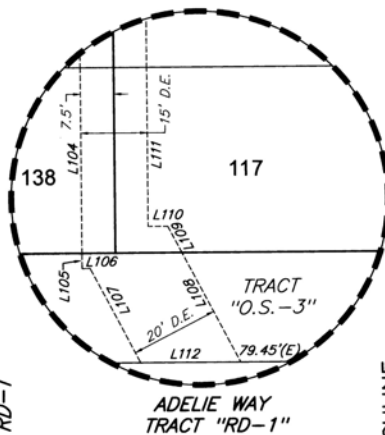
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JOHN SCOTT RHODES P.S.M. #5739



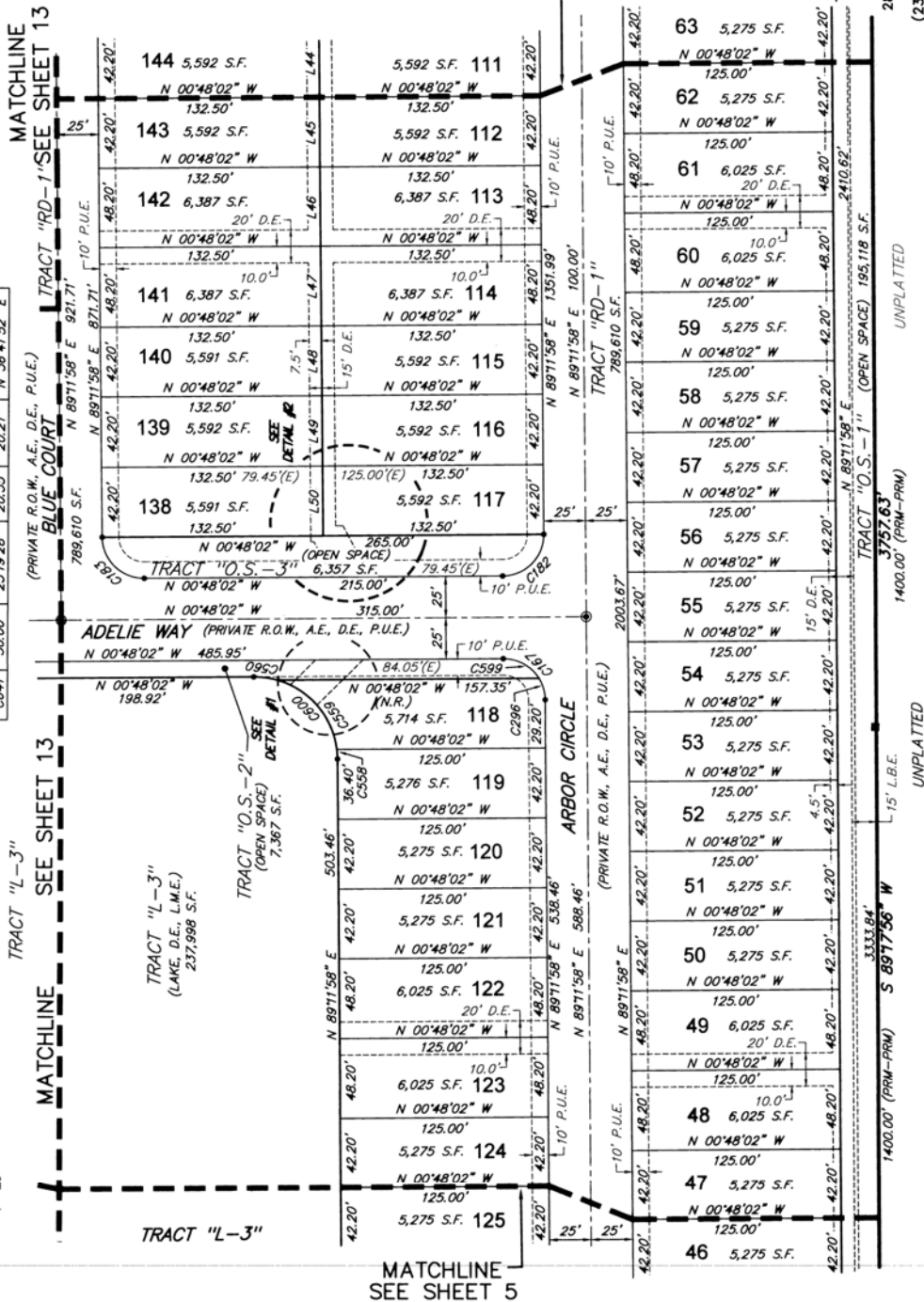
28100 BONITA GRANDE DRIVE, SUITE #107 310.19'
LAND SURVEYING INC.
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

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FLORIDA BUSINESS LICENSE NO. LR 6897

STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z,
AND PORTIONS OF TRACTS F-3, L-8, U.S.-1 AND RD-Z
LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

[illegible]

LINE TABLE (SHEET 6)			
LINE	BEARING	DISTANCE	
L44	N 89°11'58" E	42.20'	
L45	N 89°11'58" E	42.20'	
L46	N 89°11'58" E	48.20'	
L47	N 89°11'58" E	48.20'	
L48	N 89°11'58" E	42.20'	
L49	N 89°11'58" E	42.20'	
L50	N 89°11'58" E	42.20'	
L99	N 44°57'14" W	21.97'	
L100	N 44°57'14" W	17.23'	
L101	N 44°57'14" W	4.30'	
L102	N 44°57'14" W	17.23'	
L103	N 00°48'02" W	28.71'	
L104	N 89°11'58" E	42.20'	
L105	N 89°11'58" E	3.42'	
L106	N 00°47'29" W	1.78'	
L107	N 61°41'07" E	24.27'	
L108	N 61°41'07" E	28.19'	
L109	N 61°41'07" E	6.47'	
L110	N 00°48'02" W	4.40'	
L111	N 89°11'58" E	36.20'	
L112	N 00°48'02" W	22.55'	



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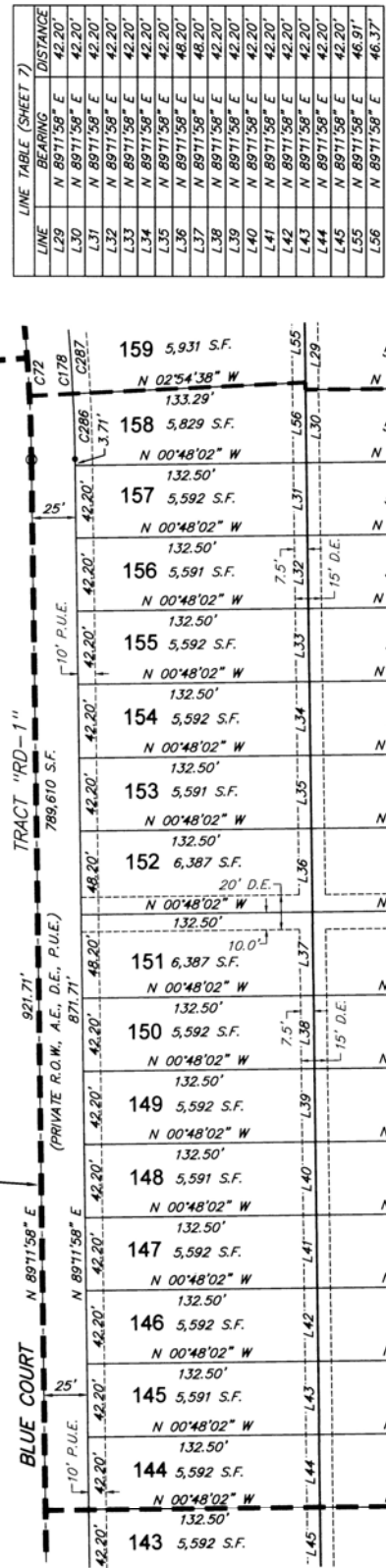
Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 388, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2
STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 152Z,
LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE (SHEET 7)				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C72	1000.00'	1715.59"	301.35'	N 80°33'59" E
C78	1025.00'	1715.59"	308.89'	N 80°33'59" E
C286	1025.00'	2106.37"	37.75'	N 88°08'40" E
C287	1025.00'	2118.50"	41.40'	N 85°55'57" E

MATCHLINE
SEE SHEET 14



LINE TABLE (SHEET 7)		
LINE	BEARING	DISTANCE
L29	N 89°11'58" E	42.20'
L30	N 89°11'58" E	42.20'
L31	N 89°11'58" E	42.20'
L32	N 89°11'58" E	42.20'
L33	N 89°11'58" E	42.20'
L34	N 89°11'58" E	42.20'
L35	N 89°11'58" E	42.20'
L36	N 89°11'58" E	42.20'
L37	N 89°11'58" E	42.20'
L38	N 89°11'58" E	42.20'
L39	N 89°11'58" E	42.20'
L40	N 89°11'58" E	42.20'
L41	N 89°11'58" E	42.20'
L42	N 89°11'58" E	42.20'
L43	N 89°11'58" E	42.20'
L44	N 89°11'58" E	42.20'
L45	N 89°11'58" E	42.20'
L55	N 89°11'58" E	46.91'
L56	N 89°11'58" E	46.37'

MATCHLINE
SEE SHEET 8

MATCHLINE
SEE SHEET 6

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Starling - Phase 1, Replat 1

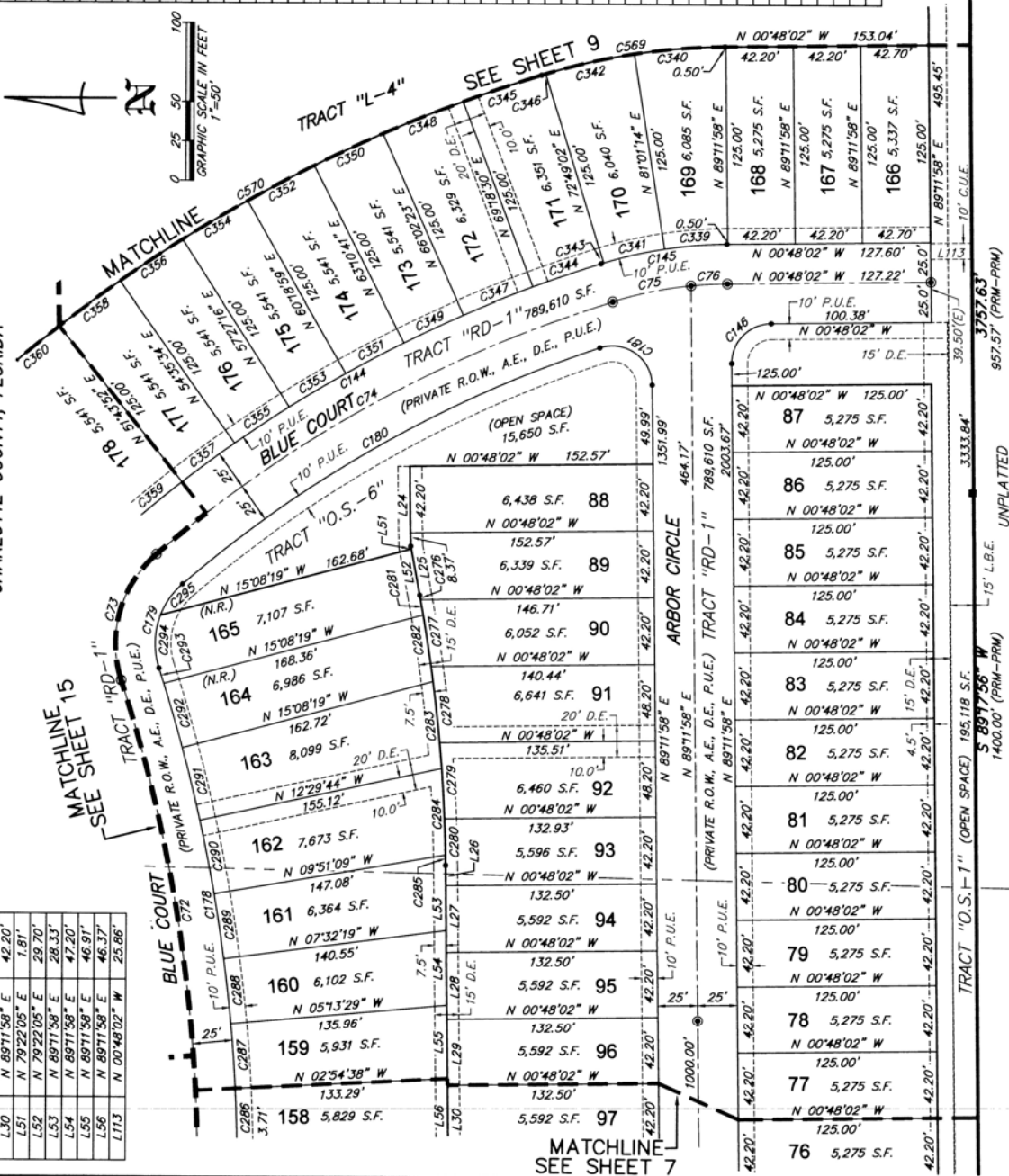
PLAT BOOK 28, PAGE 44

SHEET 8 OF 21

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2
 STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L24	N 89°11'58" E	30.57'
L25	N 79°22'05" E	31.51'
L26	N 89°11'58" E	12.82'
L27	N 89°11'58" E	42.20'
L28	N 89°11'58" E	42.20'
L29	N 89°11'58" E	42.20'
L30	N 89°11'58" E	42.20'
L31	N 79°22'05" E	1.81'
L32	N 79°22'05" E	29.70'
L33	N 89°11'58" E	28.33'
L34	N 89°11'58" E	46.91'
L35	N 89°11'58" E	46.37'
L36	N 89°11'58" E	46.37'
L113	N 00°48'02" W	25.86'

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C72	1000.00'	17°15'59"	300.21'	300.21'	N 80°33'59" E
C73	75.00'	66°52'53"	87.55'	82.66'	N 74°37'34" W
C74	800.00'	21°38'01"	329.89'	327.65'	N 29°22'07" W
C75	250.00'	11°31'27"	50.28'	50.28'	N 17°47'23" W
C76	250.00'	57°13'58"	22.81'	22.80'	N 03°24'50" W
C77	825.00'	23°38'01"	340.30'	337.89'	N 29°22'07" W
C78	25.00'	16°45'05"	80.40'	80.11'	N 09°10'34" W
C79	1025.00'	90°00'00"	39.27'	35.36'	N 45°48'02" W
C80	1025.00'	17°15'59"	308.89'	307.72'	N 80°33'59" E
C81	50.00'	66°52'53"	58.37'	55.11'	N 74°37'34" W
C82	775.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C83	25.00'	10°57'45"	47.11'	40.44'	N 35°13'06" E
C84	1000.00'	09°04'00"	26.41'	2.81'	N 79°26'55" E
C85	1000.00'	24°35'35"	48.46'	48.45'	N 83°21'43" E
C86	1000.00'	24°55'07"	48.27'	48.27'	N 86°07'59" E
C87	1000.00'	14°10'07"	29.38'	29.38'	N 88°21'28" E
C88	1000.00'	04°32'26"	12.63'	12.63'	N 79°43'48" E
C89	1000.00'	27°00'00"	42.47'	42.47'	N 81°18'31" E
C90	1000.00'	37°09'34"	55.14'	55.13'	N 84°06'18" E
C91	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C92	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C93	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C94	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C95	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C96	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C97	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C98	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C99	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W
C100	1000.00'	22°25'07"	303.29'	301.36'	N 29°58'27" W



THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739

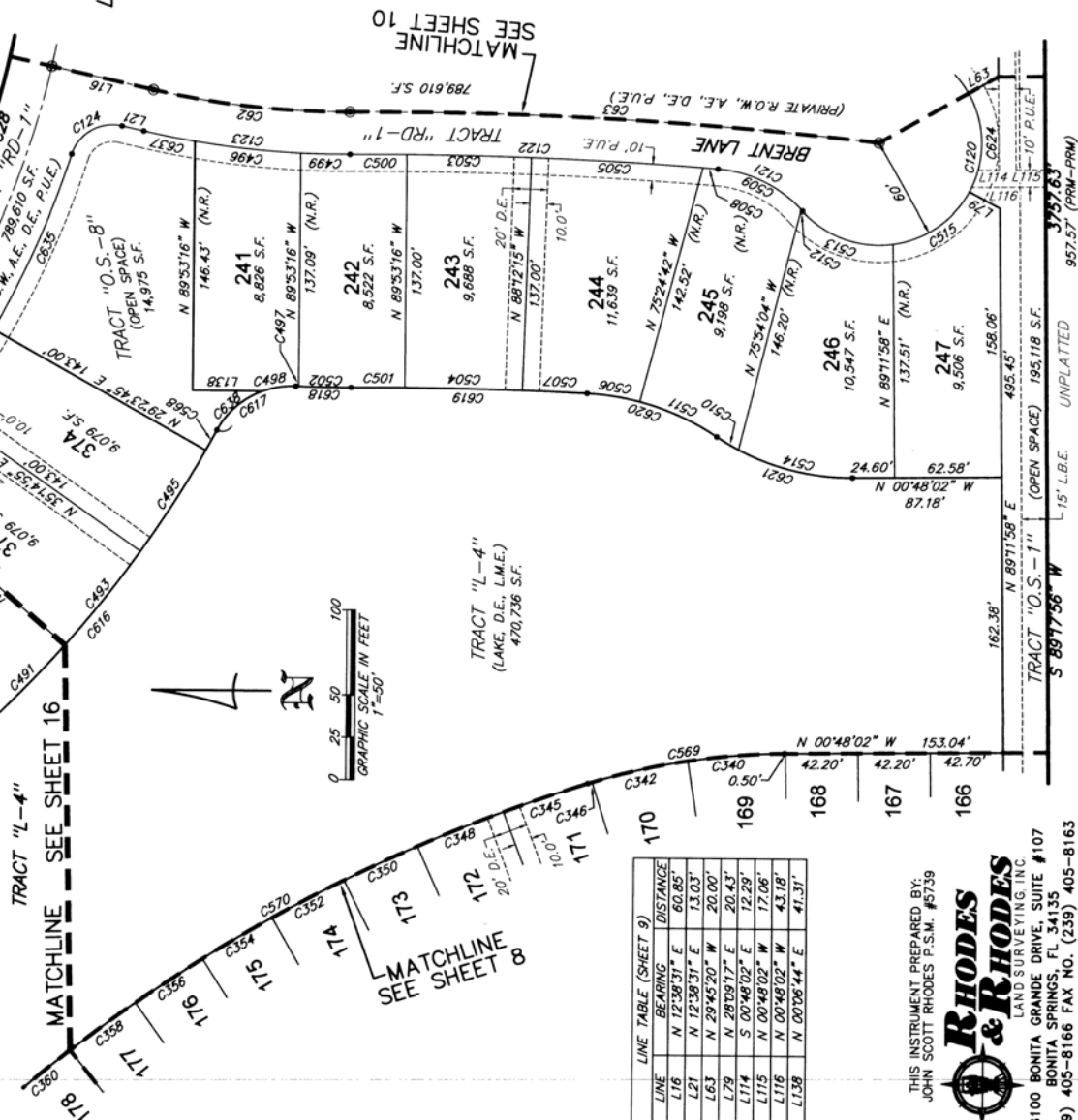
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 FLORIDA BUSINESS LICENSE NO. LB 6887

Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2 STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

CURVE TABLE (SHEET 9)			
CURVE	RADIUS	DELTA	CHORD BEARING
C569	400.00'	16°45'05"	N 116°53'11" W
C570	950.00'	23°38'01"	N 391°86'38" W
C616	683.00'	23°39'05"	N 286°07'28" W
C617	500.00'	63°52'55"	N 55°75'52" W
C618	662.00'	2°48'22"	N 00°44'36" E
C619	2338.00'	3°22'55"	N 137°98'17" E
C620	150.00'	30°54'48"	N 80°93'79" E
C621	140.00'	57°54'36"	N 80°64'58" E
C624	60.00'	11°45'56"	N 112°94'12" W
C635	550.00'	31°19'31"	N 30°47'30" E
C637	525.00'	41°29'29"	N 36°21'35" E
C638	50.00'	41°29'29"	N 36°21'35" E

CURVE TABLE (SHEET 9)			
CURVE	RADIUS	DELTA	CHORD BEARING
C28	500.00'	68°39'40"	S 72°54'54" E
C56	525.00'	39°16'25"	N 57°43'17" W
C62	500.00'	17°18'08"	N 115°62'11" E
C63	2000.00'	7°06'11"	N 02°33'30" E
C120	60.00'	26°23'24"	N 276°87'88" W
C121	75.00'	43°16'37"	N 56°65'55" E
C122	2475.00'	4°58'54"	N 215°13'21" E
C123	525.00'	13°18'06"	N 121°08'121" E
C124	25.00'	85°00'41"	N 37°09'33" W
C125	550.00'	34°17'07"	N 329°11'32" E
C340	400.00'	8°10'45"	N 57°10'57" W
C342	400.00'	8°12'12"	N 57°10'57" W
C345	950.00'	3°08'23"	N 52°06'52" E
C346	400.00'	0°22'09"	N 258°2'58" W
C348	950.00'	3°16'07"	N 54°20'54" W
C350	950.00'	2°51'42"	N 47°45'47" E
C352	950.00'	2°51'42"	N 47°45'47" E
C354	950.00'	2°51'42"	N 47°45'47" E
C356	950.00'	2°51'42"	N 47°45'47" E
C358	950.00'	2°51'42"	N 47°45'47" E
C360	950.00'	2°51'42"	N 47°45'47" E
C491	683.00'	57°45'56"	N 50°39'50" W
C492	550.00'	5°51'10"	N 56°16'56" E
C493	683.00'	5°51'10"	N 70°79'70" W
C494	550.00'	5°51'10"	N 56°16'56" E
C495	683.00'	5°51'10"	N 70°79'70" W
C496	525.00'	6°49'37"	N 62°56'62" E
C497	662.00'	0°08'56"	N 172°19'19" E
C498	500.00'	22°23'27"	N 19°54'19" E
C499	525.00'	3°08'57"	N 28°86'28" E
C500	2475.00'	0°46'19"	N 33°35'33" E
C501	2338.00'	0°46'19"	N 33°35'33" E
C502	662.00'	2°39'26"	N 31°50'31" E
C503	2475.00'	1°41'01"	N 30°70'30" E
C504	2338.00'	1°41'01"	N 30°70'30" E
C505	2475.00'	2°19'08"	N 100°17'100" E
C506	150.00'	11°51'58"	N 31°07'31" E
C507	2338.00'	0°55'35"	N 37°80'37" E
C508	2475.00'	0°12'28"	N 8°95'8" E
C509	75.00'	42°20'49"	N 55°43'54" E
C510	140.00'	6°05'25"	N 14°88'14" E
C511	150.00'	19°02'50"	N 49°87'49" E
C512	75.00'	0°55'48"	N 122°1'22" E
C513	60.00'	55°52'08"	N 58°51'56" E
C514	140.00'	28°20'42"	N 68°26'68" E
C515	60.00'	53°34'31"	N 56°10'54" E
C568	683.00'	1°07'54"	N 13°69'13" E



LINE TABLE (SHEET 9)		
LINE	BEARING	DISTANCE
L16	N 12°38'31" E	60.85'
L21	N 12°38'31" E	13.03'
L63	N 29°45'20" W	20.00'
L79	N 28°59'17" E	20.43'
L174	S 00°48'02" E	12.29'
L175	N 00°48'02" E	17.06'
L176	N 00°48'02" W	43.18'
L138	N 00°06'44" E	41.31'

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739



28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(339) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Starling - Phase 1, Replat 1

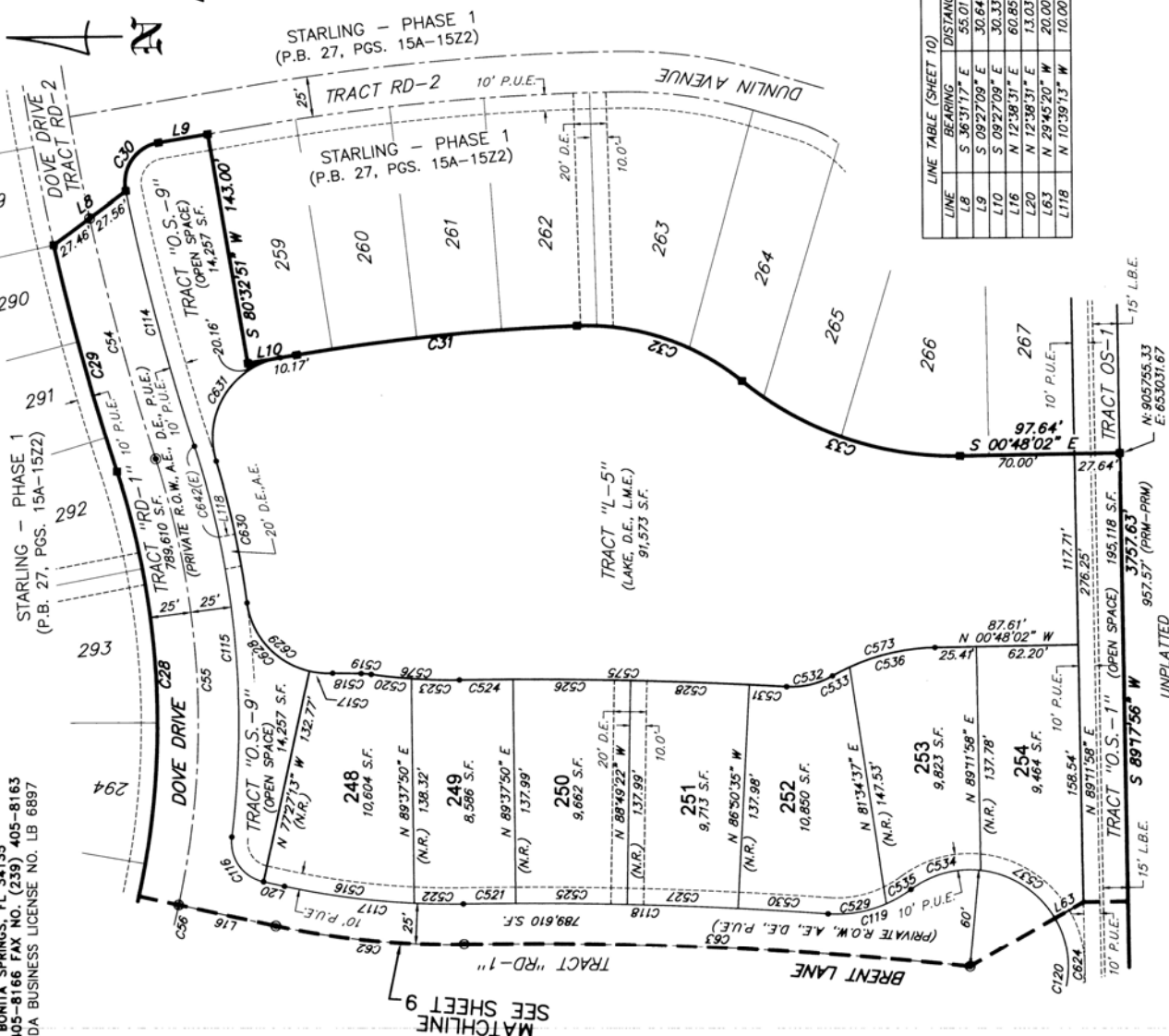
A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF

TRACTS F-3, L-8, O.S.-1 AND RD-2
STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2,
LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

CHARLOTTE COUNTY, FLORIDA

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C629	50.00'	85°17'54"	74.44'	67.75'	N 40°04'47" E
C630	560.00'	9°09'22"	89.49'	89.40'	N 78°09'03" E
C631	50.00'	96°58'29"	84.63'	74.88'	N 57°56'24" W
C642(E)	550.00'	6°03'01"	58.08'	58.05'	N 75°16'47" E

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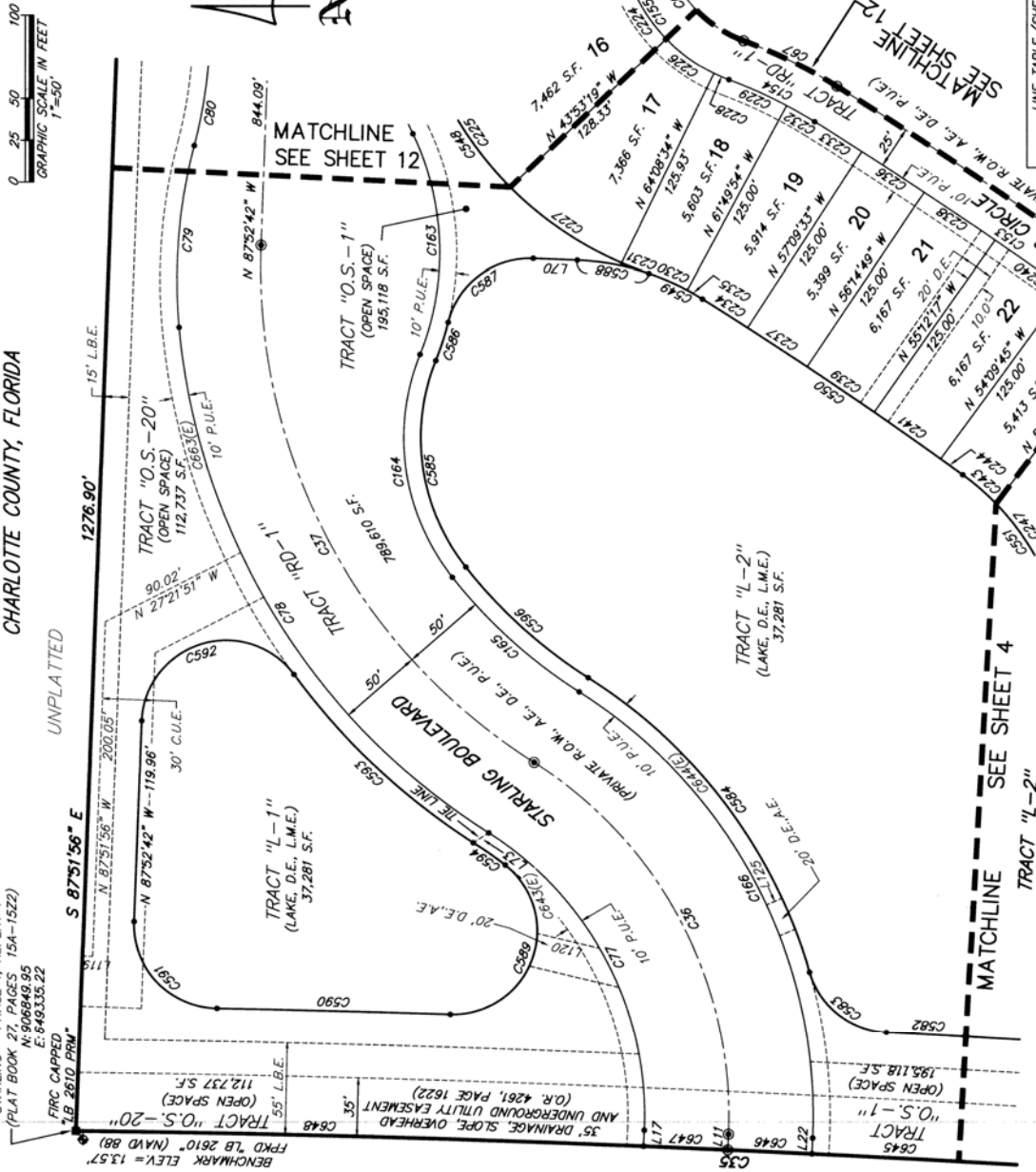
PLAT BOOK 88, PAGE 4K

SHEET 11 OF 21

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2

STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

POINT OF BEGINNING
MOST NORTHWEST CORNER OF
STARLING - PHASE 1, REPLAT 1
(PLAT BOOK 27, PAGES 15A-15Z2)
N: 906848.95
E: 849335.22



LINE	BEARING	DISTANCE
L11	N 87°25'10" W	9.41'
L17	N 87°25'10" W	9.59'
L22	N 87°25'10" W	9.44'
L70	N 02°07'18" E	26.22'
L73	N 32°36'48" E	11.00'
L79	N 02°08'04" E	6.00'
L120	N 13°18'16" E	38.17'
L125	N 22°58'15" W	10.01'

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5759

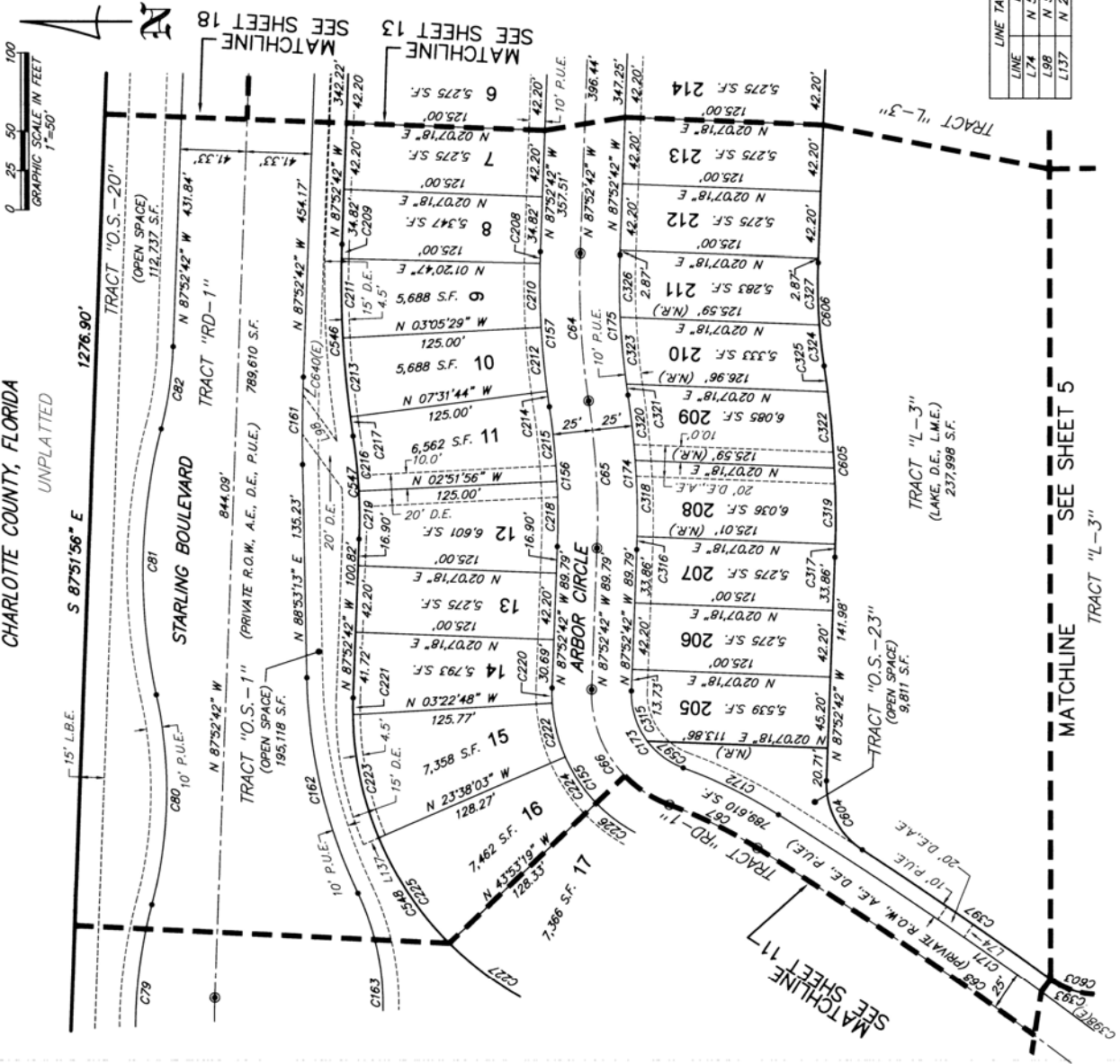


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A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2

STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

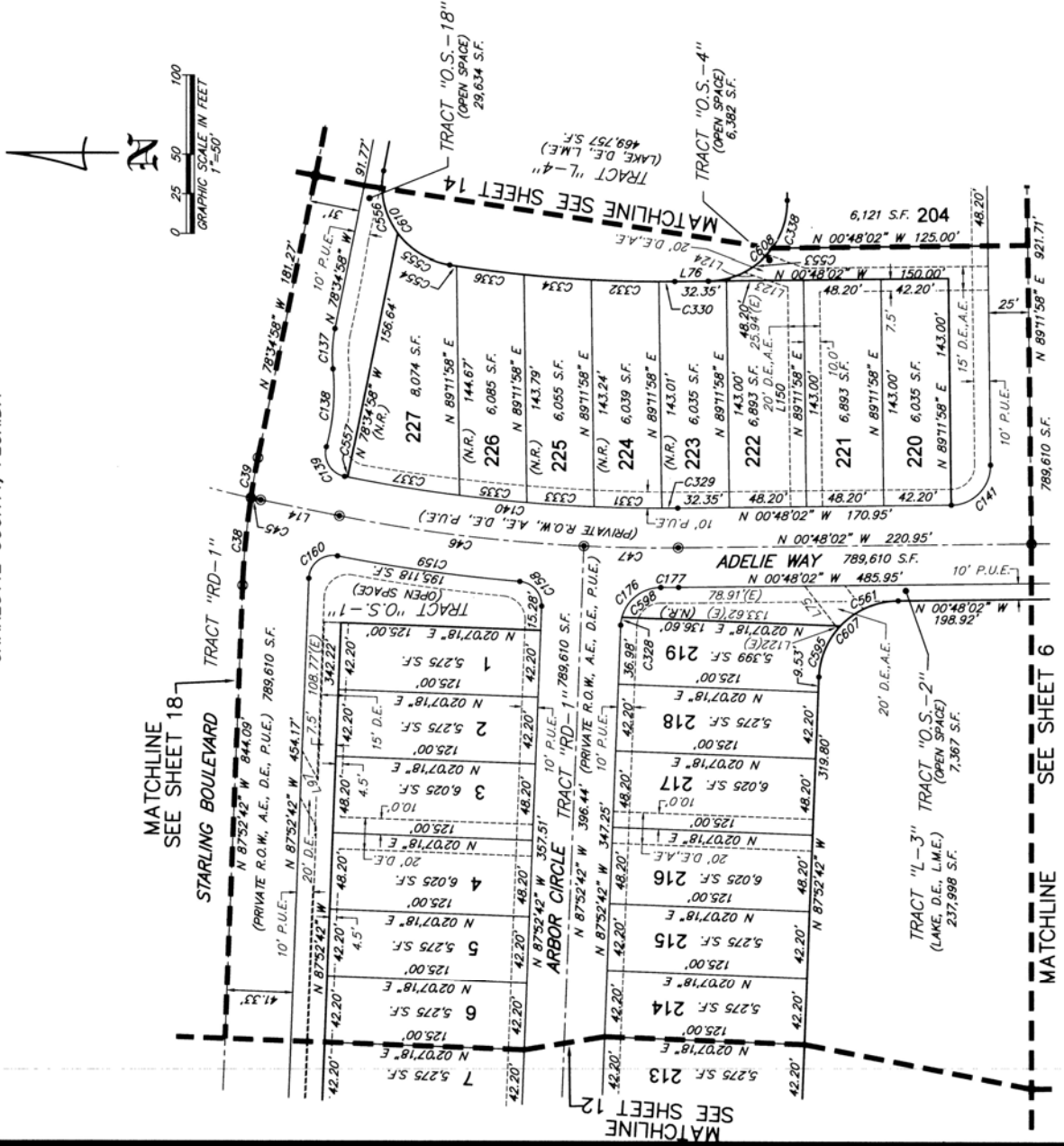


CURVE TABLE (SHEET 12)			
CURVE	RADIUS	DELTA	CHORD BEARING
C64	500.00	104°40'05"	N 86°45'15" E
C65	500.00	104°40'05"	N 86°45'15" E
C66	75.00	71°47'30"	N 86°45'15" E
C67	300.00	11°49'26"	N 26°14'30" E
C68	2800.00	6°34'41"	N 32°14'37" E
C69	315.00	19°51'55"	N 108°67'11" E
C70	285.00	27°01'04"	N 134°39'13" E
C71	365.00	26°44'00"	N 170°30'16" E
C72	246.17	12°18'27"	N 52°88'52" E
C73	100.00	71°47'30"	N 125°30'11" E
C74	475.00	104°40'05"	N 86°45'15" E
C75	525.00	104°40'05"	N 86°45'15" E
C76	965.00	37°14'05"	N 69°29'45" W
C77	165.00	24°12'06"	N 140°45'51" E
C78	165.00	46°58'52"	N 135°30'34" E
C79	282.00	6°34'41"	N 32°14'37" E
C80	315.00	19°51'55"	N 108°67'11" E
C81	285.00	27°01'04"	N 134°39'13" E
C82	365.00	26°44'00"	N 170°30'16" E
C83	246.17	12°18'27"	N 52°88'52" E
C84	100.00	71°47'30"	N 125°30'11" E
C85	475.00	104°40'05"	N 86°45'15" E
C86	525.00	104°40'05"	N 86°45'15" E
C87	965.00	37°14'05"	N 69°29'45" W
C88	165.00	24°12'06"	N 140°45'51" E
C89	165.00	46°58'52"	N 135°30'34" E
C90	282.00	6°34'41"	N 32°14'37" E
C91	315.00	19°51'55"	N 108°67'11" E
C92	285.00	27°01'04"	N 134°39'13" E
C93	365.00	26°44'00"	N 170°30'16" E
C94	246.17	12°18'27"	N 52°88'52" E
C95	100.00	71°47'30"	N 125°30'11" E
C96	475.00	104°40'05"	N 86°45'15" E
C97	525.00	104°40'05"	N 86°45'15" E
C98	965.00	37°14'05"	N 69°29'45" W
C99	165.00	24°12'06"	N 140°45'51" E
C100	165.00	46°58'52"	N 135°30'34" E
C101	282.00	6°34'41"	N 32°14'37" E
C102	315.00	19°51'55"	N 108°67'11" E
C103	285.00	27°01'04"	N 134°39'13" E
C104	365.00	26°44'00"	N 170°30'16" E
C105	246.17	12°18'27"	N 52°88'52" E
C106	100.00	71°47'30"	N 125°30'11" E
C107	475.00	104°40'05"	N 86°45'15" E
C108	525.00	104°40'05"	N 86°45'15" E
C109	965.00	37°14'05"	N 69°29'45" W
C110	165.00	24°12'06"	N 140°45'51" E
C111	165.00	46°58'52"	N 135°30'34" E
C112	282.00	6°34'41"	N 32°14'37" E
C113	315.00	19°51'55"	N 108°67'11" E
C114	285.00	27°01'04"	N 134°39'13" E
C115	365.00	26°44'00"	N 170°30'16" E
C116	246.17	12°18'27"	N 52°88'52" E
C117	100.00	71°47'30"	N 125°30'11" E
C118	475.00	104°40'05"	N 86°45'15" E
C119	525.00	104°40'05"	N 86°45'15" E
C120	965.00	37°14'05"	N 69°29'45" W
C121	165.00	24°12'06"	N 140°45'51" E
C122	165.00	46°58'52"	N 135°30'34" E
C123	282.00	6°34'41"	N 32°14'37" E
C124	315.00	19°51'55"	N 108°67'11" E
C125	285.00	27°01'04"	N 134°39'13" E
C126	365.00	26°44'00"	N 170°30'16" E
C127	246.17	12°18'27"	N 52°88'52" E
C128	100.00	71°47'30"	N 125°30'11" E
C129	475.00	104°40'05"	N 86°45'15" E
C130	525.00	104°40'05"	N 86°45'15" E
C131	965.00	37°14'05"	N 69°29'45" W
C132	165.00	24°12'06"	N 140°45'51" E
C133	165.00	46°58'52"	N 135°30'34" E
C134	282.00	6°34'41"	N 32°14'37" E
C135	315.00	19°51'55"	N 108°67'11" E
C136	285.00	27°01'04"	N 134°39'13" E
C137	365.00	26°44'00"	N 170°30'16" E
C138	246.17	12°18'27"	N 52°88'52" E
C139	100.00	71°47'30"	N 125°30'11" E
C140	475.00	104°40'05"	N 86°45'15" E
C141	525.00	104°40'05"	N 86°45'15" E
C142	965.00	37°14'05"	N 69°29'45" W
C143	165.00	24°12'06"	N 140°45'51" E
C144	165.00	46°58'52"	N 135°30'34" E
C145	282.00	6°34'41"	N 32°14'37" E
C146	315.00	19°51'55"	N 108°67'11" E
C147	285.00	27°01'04"	N 134°39'13" E
C148	365.00	26°44'00"	N 170°30'16" E
C149	246.17	12°18'27"	N 52°88'52" E
C150	100.00	71°47'30"	N 125°30'11" E
C151	475.00	104°40'05"	N 86°45'15" E
C152	525.00	104°40'05"	N 86°45'15" E
C153	965.00	37°14'05"	N 69°29'45" W
C154	165.00	24°12'06"	N 140°45'51" E
C155	165.00	46°58'52"	N 135°30'34" E
C156	282.00	6°34'41"	N 32°14'37" E
C157	315.00	19°51'55"	N 108°67'11" E
C158	285.00	27°01'04"	N 134°39'13" E
C159	365.00	26°44'00"	N 170°30'16" E
C160	246.17	12°18'27"	N 52°88'52" E
C161	100.00	71°47'30"	N 125°30'11" E
C162	475.00	104°40'05"	N 86°45'15" E
C163	525.00	104°40'05"	N 86°45'15" E
C164	965.00	37°14'05"	N 69°29'45" W
C165	165.00	24°12'06"	N 140°45'51" E
C166	165.00	46°58'52"	N 135°30'34" E
C167	282.00	6°34'41"	N 32°14'37" E
C168	315.00	19°51'55"	N 108°67'11" E
C169	285.00	27°01'04"	N 134°39'13" E
C170	365.00	26°44'00"	N 170°30'16" E
C171	246.17	12°18'27"	N 52°88'52" E
C172	100.00	71°47'30"	N 125°30'11" E
C173	475.00	104°40'05"	N 86°45'15" E
C174	525.00	104°40'05"	N 86°45'15" E
C175	965.00	37°14'05"	N 69°29'45" W
C176	165.00	24°12'06"	N 140°45'51" E
C177	165.00	46°58'52"	N 135°30'34" E
C178	282.00	6°34'41"	N 32°14'37" E
C179	315.00	19°51'55"	N 108°67'11" E
C180	285.00	27°01'04"	N 134°39'13" E
C181	365.00	26°44'00"	N 170°30'16" E
C182	246.17	12°18'27"	N 52°88'52" E
C183	100.00	71°47'30"	N 125°30'11" E
C184	475.00	104°40'05"	N 86°45'15" E
C185	525.00	104°40'05"	N 86°45'15" E
C186	965.00	37°14'05"	N 69°29'45" W
C187	165.00	24°12'06"	N 140°45'51" E
C188	165.00	46°58'52"	N 135°30'34" E
C189	282.00	6°34'41"	N 32°14'37" E
C190	315.00	19°51'55"	N 108°67'11" E
C191	285.00	27°01'04"	N 134°39'13" E
C192	365.00	26°44'00"	N 170°30'16" E
C193	246.17	12°18'27"	N 52°88'52" E
C194	100.00	71°47'30"	N 125°30'11" E
C195	475.00	104°40'05"	N 86°45'15" E
C196	525.00	104°40'05"	N 86°45'15" E
C197	965.00	37°14'05"	N 69°29'45" W
C198	165.00	24°12'06"	N 140°45'51" E
C199	165.00	46°58'52"	N 135°30'34" E
C200	282.00	6°34'41"	N 32°14'37" E
C201	315.00	19°51'55"	N 108°67'11" E
C202	285.00	27°01'04"	N 134°39'13" E
C203	365.00	26°44'00"	N 170°30'16" E
C204	246.17	12°18'27"	N 52°88'52" E
C205	100.00	71°47'30"	N 125°30'11" E
C206	475.00	104°40'05"	N 86°45'15" E
C207	525.00	104°40'05"	N 86°45'15" E
C208	965.00	37°14'05"	N 69°29'45" W
C209	165.00	24°12'06"	N 140°45'51" E
C210	165.00	46°58'52"	N 135°30'34" E
C211	282.00	6°34'41"	N 32°14'37" E
C212	315.00	19°51'55"	N 108°67'11" E
C213	285.00	27°01'04"	N 134°39'13" E
C214	365.00	26°44'00"	N 170°30'16" E
C215	246.17	12°18'27"	N 52°88'52" E
C216	350.00	5°44'51"	N 35°17'35" E
C217	650.00	1°05'03"	N 12°30'12" E
C218	475.00	4°59'14"	N 41°35'41" E
C219	350.00	4°59'14"	N 30°47'30" E
C220	100.00	5°30'06"	N 9°07'39" E
C221	210.00	2°53'54"	N 10°62'10" E
C222	100.00	2°07'56"	N 35°35'17" E
C223	210.00	2°15'54"	N 80°36'79" E
C224	100.00	2°07'56"	N 35°35'17" E
C225	210.00	2°02'26"	N 80°78'80" E
C226	100.00	2°07'56"	N 35°35'17" E
C227	210.00	2°15'56"	N 80°40'79" E
C228	350.00	3°08'02"	N 42°56'42" E
C229	210.00	4°17'00"	N 26°17'26" E
C230	350.00	3°08'02"	N 16°59'16" E
C231	475.00	1°27'43"	N 17°43'16" E
C232	475.00	4°44'56"	N 39°37'39" E
C237	350.00	6°07'55"	N 49°17'39" E
C238	350.00	4°25'02"	N 35°67'34" E
C239	50.00	4°32'08"	N 15°46'24" E
C240	2835.00	2°54'59"	N 184°03'14" E
C308(E)	2825.00	3°44'01"	N 144°06'18" E
C346	650.00	10°44'05"	N 121°78'12" E
C347	350.00	10°44'05"	N 65°57'63" E
C348	210.00	2°13'01" E	N 268°43'26" E
C349	50.00	32°47'18"	N 286°1'28" E
C350	50.00	32°47'18"	N 286°1'28" E
C351	50.00	32°47'18"	N 286°1'28" E
C352	50.00	32°47'18"	N 286°1'28" E
C353	50.00	32°47'18"	N 286°1'28" E
C354	50.00	32°47'18"	N 286°1'28" E
C355	50.00	32°47'18"	N 286°1'28" E
C356	50.00	32°47'18"	N 286°1'28" E
C357	50.00	32°47'18"	N 286°1'28" E
C358	50.00	32°47'18"	N 286°1'28" E
C359	50.00	32°47'18"	N 286°1'28" E
C360	50.00	32°47'18"	N 286°1'28" E
C361	50.00	32°47'18"	N 286°1'28" E
C362	50.00	32°47'18"	N 286°1'28" E
C363	50.00	32°47'18"	N 286°1'28" E
C364	50.00	32°47'18"	N 286°1'28" E
C365	50.00	32°47'18"	N 286°1'28" E
C366	50.00	32°47'18"	N 286°1'28" E
C367	50.00	32°47'18"	N 286°1'28" E
C368	50.00	32°47'18"	N 286°1'28" E
C369	50.00	32°47'18"	N 286°1'28" E
C370	50.00	32°47'18"	N 286°1'28" E
C371	50.00	32°47'18"	N 286°1'28" E
C372	50.00	32°47'18"	N 286°1'28" E
C373	50.00	32°47'18"	N 286°1'28" E
C374	50.00	32°47'18"	N 286°1'28" E
C375	50.00	32°47'18"	N 286°1'28" E
C376	50.00	32°47'18"	N 286°1'28" E
C377	50.00	32°47'18"	N 286°1'28" E
C378	50.00	32°47'18"	N 286°1'28" E
C379	50.00	32°47'18"	N 286°1'28" E
C380	50.00	32°47'18"	N 286°1'28" E
C381	50.00	32°47'18"	N 286°1'28" E
C382	50.00	32°47'18"	N 286°1'28" E
C383	50.00	32°47'18"	N 286°1'28" E
C384	50.00	32°47'18"	N 286°1'28" E
C385	50.00	32°47'18"	N 286°1'28" E
C386	50.00	32°47'18"	N 286°1'28" E
C387	50.00	32°47'18"	N 286°1'28" E
C388	50.00	32°47'18"	N 286°1'28" E
C389	50.00	32°47'18"	N 286°1'28" E
C390	50.00	32°47'18"	N 286°1'28" E
C391	50.00	32°47'18"	N 286°1'28" E
C392	50.00	32°47'18"	N 286°1'28" E
C393	50.00	32°47'18"	N 286°1'28" E
C394	50.00	32°47'18"	N 286°1'28" E
C395	50.00	32°47'18"	N 286°1'28" E
C396	50.00	32°47'18"	N 286°1'28" E
C397	50.00	32°47'18"	N 286°1'28" E
C398	50.00	32°47'18"	N 286°1'28" E
C399	50.00	32°47'18"	N 286°1'28" E
C400	50.00	32°47'18"	N 286°1'28" E

PLAT BOOK 8, PAGE 4M

A REPEAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2, STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

LINE TABLE (SHEET 13)		
LINE	BEARING	DISTANCE
L114	N 11°25'02" E	50.25'
L75	N 52°15'34" E	31.64'
L76	N 00°48'02" W	20.95'
L97	N 61°47'12" E	21.12'
L122(E)	N 52°15'34" E	2.34'
L123	N 18°54'15" E	13.02'
L124	N 24°34'15" E	15.81'
L150	N 89°11'58" E	138.61'



CURVE	RADIUS	LINE TABLE (SHEET 13)			CHORD BEARING
		DELTA	LENGTH	CHORD	
C38	500.00'	62°1'08"	55.43'	55.40'	N 84°42'08" W
C39	500.00'	2°56'38"	25.69'	25.68'	N 07°03'16" W
C45	500.00'	0°42'52"	6.24'	6.24'	N 17°40'28" W
C46	1000.00'	8°50'49"	15.41'	15.425'	N 08°53'38" E
C47	1000.00'	3°22'15"	15.83'	15.882'	N 00°03'06" W
C137	85.00'	21°04'54"	25.54'	25.44'	N 87°15'26" W
C138	135.00'	17°04'32"	49.66'	49.36'	N 85°15'16" W
C139	15.00'	9°34'548"	24.55'	21.90'	N 58°23'46" E
C140	975.00'	12°18'53"	209.56'	208.16'	N 05°21'25" E
C141	25.00'	90°00'00"	39.27'	35.36'	N 5°48'02" W
C158	15.00'	87°21'50"	22.87'	20.72'	N 49°26'23" E
C159	1025.00'	6°26'13"	115.15'	115.09'	N 07°58'34" E
C160	15.00'	99°04'23"	25.94'	22.82'	N 38°21'31" W
C176	25.00'	87°41'54"	38.27'	34.64'	N 40°11'45" W
C177	1025.00'	0°37'14"	11.10'	11.10'	N 00°29'24" W
C328	25.00'	12°03'05"	5.26'	5.25'	N 81°51'09" W
C329	975.00'	0°34'43"	9.85'	9.85'	N 00°30'40" W
C330	832.00'	0°40'41"	9.85'	9.85'	N 00°27'41" E
C331	975.00'	2°28'53"	42.22'	42.22'	N 01°01'08" E
C332	832.00'	2°34'30"	42.23'	42.23'	N 01°19'55" E
C333	975.00'	2°29'14"	42.32'	42.32'	N 03°30'11" E
C334	832.00'	2°55'04"	42.37'	42.36'	N 04°44'42" E
C335	975.00'	2°29'51"	42.50'	42.50'	N 05°59'44" E
C336	832.00'	2°56'05"	42.62'	42.61'	N 07°10'16" E
C337	975.00'	4°09'21"	70.72'	70.70'	N 09°19'20" E
C338	50.00'	36°52'12"	32.18'	31.62'	N 27°21'56" W
C553	832.00'	5°37'0748"	46.36'	44.72'	N 27°21'56" W
C554	832.00'	0°17'59"	4.35'	4.35'	N 08°47'18" E
C555	50.00'	44°35'46"	38.92'	37.94'	N 31°74'11" E
C556	50.00'	47°13'39"	41.50'	40.32'	N 31°74'11" E
C557	975.00'	0°06'51"	1.94'	1.94'	N 11°27'26" E
C561	50.00'	40°16'44"	40.39'	39.30'	N 23°56'24" W
C595	50.00'	40°47'56"	35.60'	34.86'	N 6°29'44" W
C598	25.00'	75°38'49"	33.01'	30.66'	N 38°00'12" W
C607	50.00'	78°04'40"	75.99'	68.88'	N 44°20'22" W
C608	50.00'	90°00'00"	78.54'	70.71'	N 5°48'02" W
C610	50.00'	92°09'25"	80.42'	72.01'	N 50°11'00" E

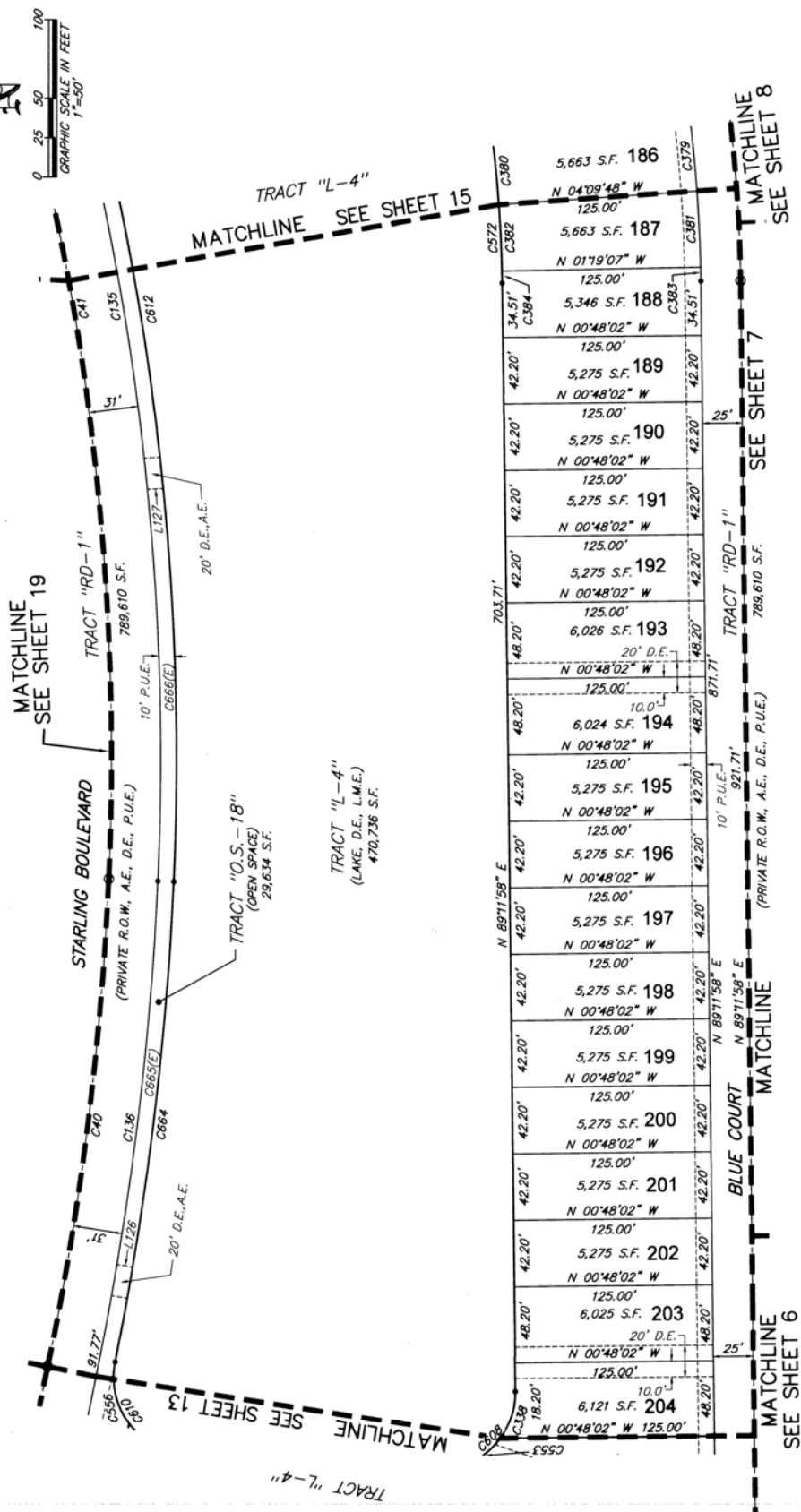
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739



28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 398, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2
 STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L126	N 09°39'47" E	10.00'
L127	N 02°46'15" W	10.01'

CURVE TABLE (SHEET 14)				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C40	2000.00'	8°56'34"	312.16'	N 83°03'15" W
C41	1716.00'	24°12'32"	725.06'	N 80°22'12" E
C135	1747.00'	24°12'32"	738.15'	N 80°22'12" E
C136	2031.00'	8°56'34"	317.00'	N 83°03'15" W
C138	925.00'	36°52'12"	32.18'	N 72°21'56" W
C378	925.00'	2°50'41"	48.41'	N 84°24'51" E
C380	850.00'	2°50'41"	42.20'	N 84°24'51" E
C381	975.00'	2°50'41"	48.41'	N 87°15'33" E
C382	850.00'	2°50'41"	42.20'	N 87°15'33" E
C383	975.00'	0°31'05"	8.82'	N 88°56'26" E

CURVE TABLE (SHEET 14)				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C384	850.00'	0°31'05"	7.69'	N 88°56'26" E
C353	50.00'	53°07'48"	46.36'	N 27°21'53" E
C356	50.00'	47°33'39"	41.50'	N 27°18'53" E
C572	850.00'	17°15'59"	256.15'	N 25°18'53" E
C608	50.00'	90°00'00"	78.54'	N 45°48'02" W
C610	50.00'	92°09'25"	80.42'	N 55°01'00" E
C612	1757.00'	24°12'32"	742.38'	N 80°22'12" E
C664	2041.00'	8°37'15"	307.09'	N 80°22'12" E
C665(E)	2041.00'	6°54'28"	246.07'	N 84°04'18" W
C666(E)	1757.00'	8°09'27"	250.15'	N 88°23'45" E

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739



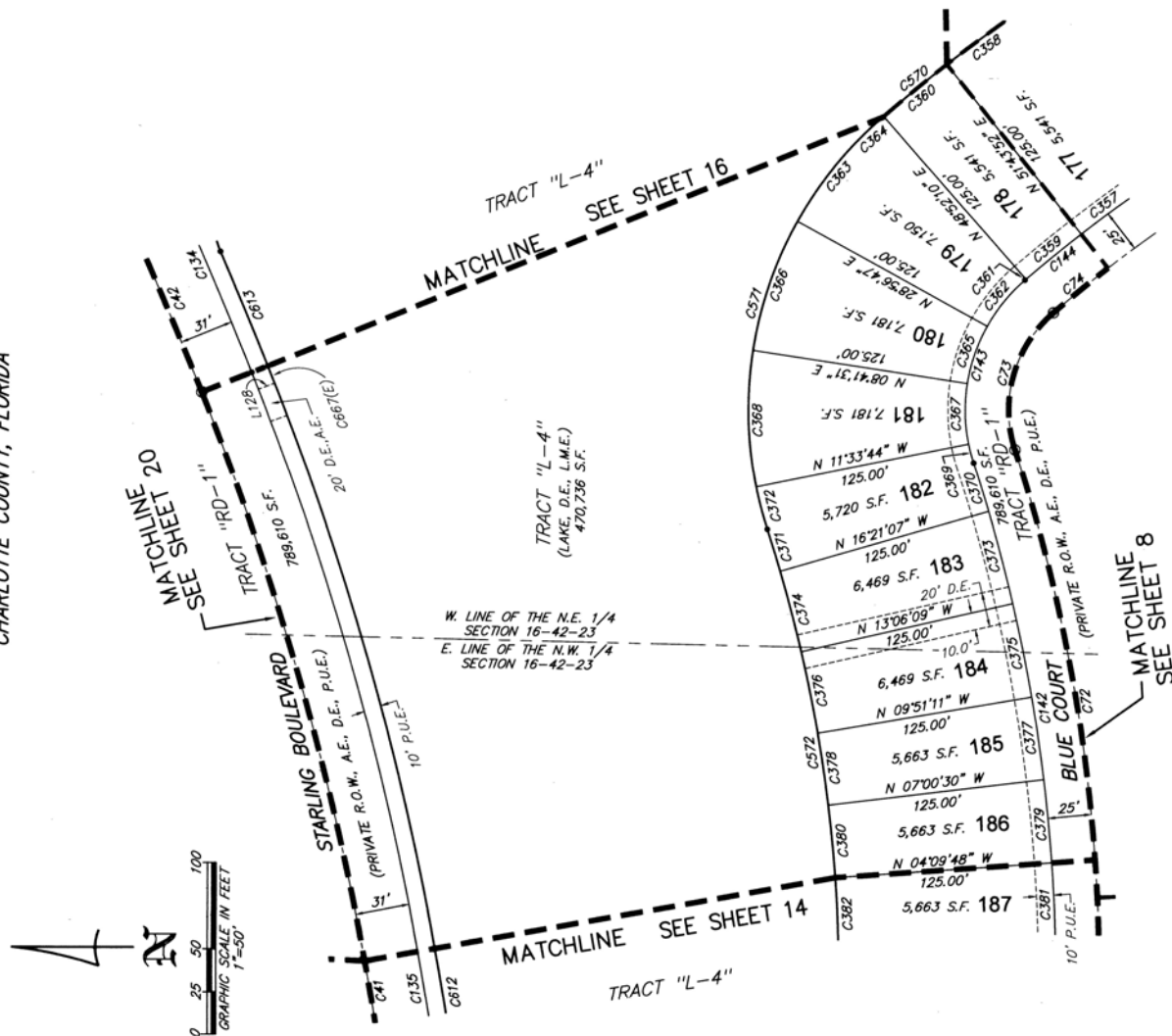
28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

PLAT BOOK 28, PAGE 40

SHEET 15 OF 21

A REPEAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2

STARLING - PHASE I, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z,
LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



LINE TABLE (SHEET 15)		
LINE	BEARING	DISTANCE
L128	N 19°56'54" W	10.00'

CURVE TABLE (SHEET 15)				CHORD BEARING	
CURVE	RADIUS	DELTA	CHORD	CHORD	BEARING
C41	1716.00'	2472.32"	725.06'	719.68'	N 80°22'12" E
C42	3000.00'	4744.51"	248.29'	300.21'	N 85°34°05" E
C72	1000.00'	1771.59"	301.35'	300.21'	N 80°33°59" E
C73	75.00'	6652.53"	87.55'	82.66'	N 74°37°34" W
C74	800.00'	237.98 01"	329.99'	327.65'	N 29°22°37" W
C134	3031.00'	2347.22"	136.10'	136.09'	N 80°22°12" E
C135	1747.00'	2472.32"	725.06'	732.68'	N 80°22°12" E
C142	975.00'	1775.59"	293.83'	292.71'	N 80°33°59" E
C143	100.00'	66532.91"	116.23'	110.21'	N 47°31°34" W
C144	825.00'	2338.01"	340.30'	337.86'	N 29°22°07" W
C352	825.00'	2517.42"	41.21'	41.20'	N 36°50°17" W
C358	825.00'	2517.42"	47.45'	47.44'	N 36°50°17" W
C359	825.00'	2517.42"	47.45'	47.44'	N 39°41°59" W
C360	950.00'	2517.42"	47.45'	47.44'	N 39°41°59" W
C361	825.00'	7033.77"	0.79'	0.79'	N 47°09'28" W
C362	100.00'	1932.06"	34.68'	34.50'	N 57°07'10" W
C363	225.00'	1932.06"	78.02'	77.63'	N 57°07'10" W
C364	950.00'	7033.77"	0.91'	0.91'	N 47°09'28" W
C365	100.00'	20715.16"	35.35'	35.17'	N 71°05'1" W
C366	225.00'	20715.16"	78.54'	78.12'	N 71°05'1" W
C367	100.00'	20715.16"	35.35'	35.17'	N 88°33'54" E
C368	225.00'	20715.16"	78.54'	78.12'	N 88°33'54" E
C369	100.00'	630.16"	11.35'	11.35'	N 75°17'08" E
C370	975.00'	1742.53"	29.18'	29.18'	N 72°47'28" E
C371	850.00'	2471.53"	25.44'	25.44'	N 75°17'08" E
C372	225.00'	630.16"	25.54'	25.53'	N 75°16'22" E
C373	975.00'	3714.58"	55.30'	55.29'	N 75°16'22" E
C374	850.00'	3714.58"	48.21'	48.20'	N 75°16'22" E
C375	975.00'	3714.58"	55.30'	55.29'	N 78°31'20" E
C376	850.00'	3714.58"	48.21'	48.20'	N 78°31'20" E
C377	975.00'	2350.41"	48.41'	48.41'	N 81°34'10" E
C378	850.00'	2350.41"	42.20'	42.20'	N 81°34'10" E
C379	975.00'	2350.41"	48.41'	48.41'	N 84°24'51" E
C380	850.00'	2350.41"	42.20'	42.20'	N 84°24'51" E
C381	975.00'	2350.41"	48.41'	48.41'	N 87°15'33" E
C382	850.00'	2350.41"	42.20'	42.20'	N 87°15'33" E
C370	950.00'	2338.01"	391.66'	389.09'	N 29°22°07" W
C571	225.00'	6652.53"	246.98'	246.98'	N 74°37°34" W
C572	850.00'	17715.59"	256.15'	255.18'	N 80°33°59" E
C612	1757.00'	2472.32"	744.38'	736.87'	N 80°22°12" E
C613	3001.00'	1271.13"	71.85'	71.84'	N 67°35'29" E
C667(E)	1757.00'	0217.07"	10.78'	10.79'	N 26°28'19" E

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739

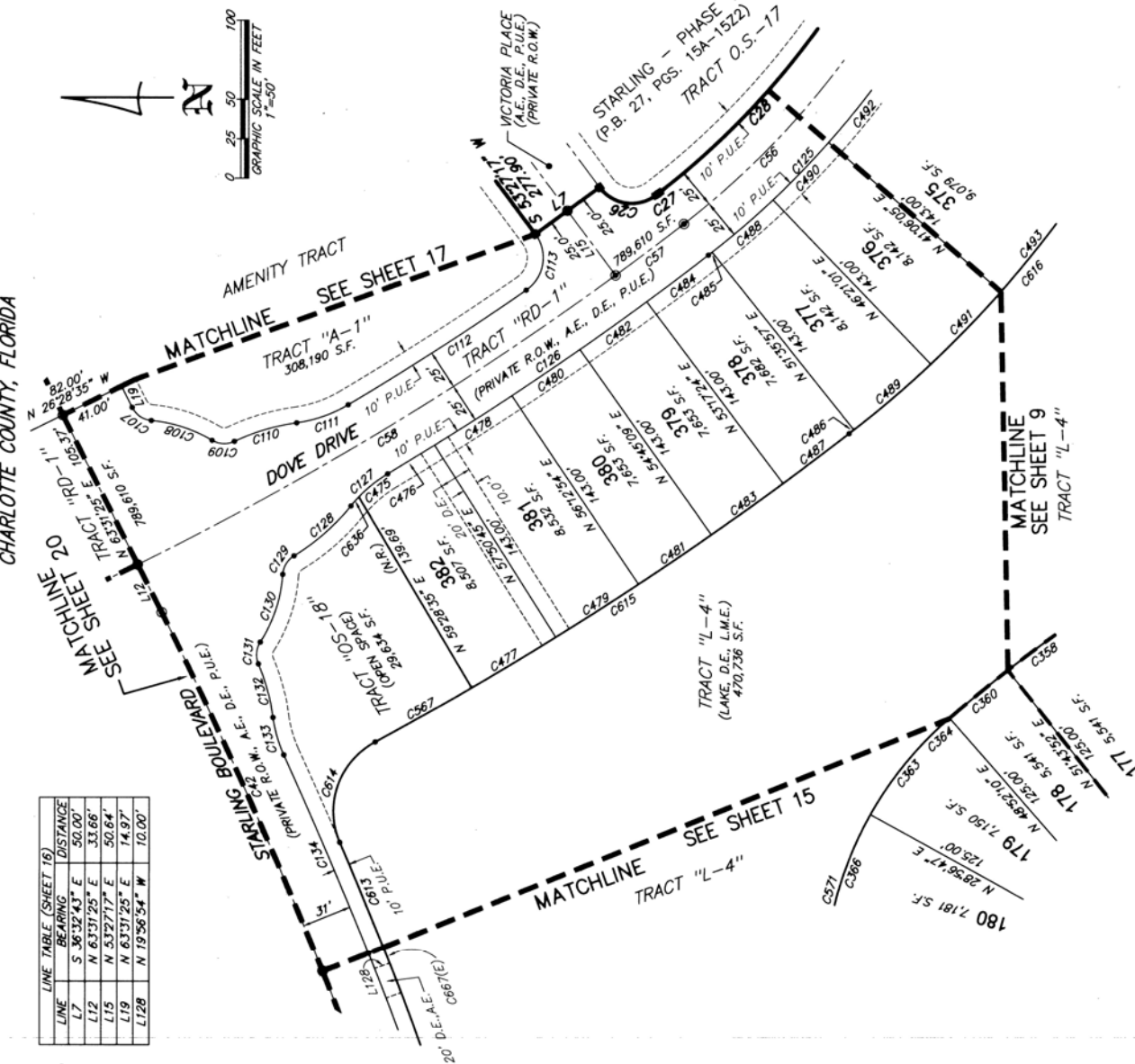


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Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2
 STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

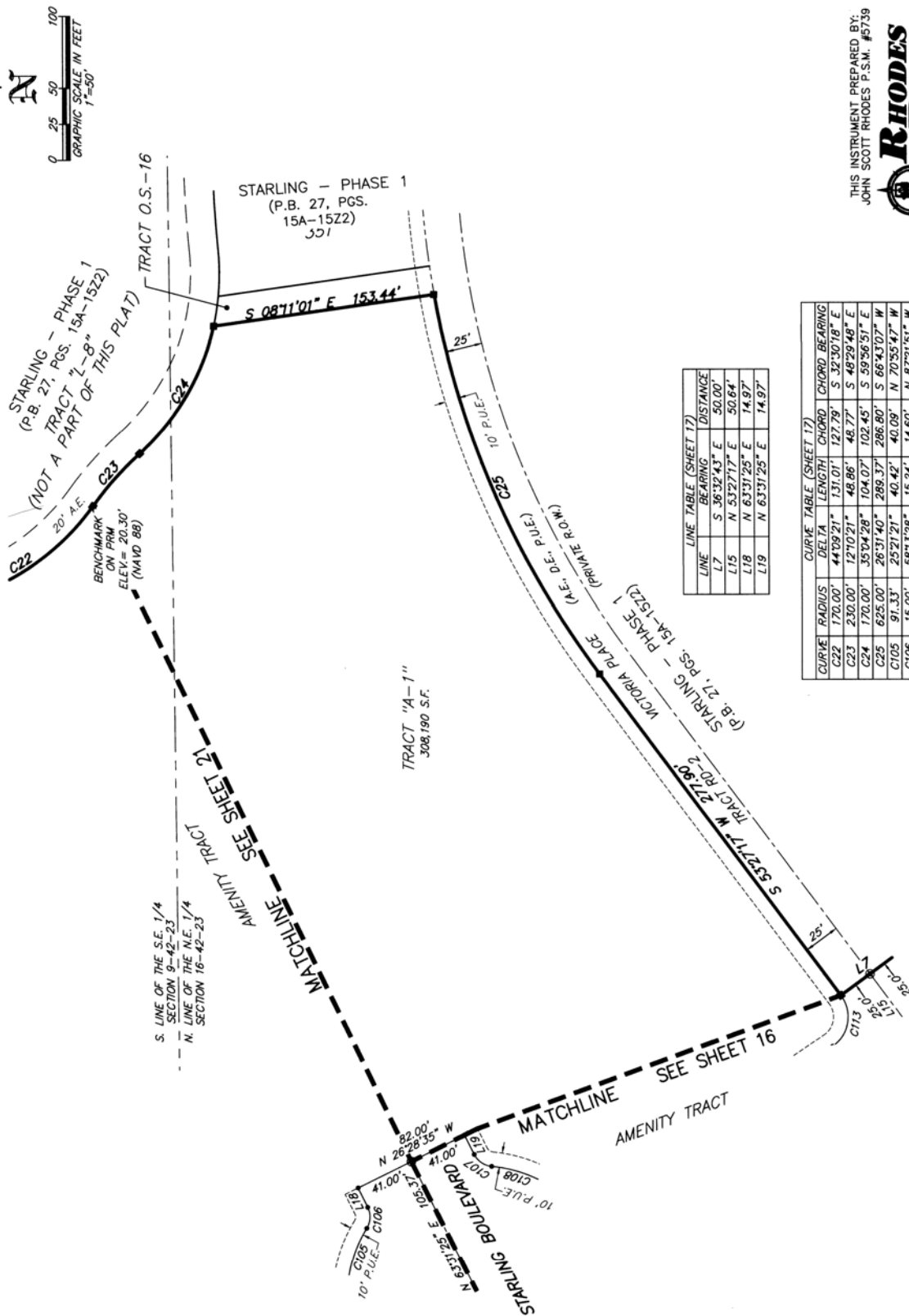
LINE TABLE (SHEET 16)		
LINE	BEARING	DISTANCE
L7	S 36°32'43" E	50.00'
L12	N 63°31'25" E	33.66'
L15	N 53°27'17" E	50.84'
L19	N 63°31'25" E	14.97'
L28	N 19°56'54" W	10.00'



CURVE TABLE (SHEET 16)			
CURVE	RADIUS	DELTA	CHORD BEARING
C26	25.00'	91°28'09"	39.91' S 07°43'12" W
C27	1975.00'	0°04'11"	2.41' S 38°02'58" E
C28	500.00'	69°39'40"	607.91' S 72°54'54" E
C29	3000.00'	4°44'31"	248.29' N 65°53'40" E
C30	525.00'	39°16'25"	359.86' N 57°43'17" W
C31	2000.00'	1°32'21"	53.73' S 37°16'54" W
C32	15.00'	58°13'28"	351.47' N 31°30'39" W
C33	15.00'	58°13'28"	15.24' N 31°30'39" W
C34	15.00'	58°13'28"	15.24' N 31°30'39" W
C35	15.00'	58°13'28"	15.24' N 31°30'39" W
C36	15.00'	58°13'28"	15.24' N 31°30'39" W
C37	15.00'	58°13'28"	15.24' N 31°30'39" W
C38	15.00'	58°13'28"	15.24' N 31°30'39" W
C39	15.00'	58°13'28"	15.24' N 31°30'39" W
C40	15.00'	58°13'28"	15.24' N 31°30'39" W
C41	15.00'	58°13'28"	15.24' N 31°30'39" W
C42	15.00'	58°13'28"	15.24' N 31°30'39" W
C43	15.00'	58°13'28"	15.24' N 31°30'39" W
C44	15.00'	58°13'28"	15.24' N 31°30'39" W
C45	15.00'	58°13'28"	15.24' N 31°30'39" W
C46	15.00'	58°13'28"	15.24' N 31°30'39" W
C47	15.00'	58°13'28"	15.24' N 31°30'39" W
C48	15.00'	58°13'28"	15.24' N 31°30'39" W
C49	15.00'	58°13'28"	15.24' N 31°30'39" W
C50	15.00'	58°13'28"	15.24' N 31°30'39" W
C51	15.00'	58°13'28"	15.24' N 31°30'39" W
C52	15.00'	58°13'28"	15.24' N 31°30'39" W
C53	15.00'	58°13'28"	15.24' N 31°30'39" W
C54	15.00'	58°13'28"	15.24' N 31°30'39" W
C55	15.00'	58°13'28"	15.24' N 31°30'39" W
C56	15.00'	58°13'28"	15.24' N 31°30'39" W
C57	15.00'	58°13'28"	15.24' N 31°30'39" W
C58	15.00'	58°13'28"	15.24' N 31°30'39" W
C59	15.00'	58°13'28"	15.24' N 31°30'39" W
C60	15.00'	58°13'28"	15.24' N 31°30'39" W
C61	15.00'	58°13'28"	15.24' N 31°30'39" W
C62	15.00'	58°13'28"	15.24' N 31°30'39" W
C63	15.00'	58°13'28"	15.24' N 31°30'39" W
C64	15.00'	58°13'28"	15.24' N 31°30'39" W
C65	15.00'	58°13'28"	15.24' N 31°30'39" W
C66	15.00'	58°13'28"	15.24' N 31°30'39" W
C67	15.00'	58°13'28"	15.24' N 31°30'39" W
C68	15.00'	58°13'28"	15.24' N 31°30'39" W
C69	15.00'	58°13'28"	15.24' N 31°30'39" W
C70	15.00'	58°13'28"	15.24' N 31°30'39" W
C71	15.00'	58°13'28"	15.24' N 31°30'39" W
C72	15.00'	58°13'28"	15.24' N 31°30'39" W
C73	15.00'	58°13'28"	15.24' N 31°30'39" W
C74	15.00'	58°13'28"	15.24' N 31°30'39" W
C75	15.00'	58°13'28"	15.24' N 31°30'39" W
C76	15.00'	58°13'28"	15.24' N 31°30'39" W
C77	15.00'	58°13'28"	15.24' N 31°30'39" W
C78	15.00'	58°13'28"	15.24' N 31°30'39" W
C79	15.00'	58°13'28"	15.24' N 31°30'39" W
C80	15.00'	58°13'28"	15.24' N 31°30'39" W
C81	15.00'	58°13'28"	15.24' N 31°30'39" W
C82	15.00'	58°13'28"	15.24' N 31°30'39" W
C83	15.00'	58°13'28"	15.24' N 31

Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2
 STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L7	S 36°32'43" E	50.00'
L15	N 53°27'17" E	50.64'
L18	N 63°31'25" E	14.97'
L19	N 63°31'25" E	14.97'

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C22	170.00'	44°09'21"	131.01'	127.79'	S 32°30'18" E
C23	230.00'	12°10'21"	48.86'	48.77'	S 48°29'48" E
C24	170.00'	35°04'28"	104.07'	102.45'	S 59°56'51" E
C25	625.00'	26°31'40"	289.37'	286.80'	S 66°43'07" W
C105	91.33'	25°21'21"	40.42'	40.09'	N 70°55'47" W
C106	15.00'	58°13'28"	15.24'	14.60'	N 87°21'51" W
C107	15.00'	58°13'28"	15.24'	14.60'	N 34°24'41" E
C108	91.33'	25°23'41"	40.48'	40.15'	N 17°59'47" E
C113	25.00'	91°28'09"	39.91'	35.81'	N 80°48'38" W

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES P.S.M. #5739



28100 BONITA GRANDE DRIVE, SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18

THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2

STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739



28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(339) 405-8166 FAX NO. (339) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

CURVE TABLE (SHEET 19)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	582.00'	29°32'04"	300.01'	296.70'	S 87°39'31" E
C4	2168.00'	5°05'05"	192.40'	192.33'	N 87°06'59" E
C5	50.00'	74°33'37"	65.07'	60.57'	N 45°22'43" E
C6	965.00'	8°14'27"	138.80'	138.68'	N 75°35'09" E
C40	2000.00'	8°56'34"	312.16'	311.84'	N 83°03'15" W
C41	1716.00'	24°12'32"	725.06'	719.68'	N 80°22'12" W
C49	760.00'	29°32'04"	386.61'	382.34'	N 87°39'31" W
C50	2000.00'	5°16'30"	184.14'	184.07'	N 80°12'42" E
C51	1000.00'	16°32'47"	329.52'	328.03'	N 73°24'34" E
C49	725.00'	29°32'04"	373.72'	369.60'	N 87°39'31" W
C50	2025.00'	5°16'30"	186.44'	186.37'	N 80°12'42" E
C91	975.00'	11°23'02"	193.72'	193.40'	N 77°09'26" E
C185	775.00'	29°32'04"	399.49'	395.08'	N 87°39'31" W
C186	1975.00'	5°16'30"	181.83'	181.77'	N 80°12'42" E
C187	1025.00'	18°32'47"	337.75'	336.23'	N 73°24'34" E
C199	1685.00'	24°12'32"	711.96'	706.67'	N 80°22'12" W
C200	1965.00'	8°56'34"	307.32'	307.01'	N 83°03'15" W
C394	725.00'	27°12'28"	27.70'	27.70'	N 73°59'10" W
C400	582.00'	27°12'28"	22.24'	22.24'	N 77°56'48" W
C401	725.00'	5°43'55"	72.53'	72.50'	N 77°56'48" W
C402	582.00'	5°43'55"	58.22'	58.20'	N 77°56'48" W
C403	725.00'	5°08'26"	65.05'	65.03'	N 83°22'59" W
C404	582.00'	5°08'26"	52.22'	52.20'	N 83°22'59" W
C405	725.00'	5°08'26"	65.10'	65.08'	N 88°11'53" W
C406	582.00'	5°08'26"	52.26'	52.24'	N 88°11'53" W
C407	725.00'	5°08'26"	65.05'	65.03'	N 88°11'53" W
C408	582.00'	5°08'26"	52.22'	52.20'	N 88°11'53" W
C409	725.00'	5°08'26"	65.05'	65.03'	N 81°11'27" E
C410	582.00'	5°08'26"	52.22'	52.20'	N 81°11'27" E
C411	2025.00'	1°55'55"	38.83'	38.83'	N 78°07'24" E
C412	725.00'	1°55'55"	13.24'	13.24'	N 78°07'24" E
C413	2025.00'	1°55'55"	10.63'	10.63'	N 78°07'24" E
C414	2168.00'	1°55'55"	41.57'	41.57'	N 78°07'24" E
C415	2025.00'	1°55'55"	51.69'	51.69'	N 78°07'24" E
C416	2168.00'	1°55'55"	55.34'	55.34'	N 78°07'24" E
C417	2025.00'	1°55'55"	51.69'	51.69'	N 80°52'00" E
C418	2168.00'	1°55'55"	55.34'	55.34'	N 80°52'00" E
C419	975.00'	1°55'55"	7.69'	7.69'	N 82°37'23" E
C420	2025.00'	1°55'55"	44.23'	44.23'	N 82°37'23" E
C421	2168.00'	1°55'55"	40.14'	40.14'	N 82°37'23" E
C422	50.00'	15°38'43"	13.94'	13.94'	N 74°40'10" E
C423	775.00'	2°43'46"	36.93'	36.92'	N 74°40'10" E
C424	918.00'	2°43'46"	43.74'	43.74'	N 74°40'10" E
C425	918.00'	2°43'46"	56.76'	56.74'	N 74°40'10" E
C426	918.00'	2°43'46"	67.22'	67.20'	N 74°40'10" E
C427	918.00'	2°43'46"	80.29'	80.28'	N 74°40'10" E
C428	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C429	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C430	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C431	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C432	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C433	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C434	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C435	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C436	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C437	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E
C438	918.00'	2°43'46"	85.27'	85.27'	N 74°40'10" E

CURVE TABLE (SHEET 19)

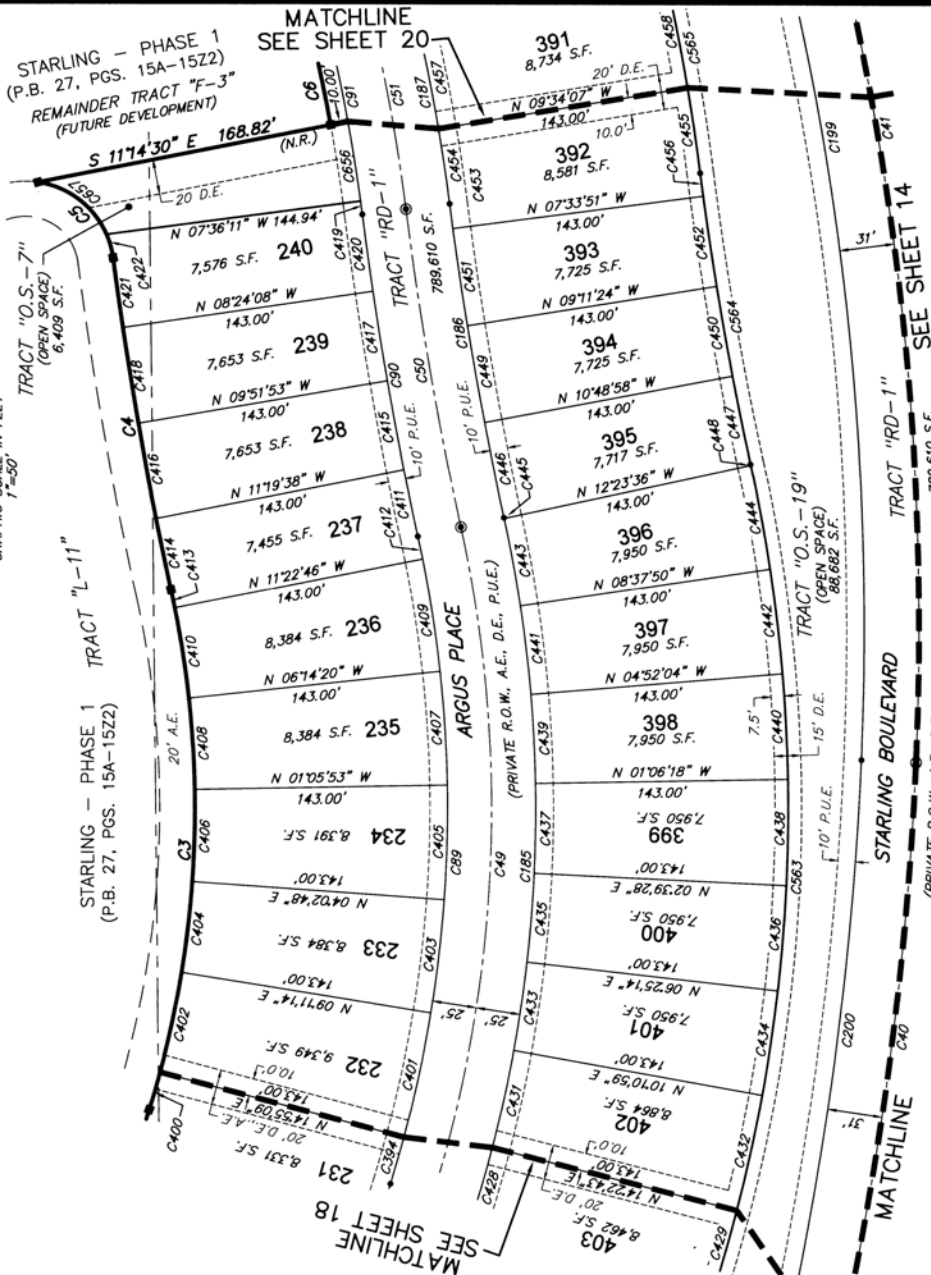
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C439	775.00'	3°45'46"	50.90'	50.89'	N 87°00'49" E
C440	918.00'	3°45'46"	60.29'	60.28'	N 87°00'49" E
C441	775.00'	3°45'46"	50.90'	50.89'	N 87°00'49" E
C442	918.00'	3°45'46"	60.29'	60.28'	N 87°00'49" E
C443	775.00'	3°45'46"	50.90'	50.89'	N 87°00'49" E
C444	918.00'	3°45'46"	60.29'	60.28'	N 87°00'49" E
C445	775.00'	3°45'46"	50.90'	50.89'	N 87°00'49" E
C446	918.00'	3°45'46"	60.29'	60.28'	N 87°00'49" E
C447	1832.00'	1°36'35"	51.47'	51.47'	N 78°22'44" E

CURVE TABLE (SHEET 19)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C448	918.00'	0°01'57"	0.52'	0.52'	N 77°35'76" E
C449	1975.00'	1°37'33"	56.05'	56.05'	N 79°59'49" E
C450	1832.00'	1°37'33"	51.99'	51.99'	N 79°59'49" E
C451	1975.00'	1°37'33"	56.05'	56.05'	N 81°37'22" E
C452	1832.00'	1°37'33"	51.99'	51.99'	N 81°37'22" E
C453	1975.00'	1°37'33"	56.05'	56.05'	N 81°37'22" E
C454	1025.00'	2°25'04"	43.25'	43.25'	N 81°38'25" E
C455	1168.00'	2°25'04"	49.29'	49.29'	N 81°38'25" E

CURVE TABLE (SHEET 19)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C456	1832.00'	0°24'48"	13.22'	13.22'	N 82°38'33" E
C457	1025.00'	3°11'29"	57.09'	57.09'	N 78°50'08" E
C458	1168.00'	3°11'29"	65.05'	65.05'	N 78°50'08" E
C459	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C460	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C461	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C462	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C463	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C464	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C465	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C466	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C467	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C468	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C469	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C470	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C471	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C472	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C473	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C474	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C475	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C476	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C477	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C478	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C479	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C480	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C481	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C482	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C483	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C484	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C485	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C486	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C487	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C488	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C489	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C490	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C491	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C492	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C493	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C494	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C495	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C496	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C497	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C498	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E
C499	918.00'	2°32'04"	47.32'	47.32'	N 80°12'42" E
C500	1168.00'	2°32'04"	56.87'	56.87'	N 80°12'42" E



STARLING - PHASE 1
(P.B. 27, PGS. 15A-15Z)
REMAINDER TRACT "F-3"
(FUTURE DEVELOPMENT)

STARLING - PHASE 1
(P.B. 27, PGS. 15A-15Z)

STARLING - PHASE 1
(P.B. 27, PGS. 15A-15Z)

STARLING - PHASE 1
(P.B. 27, PGS. 15A-15Z)

STARLING - PHASE 1
(P.B. 27, PGS. 15A-15Z)

STARLING - PHASE 1
(P.B. 27, PGS. 15A-15Z)

STARLING - PHASE 1
(P.B. 27, PGS. 15A-15Z)

Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2

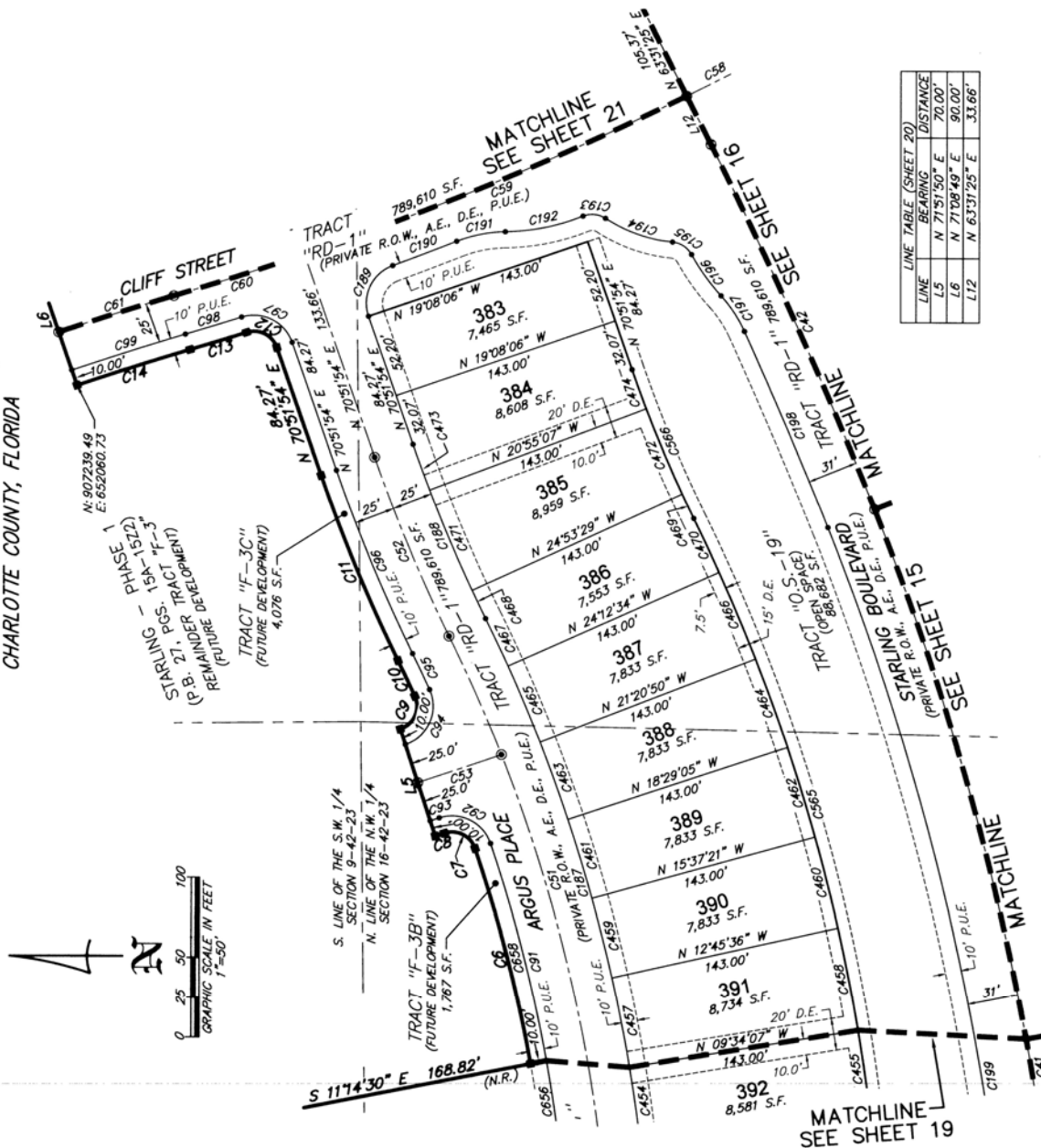
STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C6	965.00'	874.27'	138.80'	138.68'	N 75°35'09" E
C7	15.00'	89.4442'	23.50'	21.17'	N 26°35'34" E
C8	2369.00'	0708.37'	5.94'	5.94'	N 181°29'29" W
C9	15.00'	96.2634'	25.25'	22.37'	S 66°21'27" E
C10	965.00'	127.06'	24.45'	24.45'	N 64°41'43" E
C11	1035.00'	633.44'	124.56'	124.49'	N 67°25'02" E
C12	15.00'	88.3609'	23.30'	20.95'	N 26°33'49" E
C13	2035.00'	101.43'	36.53'	36.53'	N 17°13'23" W
C14	1965.00'	208.39'	73.54'	73.53'	N 17°46'51" W
C41	1716.00'	2472.32'	725.06'	719.68'	N 80°22'12" E
C42	3000.00'	444.31'	248.29'	248.21'	N 65°33'40" E
C51	1000.00'	1852.47'	328.52'	328.03'	N 73°24'34" E
C52	1000.00'	653.44'	120.28'	120.28'	N 67°25'02" E
C53	2334.00'	120.04'	54.37'	54.36'	N 18°48'12" W
C58	2000.00'	1024.08'	351.47'	351.02'	N 31°30'19" W
C59	2000.00'	720.29'	256.26'	256.08'	N 22°48'21" W
C60	2000.00'	225.34'	84.69'	84.68'	N 17°55'19" W
C61	2000.00'	208.39'	74.65'	74.64'	N 17°46'51" W
C91	975.00'	1123.02'	193.72'	193.40'	N 77°09'26" E
C92	25.00'	89.4442'	39.16'	35.28'	N 26°35'34" E
C93	2359.00'	0708.37'	5.91'	5.91'	N 181°29'29" W
C94	25.00'	96.2634'	42.08'	37.29'	N 66°21'27" W
C95	975.00'	127.06'	24.70'	24.70'	N 64°41'43" E
C96	1025.00'	653.44'	123.36'	123.28'	N 67°25'02" E
C97	25.00'	88.3609'	38.66'	34.92'	N 26°33'49" E
C98	2025.00'	101.43'	36.35'	36.35'	N 17°13'23" W
C99	1975.00'	208.39'	73.91'	73.91'	N 17°46'51" W
C188	1025.00'	1852.47'	337.75'	336.23'	N 73°24'34" E
C189	975.00'	653.44'	117.34'	117.27'	N 67°25'02" E
C190	25.00'	88.3609'	38.66'	34.92'	N 64°50'02" W
C191	2025.00'	111.48'	42.30'	42.30'	N 21°07'52" W
C192	85.00'	2037.38'	30.60'	30.44'	N 11°24'51" W
C193	15.00'	2057.54'	49.40'	49.12'	N 11°55'05" W
C194	91.35'	5521.24'	14.49'	13.94'	N 05°36'40" E
C195	15.00'	2752.44'	44.44'	44.00'	N 19°21'00" E
C196	135.00'	5050.23'	14.62'	14.05'	N 33°19'50" E
C197	85.00'	1751.58'	26.50'	26.40'	N 54°32'53" E
C198	2969.00'	2337.13'	132.31'	132.31'	N 66°59'19" E
C199	1685.00'	2472.32'	711.96'	706.67'	N 80°22'12" E
C454	1025.00'	225.04'	43.25'	43.25'	N 81°38'25" E
C455	1168.00'	225.04'	49.39'	49.39'	N 81°38'25" E
C457	1025.00'	371.29'	57.09'	57.09'	N 78°50'08" E
C458	1168.00'	371.29'	65.06'	65.05'	N 78°50'08" E
C460	1168.00'	251.44'	58.35'	58.34'	N 75°48'32" E
C461	1025.00'	251.44'	51.21'	51.20'	N 72°56'47" E
C462	1168.00'	251.44'	58.35'	58.34'	N 72°56'47" E
C463	1025.00'	251.44'	51.21'	51.20'	N 70°05'03" E
C464	1168.00'	251.44'	58.35'	58.34'	N 70°05'03" E
C465	1025.00'	251.44'	51.21'	51.20'	N 67°13'18" E
C466	1168.00'	251.44'	58.35'	58.34'	N 67°13'18" E
C467	1025.00'	149.16'	32.58'	32.58'	N 64°52'48" E
C468	975.00'	149.16'	19.38'	19.38'	N 64°52'48" E
C469	832.00'	149.16'	16.54'	16.54'	N 64°52'48" E
C470	1168.00'	149.16'	37.13'	37.12'	N 64°52'48" E
C471	975.00'	358.23'	67.67'	67.59'	N 67°05'42" E
C472	832.00'	358.23'	57.69'	57.68'	N 67°05'42" E
C473	975.00'	147.01'	30.35'	30.35'	N 69°58'23" E
C474	832.00'	147.01'	25.00'	25.00'	N 69°58'23" E
C565	1168.00'	1852.47'	364.87'	363.14'	N 73°24'34" E
C566	832.00'	653.44'	100.13'	100.07'	N 73°24'34" E
C568	975.00'	242.02'	45.95'	45.95'	N 81°02'48" E
C569	975.00'	873.52'	140.07'	139.95'	N 75°34'51" E

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739



28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

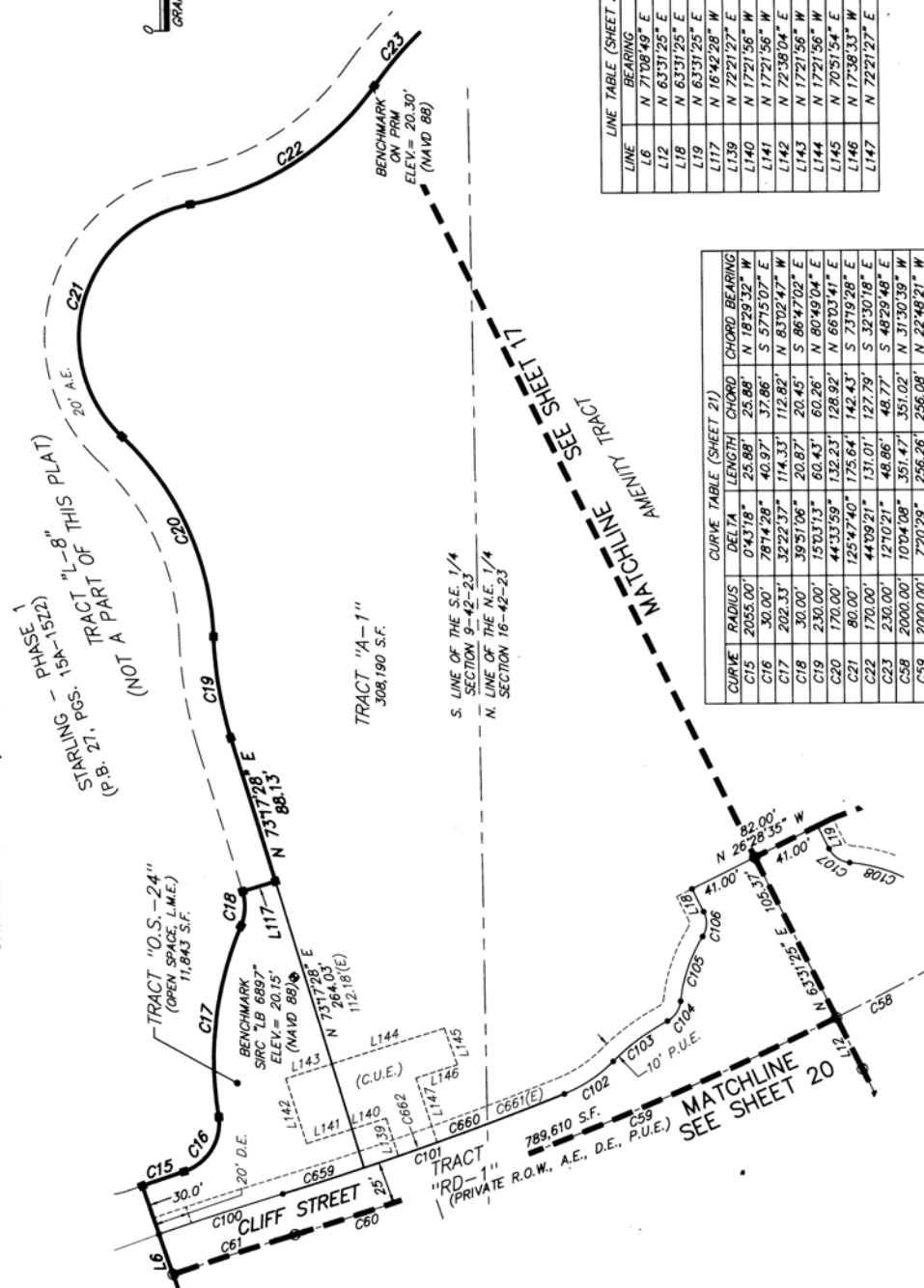
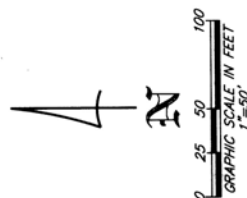


LINE	BEARING	DISTANCE
L5	N 71°51'50" E	70.00'
L6	N 77°08'49" E	90.00'
L12	N 67°31'25" E	33.66'

Starling - Phase 1, Replat 1

A REPLAT OF ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2

STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L6	N 71°08'49" E	90.00'
L12	N 63°31'25" E	33.66'
L18	N 63°31'25" E	14.97'
L19	N 63°31'25" E	14.97'
L117	N 16°42'28" W	20.00'
L139	N 72°21'27" E	23.30'
L140	N 17°21'56" W	20.84'
L141	N 17°21'56" W	27.88'
L142	N 72°38'04" E	40.00'
L143	N 17°21'56" W	28.34'
L144	N 17°21'56" W	68.95'
L145	N 70°51'54" E	22.75'
L146	N 17°38'33" W	25.37'
L147	N 72°21'27" E	39.70'

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C15	2053.00'	0°43'18"	25.88'	25.88'	N 18°29'32" W
C16	30.00'	78°14'28"	40.97'	37.86'	S 57°15'07" E
C17	202.33'	39°22'37"	114.33'	112.82'	N 83°02'47" W
C18	30.00'	39°51'06"	20.87'	20.45'	S 86°47'02" E
C19	230.00'	15°33'13"	60.43'	60.26'	N 60°49'04" E
C20	170.00'	44°33'59"	132.23'	128.92'	N 60°03'41" E
C21	80.00'	125°47'40"	175.64'	142.43'	S 37°19'28" E
C22	170.00'	44°39'21"	131.01'	127.79'	S 37°30'18" E
C23	230.00'	12°10'21"	48.86'	48.77'	S 48°29'48" E
C58	2000.00'	10°04'08"	351.47'	351.02'	N 31°30'39" W
C59	2000.00'	7°20'29"	256.26'	256.08'	N 22°48'21" W
C60	2000.00'	2°25'34"	84.69'	84.68'	N 17°55'19" W
C61	2000.00'	2°08'39"	74.85'	74.84'	N 17°46'51" W
C100	2025.00'	2°08'39"	75.78'	75.78'	N 17°46'51" W
C101	1975.00'	5°04'11"	174.75'	174.70'	N 19°14'37" W
C102	85.00'	23°14'42"	34.48'	34.25'	N 33°24'04" W
C103	135.00'	16°49'44"	39.65'	39.51'	N 36°36'33" W
C104	15.00'	55°24'47"	14.51'	13.95'	N 55°34'05" W
C105	91.33'	25°21'21"	40.42'	40.09'	N 70°55'47" W
C106	15.00'	58°13'28"	15.24'	14.60'	N 34°24'41" E
C107	15.00'	58°13'28"	15.24'	14.60'	N 34°24'41" E
C108	91.33'	25°23'41"	40.48'	40.15'	N 17°59'47" E
C659	1975.00'	1°27'02"	50.01'	50.00'	N 17°26'03" W
C660	1975.00'	3°37'08"	124.75'	124.73'	N 19°58'09" W
C661(E)	1975.00'	2°18'25"	79.52'	79.52'	N 20°37'30" W
C662	1975.00'	0°41'47"	24.00'	24.00'	N 19°07'24" W

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739



28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(339) 405-8166 FAX NO. (339) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Attachment 3
Proposed Construction and Maintenance Agreement

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

The document should be returned to:
Taylor Morrison of Florida, Inc.
28100 Bonita Grande Drive, Suite 102
Bonita Springs, FL 34135

CONSTRUCTION AND MAINTENANCE AGREEMENT

THIS CONSTRUCTION AND MAINTENANCE AGREEMENT (hereinafter, "Agreement") is made this _____ day of _____, 2026, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County", and Taylor Morrison of Florida, Inc., with an address of 28100 Bonita Grande Drive, Suite 102, Bonita Springs, 34135 herein called "Developer", (Developer may be referred to as "Applicant"), the parties to this agreement may be collectively referred to as the "Parties."

WHEREAS, Developer and County desire to enter into this Agreement, to set forth certain obligations by the Developer and County in connection with the construction of the improvements; and

WHEREAS, the intent of this Agreement is to provide the required financial assurances for the construction of the improvements pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances.

NOW, THEREFORE, in consideration of their respective undertakings hereunder, County and Applicant agree as follows:

The foregoing recitals are true and correct and incorporated herein by this reference.

Section 1. Site

A. Developer is the fee simple owner of the lands described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter, "Property").

B. Applicant intends to subdivide the Property and develop a project under the name of Starling – Phase 1, Replat 1, identified in Charlotte County Files as PFP-24-05 Starling- Phase 1- Replat 1, and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida (hereinafter, "Plat").

Section 2. Improvements

A. Applicant is required to construct certain improvements within the Property in accordance with County Standards, and construction plans and specifications approved by the County.

B. Applicant submitted plans prepared by Atwell, LLC dated November 1, 2024 for DRC-24-171 Starling – Phase 1 PD Modification, to modify the planned Development, which was originally approved under DRC-22-00193 via Resolution Number 2023-114. The PD modification was approved by the County via Resolution Number 2025-052, signed by the Board of County Commissioners on February 25, 2025, and recorded on

February 27, 2025 for final construction plan approval (hereinafter, "Plans"). The Plans depict certain subdivision improvements which must be required to be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property.

C. Applicant agrees to complete the subdivision improvements shown on the Plans and according to the improvements as set forth in the Engineer's Opinion of Probable Cost dated February 24, 2026 (a copy of the Engineer's Opinion of Probable Cost is attached as Exhibit "B" and the Parties agree that this exhibit is made a part of this Agreement).

D. Further, the Applicant agrees to complete the subdivision improvements according to sound engineering standards, County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County.

Section 3. Surety

A. In order to guarantee Applicant's adherence to the obligations under this Agreement, Applicant has provided a bond or other approved surety in an amount of six million, four hundred twenty thousand, seven hundred forty-nine dollars and eighty-nine cents (\$6,420,749.89) (hereinafter, "Security"), which amount represents thirty percent (30%) of the total cost to complete the construction added to one hundred percent (100%) of the estimated cost to complete the requirements, to ensure completion of these subdivision improvements depicted on the approved Plans which have not, to date, been certified as complete. The total bond amount is 130% of the construction costs.

B. Said Security shall remain in effect until final approval of the improvements by the County.

Section 4. Reassessment and Reduction of Security

A. Two (2) years after the execution of this Agreement and every two (2) years thereafter, the Applicant may request the County to reassess the dollar amount of the Security on the basis of work completed. Additionally, the County shall also have the right to review the surety amount and request the Applicant's Engineer of Record to certify that the Security is still sufficient for improvements. If deemed insufficient by the County, Applicant may be required to provide additional surety.

B. Each request for a reassessment in the dollar amount of the Security shall be accompanied by the applicable fee, a statement of substantial completion by the Applicant's engineer, an Engineer's Opinion of Probable Cost dated within sixty (60) days of the request together with the proper certifications, clearances, record drawings, or other appropriate documentation necessary for review by the County.

C. This Engineer's Opinion of Probable Cost and project records shall be reviewed by the County Engineer or designee, and upon approval, the County may grant the request for a reassessment in the amount of the Security for the improvements completed as of the date of the request.

D. Notwithstanding 4A., the Applicant may request the County to reduce the dollar amount of the Security when the only remaining improvements are the final lift of

asphalt and or sidewalks. This request shall be accompanied by the applicable fee, a statement of substantial completion by the Applicant's engineer, and an Engineer's Opinion of Probable Cost dated within sixty (60) days of the request, together with the proper certifications, clearances, record drawings, or other appropriate documentation necessary for review by the County.

E. This Engineer's Opinion of Probable Cost for the final lift of asphalt shall be reviewed by the County Engineer or designee, and upon acceptance, which shall not be unreasonably withheld, the County will approve in writing the requested reduction in the amount of the Security.

F. Any request from the Applicant for a reduction in Security that deviates from these requirements may be presented to the Board of County Commissioners for review and approval.

Section 5. Completion Date

Applicant will cause to be constructed, said subdivision improvements as shown on Plans and set forth in the Engineer's Opinion of Probable Cost to the reasonable satisfaction of the County Engineer or designee no later than six (6) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida.

Section 6. Completion, Certification of Improvements, and Release

A. If the subdivision improvements depicted in the Plans are not completed as provided herein, or if the County receives notification from the entity issuing the Security that the Security will expire prior to the specified time period stated herein, it is expressly understood and acknowledged by the Parties that:

1. Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the outstanding amount of the Security.

2. In the event of litigation, no Party, including, but not limited to, the Owner, Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the Security.

B. Completion and final approval of improvements shall be certified when the County Engineer, or designee, has certified that all the improvements have been installed to the acceptable standards indicated by the referenced plat and construction plans.

C. The Developer shall submit to the County, the appropriate fee, all applicable as-built record drawings signed and sealed by a registered professional engineer, including, but not limited to, drainage, water and wastewater utilities, a letter of substantial compliance, and copies of permits from applicable federal, state and local government agencies when requesting certification of completion of site improvements.

1. These documents shall be reviewed by the County Engineer, or designee, who may, at County's discretion, conduct an inspection on the site to evaluate whether the improvements have been constructed according to the engineering plans and specifications submitted and to the satisfaction of the County.

2. Once approved, the security shall be released and final approval of the subdivision shall be granted by the County.

3. Upon County's determination of satisfaction of completeness, Applicant and County shall complete a certification of completion of subdivision to release this Agreement, which is to be recorded in Public Records of Charlotte County, Florida, by the County with the Applicant paying the recording fee.

Section 7. Maintenance

Applicant shall maintain the improvements constructed until a designated entity assumes responsibility for maintenance.

Section 8. Dispute Resolution

A. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Charlotte County, Florida.

B. Unless otherwise agreed in writing, the Developer will be required to continue all obligations under this Agreement during the pendency of claim or dispute, including, but not limited to, actual periods of judicial proceedings.

Section 9. Notices

A. All notices and other communications in connection with this Agreement (hereinafter, "Notices") shall be in writing and shall be delivered, mailed by overnight delivery service or certified mail, return receipt requested to the Parties, as follows:

If to the County:

Charlotte County Administrator
18500 Murdock Circle, Bldg. A, Suite 538
Port Charlotte, Florida 33948
Telephone: (941) 743-1944

With a copy to:

Charlotte County Attorney
18500 Murdock Circle, Bldg. A, Suite 573
Port Charlotte, Florida 33948
Telephone: (941) 743-1330

If to the Developer:

[Taylor Morrison of Florida, Inc.]
28100 Bonita Grande Drive, Suite 102
Bonita Springs, Florida 34135
Attn: Felipe Gonzalez, Vice President
Phone: 239-237-0517
Email: felgonzalez@taylormorrison.com

B. Notices shall be deemed received only upon actual delivery at the address set forth above before 5:00 p.m. (at the place of delivery) on a business day. Delivery of Notices after 5:00 p.m. or on a non-business day shall be deemed received on the next business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein. Electronic messages may be considered notices if each of the Parties acknowledge receipt by a subsequent electronic message or if the Parties agree that notices by electronic message was sufficient.

Section 10. Successors and Assigns

A. All of the terms, covenants and conditions herein contained are and shall be binding upon the Applicant and the Applicant's respective successors and assigns, shall be recorded pursuant to this Agreement and shall run with the land.

B. This Agreement shall inure to the benefit of and be obligatory upon the Parties and their respective successors, assigns, heirs and personal representatives.

C. There are no intended third-party beneficiaries to this Agreement, therefore, no third parties may rely upon on this Agreement and/or the Security, including, but not limited to, future lot owners or their successors and assigns.

Section 11. Severability and Execution

A. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

B. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Construction and Surety Agreement.

Section 12. Obligations and Rights of the County

A. Nothing herein shall be construed to create an obligation upon the County, under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform any act of construction or maintenance under this Agreement and/or the Security.

B. County's consent, approval and acknowledgement herein granted shall not limit the County's right to approve or deny other development on the Property as provided by all laws, rules, and regulations applicable to the Property.

Section 13. Recording of this Agreement

The Clerk of the Circuit Court of Charlotte County, as Clerk to the Board of County Commissioners (hereinafter, "Clerk"), shall record this Agreement in the Public Records of Charlotte County, Florida, as soon as may be practicable after the execution of this Agreement by all Parties.

Section 14. Joint Drafting of this Agreement

This Agreement have been jointly drafted by the Parties; therefore, in construing this Agreement no legal presumptions shall arise against either Party as the drafter of the Agreement.

[Signature pages to follow.]

IN WITNESS WHEREOF, County and Developer have executed this Construction and Surety Agreement on the date first above written.

**BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, Florida**

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit
Court and Ex-officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By:  _____
Thomas M. David, County Attorney
LR 26-0446


DEVELOPER

Taylor Morrison of Florida
28100 Bonita Grande Drive, Suite 102
Bonita Springs, Florida 34135

Nick Walters
1st Witness Signature

NICK WALTERS
1st Witness Printed Name

28100 Bonita Grand Dr
1st Witness Address

Bonita Springs FL 34135
1st Witness Address (cont'd.)

[Signature]
2nd Witness Signature

Gabriel Tamayo
2nd Witness Printed Name

28100 Bonita Grand Dr
2nd Witness Address

Bonita Springs, FL, 34135
2nd Witness Address (cont'd.)

By: [Signature]
Felipe Gonzalez
Authorized Representative
Vice President

ACKNOWLEDGEMENT

State of Florida
County of Lee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 30 day of June, 2020, by Felipe Gonzalez, Vice President, who ☒ is personally known to me or ☐ has produced _____ as identification and did/did not take an oath.

My commission expires: 9/17/2028

[Signature]
Notary Public
Dylan Erdek
Printed name of Notary Public
1828028
Serial or commission number



EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF LOTS 001 THROUGH 258, 374 THROUGH 388, TOGETHER WITH ALL OF TRACTS L-1 THROUGH L-5, O.S.-2 THROUGH O.S.-9, O.S.-18 THROUGH O.S.-21, O.S.-23 THROUGH O.S.-26, A-2, A-3, C-1, RD-1 AND PORTIONS OF TRACTS F-3, L-8, O.S.-1 AND RD-2, STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2, LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF STARLING - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 15Z2 (INCLUSIVE) OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: SOUTH 87°51'56" EAST, 1,276.90 FEET; COURSE NO. 2: NORTH 00°20'16" WEST, 365.45 FEET; THENCE NORTH 89°39'00" EAST, A DISTANCE OF 173.01 FEET; THENCE NORTH 00°20'45" WEST, A DISTANCE OF 8.38 FEET; THENCE NORTH 89°39'15" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°20'45" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°39'15" EAST, A DISTANCE OF 143.00 FEET TO A POINT ON THE BOUNDARY TRACT L-11 ACCESS AREA OF SAID PLAT; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID TRACT L-11 ACCESS AREA; COURSE NO. 1: SOUTH 00°20'45" EAST, 62.87 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 66.86 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 76°37'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°39'19" EAST, A DISTANCE OF 61.99 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: EASTERLY, 65.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 918.00 FEET, THROUGH A CENTRAL ANGLE OF 04°04'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 74°55'41" EAST, A DISTANCE OF 65.25 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: EASTERLY, 300.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 582.00 FEET, THROUGH A CENTRAL ANGLE OF 29°32'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 87°39'31" EAST, A DISTANCE OF 296.70 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: EASTERLY, 192.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,168.00 FEET, THROUGH A CENTRAL ANGLE OF 05°05'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°06'59" EAST, A DISTANCE OF 192.33 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 6: NORTHEASTERLY, 65.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 74°33'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°22'43" EAST, A DISTANCE OF 60.57 FEET; THENCE SOUTH 11°14'30" EAST, A DISTANCE OF 168.82 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN ON SAID PLAT; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.); COURSE NO. 1: EASTERLY, 138.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 965.00 FEET, THROUGH A CENTRAL ANGLE OF 08°14'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 75°35'09" EAST, A DISTANCE OF 138.68 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 2: NORTHEASTERLY, 23.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°44'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 26°35'34" EAST, A DISTANCE OF 21.17 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHERLY, 5.94 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,369.00 FEET, THROUGH A CENTRAL ANGLE OF 00°08'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18°12'29" WEST, A DISTANCE OF 5.94 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE BOUNDARY OF TRACT RD-2 OF SAID PLAT; THENCE NORTH 71°51'50" EAST, ALONG THE WESTERLY EXTENSION OF THE BOUNDARY OF SAID TRACT RD-2, ALONG THE BOUNDARY OF SAID TRACT RD-2 AND ALONG THE EASTERLY EXTENSION OF SAID TRACT RD-2, A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE,

THE SAME BEING POINT ON THE NORTHERLY BOUNDARY OF A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN ON SAID PLAT; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG SAID 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.); COURSE NO. 1: SOUTHEASTERLY, 25.25 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 96°26'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 66°21'27" EAST, A DISTANCE OF 22.37 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 2: NORTHEASTERLY, 24.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 965.00 FEET, THROUGH A CENTRAL ANGLE OF 01°27'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 64°41'43" EAST, A DISTANCE OF 24.45 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHEASTERLY, 124.56 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,035.00 FEET, THROUGH A CENTRAL ANGLE OF 06°53'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 67°25'02" EAST, A DISTANCE OF 124.49 FEET; COURSE NO. 4: NORTH 70°51'54" EAST, 84.27 FEET TO A POINT OF CURVATURE; COURSE NO. 5: NORTHEASTERLY, 23.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 88°36'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 26°33'49" EAST, A DISTANCE OF 20.95 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 6: NORTHERLY, 36.53 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,035.00 FEET, THROUGH A CENTRAL ANGLE OF 01°01'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°13'23" WEST, A DISTANCE OF 36.53 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: NORTHERLY, 73.54 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,965.00 FEET, THROUGH A CENTRAL ANGLE OF 02°08'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°46'51" WEST, A DISTANCE OF 73.53 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE BOUNDARY SAID TRACT RD-2; THENCE NORTH 71°08'49" EAST, ALONG THE WESTERLY EXTENSION OF THE BOUNDARY OF SAID TRACT RD-2, ALONG THE BOUNDARY OF SAID TRACT RD-2 AND ALONG EASTERLY EXTENSION OF SAID TRACT RD-2, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING POINT ON THE BOUNDARY OF A 20 FOOT ACCESS EASEMENT AS SHOWN ON SAID PLAT; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID 20 FOOT ACCESS EASEMENT; COURSE NO. 1: SOUTHERLY, 25.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,055.00 FEET, THROUGH A CENTRAL ANGLE OF 00°43'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18°29'32" EAST, A DISTANCE OF 25.88 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 40.97 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 78°14'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°15'07" EAST, A DISTANCE OF 37.86 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: EASTERLY, 114.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 202.33 FEET, THROUGH A CENTRAL ANGLE OF 32°22'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 83°02'47" EAST, A DISTANCE OF 112.82 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: EASTERLY, 20.87 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 39°51'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°47'02" EAST, A DISTANCE OF 20.45 FEET; THENCE SOUTH 16°42'28" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE BOUNDARY OF TRACT L-8 OF SAID PLAT; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF SAID TRACT L-8; COURSE NO. 1: NORTH 73°17'28" EAST, 88.13 FEET TO A POINT OF CURVATURE; COURSE NO. 2: EASTERLY, 60.43 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 15°03'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°49'04" EAST, A DISTANCE OF 60.26 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHEASTERLY, 132.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 44°33'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°03'41" EAST, A DISTANCE OF 128.92 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: EASTERLY, 175.64 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 125°47'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 73°19'28"

EAST, A DISTANCE OF 142.43 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 131.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 44°09'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 32°30'18" EAST, A DISTANCE OF 127.79 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 6: SOUTHEASTERLY, 48.86 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 48°29'48" EAST, A DISTANCE OF 48.77 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHEASTERLY, 104.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 35°04'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 59°56'51" EAST, A DISTANCE OF 102.45 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT O.S.-16 OF SAID PLAT; THENCE SOUTH 08°11'01" EAST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT O.S.-16, A DISTANCE OF 153.44 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID TRACT RD-2; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID TRACT RD-2; COURSE NO. 1: SOUTHWESTERLY, 289.37 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 625.00 FEET, THROUGH A CENTRAL ANGLE OF 26°31'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 66°43'07" WEST, A DISTANCE OF 286.80 FEET; COURSE NO. 2: SOUTH 53°27'17" WEST, 277.90 FEET; THENCE SOUTH 36°32'43" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THE SAME BEING A POINT ON THE BOUNDARY OF SAID TRACT RD-2; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID TRACT RD-2; COURSE NO. 1: SOUTHERLY, 39.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°28'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°43'12" WEST, A DISTANCE OF 35.81 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 2: SOUTHEASTERLY, 2.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 00°04'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 38°02'58" EAST, A DISTANCE OF 2.41 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 3: EASTERLY, 607.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 69°39'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°54'54" EAST, A DISTANCE OF 571.15 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: EASTERLY, 144.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,525.00 FEET, THROUGH A CENTRAL ANGLE OF 05°26'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 74°58'29" EAST, A DISTANCE OF 144.74 FEET; THENCE SOUTH 36°31'17" EAST, A DISTANCE OF 55.01 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE BOUNDARY OF SAID TRACT RD-2; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID TRACT RD-2; COURSE NO. 1: SOUTHEASTERLY, 40.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°58'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 55°26'26" EAST, A DISTANCE OF 35.96 FEET; COURSE NO. 2: SOUTH 09°27'09" EAST, 30.64 FEET TO A POINT ON THE BOUNDARY OF TRACT O.S. 9; THENCE SOUTH 80°32'51" WEST, ALONG THE BOUNDARY OF SAID TRACT O.S. 9, A DISTANCE OF 143.00 FEET; THENCE SOUTH 09°27'09" EAST, ALONG THE BOUNDARY OF SAID TRACT O.S. 9 AND ALONG THE BOUNDARY OF TRACT L-5 ACCESS AREA, A DISTANCE OF 30.33 FEET TO A POINT OF CURVATURE; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID TRACT L-5 ACCESS AREA; COURSE NO. 1: SOUTHERLY, 172.29 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,307.00 FEET, THROUGH A CENTRAL ANGLE OF 07°33'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°40'34" EAST, A DISTANCE OF 172.17 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 2: SOUTHERLY, 109.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 41°39'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18°55'34" WEST, A DISTANCE OF 106.66 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: SOUTHERLY, 143.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 203.00 FEET, THROUGH A CENTRAL ANGLE OF 40°33'09" AND BEING SUBTENDED BY A

CHORD WHICH BEARS SOUTH 19°28'33" WEST, A DISTANCE OF 140.70 FEET; THENCE SOUTH 00°48'02" EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT L-5 ACCESS AREA AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 96.99 FEET TO A POINT ON THE BOUNDARY OF AFORESAID PLAT; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: SOUTH 89°17'56" WEST, 3,757.63 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 2: NORTHERLY, 157.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,910.00 FEET, THROUGH A CENTRAL ANGLE OF 00°45'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 04°00'23" EAST, A DISTANCE OF 157.65 FEET; COURSE NO. 3: NORTH 04°23'08" EAST, 200.00 FEET TO A POINT OF CURVATURE; COURSE NO. 4: NORTHERLY, 784.81 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 12,090.00 FEET, THROUGH A CENTRAL ANGLE OF 03°43'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°31'34" EAST, A DISTANCE OF 784.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 105.175 ACRES, MORE OR LESS.

EXHIBIT "B"

OPINION OF PROBABLE COSTRev00
February 24, 2026

SUMMARY			
	Total	Reduction Amount (02-23-2026)	Balance Remaining
Wastewater	\$4,128,090.20	\$3,647,398.90	\$480,691.30
Potable Water	\$2,528,553.11	\$1,867,176.28	\$661,376.83
Reclaim	\$324,271.85	\$324,271.85	\$0.00
Earthwork	\$67,615.00	\$8,109.75	\$59,505.25
Paving	\$3,850,489.25	\$1,551,053.25	\$2,299,436.00
Drainage	\$3,275,037.00	\$1,932,008.00	\$1,343,029.00
Lighting	\$125,000.00	\$100,000.00	\$25,000.00
Landscape	\$170,000.00	\$100,000.00	\$70,000.00
Offsite	\$175,065.00	\$175,065.00	\$0.00
Total =	\$14,644,121.41	\$9,705,083.03	\$4,939,038.38
10% O&M	\$1,464,412.14	\$1,464,412.14	\$493,903.84
20% O&M	\$0.00	\$0.00	\$987,807.68
Total O&M	\$1,464,412.14	\$0.00	\$1,481,711.51
Grand Total =	\$16,108,533.55	\$11,169,495.17	\$6,420,749.89

Notes:

- 1) This Opinion of Probable Cost (OPC) shall be used for permitting purposes only.
- 2) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of
- 3) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at



Nicholas R. Walters, P.E.

Date
Florida License # 94383
COA #8636

Nicholas R. Walters State of Florida Professional Engineer,
License No. 94383

This item has been digitally signed and sealed by Nicholas R.
Walters, P.E., on 03/25/2026.

Printed copies of this document are not considered signed and
sealed and the signature must be verified on any electronic
copies.

WASTEWATER							
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
Phase 1A							
WW-1	8" PVC Sanitary Sewer SDR-26 (0-6')	316	LF	\$52.85	\$16,700.60	\$16,700.60	\$0.00
WW-2	8" PVC Sanitary Sewer SDR-26 (6-8')	447	LF	\$67.55	\$30,194.85	\$30,194.85	\$0.00
WW-3	8" PVC Sanitary Sewer SDR-26 (8-10')	241	LF	\$82.25	\$19,822.25	\$19,822.25	\$0.00
WW-4	8" PVC Sanitary Sewer SDR-26 (10-12')	629	LF	\$96.95	\$60,981.55	\$60,981.55	\$0.00
WW-5	8" PVC Sanitary Sewer SDR-26 (12-14')	1697	LF	\$111.65	\$189,470.05	\$189,470.05	\$0.00
WW-6	8" PVC Sanitary Sewer SDR-26 (14-16')	470	LF	\$126.35	\$59,384.50	\$59,384.50	\$0.00
WW-7	8" PVC Sanitary Sewer SDR-26 (16-18')	546	LF	\$141.05	\$77,013.30	\$77,013.30	\$0.00
WW-8	8" PVC Sanitary Sewer SDR-26 (18-20')	509	LF	\$155.75	\$79,276.75	\$79,276.75	\$0.00
WW-9	8" PVC Sanitary Sewer SDR-26 (20-22')	387	LF	\$170.45	\$65,964.15	\$65,964.15	\$0.00
WW-10	8" PVC Sanitary Sewer SDR-26 (22-24')	76	LF	\$185.15	\$14,071.40	\$14,071.40	\$0.00
WW-11	4' Manhole (0-6')	3	EA	\$7,583.12	\$22,749.36	\$22,749.36	\$0.00
WW-12	4' Manhole (6-8')	2	EA	\$8,685.60	\$17,371.20	\$17,371.20	\$0.00
WW-13	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$21,998.56	\$0.00
WW-14	4' Manhole (10-12')	5	EA	\$12,752.78	\$63,763.90	\$63,763.90	\$0.00
WW-15	4' Manhole (12-14')	3	EA	\$15,061.15	\$45,183.45	\$45,183.45	\$0.00
WW-16	4' Manhole (14-16')	3	EA	\$17,105.66	\$51,316.98	\$51,316.98	\$0.00
WW-17	4' Manhole (16-18')	4	EA	\$18,305.66	\$73,222.64	\$73,222.64	\$0.00
WW-18	4' Manhole (18-20')	2	EA	\$19,405.66	\$38,811.32	\$38,811.32	\$0.00
WW-19	4' Manhole (20-22')	3	EA	\$21,705.66	\$65,116.98	\$65,116.98	\$0.00
WW-20	6" Double PVC Sewer Service	34	EA	\$1,942.09	\$66,031.06	\$66,031.06	\$0.00
WW-21	6" Single PVC Sewer Service	23	EA	\$1,795.48	\$41,296.04	\$41,296.04	\$0.00
WW-22	Marker Ball	5	EA	\$50.00	\$250.00	\$250.00	\$0.00
WW-23	45 Degree Bend	3	LBS	\$75.00	\$225.00	\$225.00	\$0.00
WW-24	22" Steel Casing	10	LF	\$325.00	\$3,250.00	\$3,250.00	\$0.00
WW-25	Connect to Existing Sanitary Sewer	3	EA	\$3,223.50	\$9,670.50	\$9,670.50	\$0.00
WW-26	Connect to Existing Force Main	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
WW-27	16" PVC Force Main (DR-18)	309	LF	\$90.00	\$27,810.00	\$27,810.00	\$0.00
WW-28	16" Plug Valve	1	EA	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00
				SUBTOTAL =	\$1,171,169.89	\$1,171,169.89	\$0.00
Phase 1B							
WW-29	8" PVC Sanitary Sewer SDR-26 (0-6')	352	LF	\$52.85	\$18,603.20	\$18,603.20	\$0.00
WW-30	8" PVC Sanitary Sewer SDR-26 (6-8')	938	LF	\$67.55	\$63,361.90	\$63,361.90	\$0.00
WW-31	8" PVC Sanitary Sewer SDR-26 (8-10')	329	LF	\$82.25	\$27,060.25	\$27,060.25	\$0.00
WW-32	8" PVC Sanitary Sewer SDR-26 (10-12')	303	LF	\$96.95	\$29,375.85	\$29,375.85	\$0.00
WW-33	8" PVC Sanitary Sewer SDR-26 (12-14')	392	LF	\$111.65	\$43,766.80	\$43,766.80	\$0.00
WW-34	8" PVC Sanitary Sewer SDR-26 (14-16')	193	LF	\$126.35	\$24,385.55	\$24,385.55	\$0.00
WW-35	4' Manhole (0-6')	5	EA	\$7,583.12	\$37,915.60	\$37,915.60	\$0.00
WW-36	4' Manhole (6-8')	3	EA	\$8,685.60	\$26,056.80	\$26,056.80	\$0.00
WW-37	4' Manhole (8-10')	1	EA	\$10,999.28	\$10,999.28	\$10,999.28	\$0.00
WW-38	4' Manhole (10-12')	1	EA	\$12,752.78	\$12,752.78	\$12,752.78	\$0.00
WW-39	4' Manhole (12-14')	1	EA	\$15,061.15	\$15,061.15	\$15,061.15	\$0.00
WW-40	4' Manhole (14-16')	1	EA	\$13,999.28	\$13,999.28	\$13,999.28	\$0.00
WW-41	6" Double PVC Sewer Service	42	EA	\$1,942.09	\$81,567.78	\$81,567.78	\$0.00
WW-42	6" Single PVC Sewer Service	15	EA	\$1,795.48	\$26,932.20	\$26,932.20	\$0.00
WW-43	Connect to Existing Sanitary Sewer	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
				SUBTOTAL =	\$435,061.92	\$435,061.92	\$0.00

Phase 1C							
WW-44	8" PVC Sanitary Sewer SDR-26 (0-6')	409	LF	\$52.85	\$21,615.65	\$0.00	\$21,615.65
WW-45	8" PVC Sanitary Sewer SDR-26 (6-8')	849	LF	\$67.55	\$57,349.95	\$0.00	\$57,349.95
WW-46	8" PVC Sanitary Sewer SDR-26 (8-10')	898	LF	\$82.25	\$73,860.50	\$0.00	\$73,860.50
WW-47	8" PVC Sanitary Sewer SDR-26 (10-12')	753	LF	\$96.95	\$73,003.35	\$0.00	\$73,003.35
WW-48	4' Manhole (0-6')	4	EA	\$7,583.12	\$30,332.48	\$0.00	\$30,332.48
WW-49	4' Manhole (6-8')	4	EA	\$8,685.60	\$34,742.40	\$0.00	\$34,742.40
WW-50	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$0.00	\$21,998.56
WW-51	4' Manhole (10-12')	2	EA	\$12,752.78	\$25,505.56	\$0.00	\$25,505.56
WW-52	6" Double PVC Sewer Service	57	EA	\$1,942.09	\$110,699.13	\$0.00	\$110,699.13
WW-53	6" Single PVC Sewer Service	14	EA	\$1,795.48	\$25,136.72	\$0.00	\$25,136.72
WW-54	Connect to Existing Sanitary Sewer	2	EA	\$3,223.50	\$6,447.00	\$0.00	\$6,447.00
				SUBTOTAL =	\$480,691.30	\$0.00	\$480,691.30

Phase 1D							
WW-55	8" PVC Sanitary Sewer SDR-26 (0-6')	813	LF	\$52.85	\$42,967.05	\$42,967.05	\$0.00
WW-56	8" PVC Sanitary Sewer SDR-26 (6-8')	1,082	LF	\$67.55	\$73,089.10	\$73,089.10	\$0.00
WW-57	8" PVC Sanitary Sewer SDR-26 (8-10')	537	LF	\$82.25	\$44,168.25	\$44,168.25	\$0.00
WW-58	8" PVC Sanitary Sewer SDR-26 (12-14')	503	LF	\$111.65	\$56,159.95	\$56,159.95	\$0.00
WW-59	8" PVC Sanitary Sewer SDR-26 (14-16')	875	LF	\$96.95	\$84,831.25	\$84,831.25	\$0.00
WW-60	8" PVC Sanitary Sewer SDR-26 (16-18')	270	LF	\$141.05	\$38,083.50	\$38,083.50	\$0.00
WW-61	8" PVC Sanitary Sewer SDR-26 (18-20')	368	LF	\$155.75	\$57,316.00	\$57,316.00	\$0.00
WW-62	8" PVC Sanitary Sewer SDR-26 (20-22')	286	LF	\$170.45	\$48,748.70	\$48,748.70	\$0.00
WW-63	8" PVC Sanitary Sewer SDR-26 (22-24')	104	LF	\$185.15	\$19,255.60	\$19,255.60	\$0.00
WW-64	10" PVC Sanitary Sewer SDR-26 (22-24')	95	LF	\$214.55	\$20,382.25	\$20,382.25	\$0.00
WW-65	4' Manhole (0-6')	7	EA	\$7,583.12	\$53,081.84	\$53,081.84	\$0.00
WW-66	4' Manhole (6-8')	3	EA	\$8,685.60	\$26,056.80	\$26,056.80	\$0.00
WW-67	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$21,998.56	\$0.00
WW-68	4' Manhole (10-12')	2	EA	\$12,752.78	\$25,505.56	\$25,505.56	\$0.00
WW-69	4' Manhole (12-14')	2	EA	\$15,061.15	\$30,122.30	\$30,122.30	\$0.00
WW-70	4' Manhole (14-16')	2	EA	\$17,105.66	\$34,211.32	\$34,211.32	\$0.00
WW-71	4' Manhole (16-18')	2	EA	\$18,305.66	\$36,611.32	\$36,611.32	\$0.00
WW-72	4' Manhole (18-20')	4	EA	\$19,405.66	\$77,622.64	\$77,622.64	\$0.00
WW-73	4' Manhole (20-22')	1	EA	\$21,705.66	\$21,705.66	\$21,705.66	\$0.00
WW-74	4' Manhole (22-24')	2	EA	\$24,005.66	\$48,011.32	\$48,011.32	\$0.00
WW-75	6" Double PVC Sewer Service	31	EA	\$1,942.09	\$60,204.79	\$60,204.79	\$0.00
WW-76	6" Single PVC Sewer Service	15	EA	\$1,795.48	\$26,932.20	\$26,932.20	\$0.00
WW-77	Marker Ball	115	EA	\$50.00	\$5,750.00	\$5,750.00	\$0.00
WW-78	16" x 8" Tee	3	LBS	\$45.00	\$135.00	\$135.00	\$0.00
WW-79	8" Tee	2	LBS	\$24.00	\$48.00	\$48.00	\$0.00
WW-80	11 Degree Bend	24	LBS	\$75.00	\$1,800.00	\$1,800.00	\$0.00
WW-81	22 Degree Bend	7	LBS	\$75.00	\$525.00	\$525.00	\$0.00
WW-82	45 Degree Bend	20	LBS	\$75.00	\$1,500.00	\$1,500.00	\$0.00
WW-83	20" x 8" Hot-tap to Existing Forcemain	1	EA	\$9,321.38	\$9,321.38	\$9,321.38	\$0.00
WW-84	Lift Station	1	LS	\$366,933.16	\$366,933.16	\$366,933.16	\$0.00
WW-85	8" PVC Force Main (DR-18)	3,170	LF	\$30.00	\$95,100.00	\$95,100.00	\$0.00
WW-86	8" PVC Force Main (DR-14)	149	LF	\$45.00	\$6,705.00	\$6,705.00	\$0.00
WW-87	16" PVC Force Main (DR-18)	5,276	LF	\$90.00	\$474,840.00	\$474,840.00	\$0.00
WW-88	16" PVC Force Main (DR-14)	188	LF	\$120.00	\$22,560.00	\$22,560.00	\$0.00
WW-89	8" Plug Valve	5	EA	\$3,500.00	\$17,500.00	\$17,500.00	\$0.00
WW-90	16" Plug Valve	2	EA	\$7,000.00	\$14,000.00	\$14,000.00	\$0.00
				SUBTOTAL =	\$1,963,783.50	\$1,963,783.50	\$0.00

Phase 1E							
WW-91	8" PVC Sanitary Sewer SDR-26 (0-6')	250	LF	\$52.85	\$13,212.50	\$13,212.50	\$0.00
WW-92	8" PVC Sanitary Sewer SDR-26 (6-8')	124	LF	\$67.55	\$8,376.20	\$8,376.20	\$0.00
WW-93	8" PVC Sanitary Sewer SDR-26 (8-10')	39	LF	\$82.25	\$3,207.75	\$3,207.75	\$0.00
WW-94	8" PVC Sanitary Sewer SDR-26 (10-12')	39	LF	\$96.95	\$3,781.05	\$3,781.05	\$0.00
WW-94	8" PVC Sanitary Sewer SDR-26 (12-14')	39	LF	\$111.65	\$4,354.35	\$4,354.35	\$0.00
WW-95	8" PVC Sanitary Sewer SDR-26 (14-16')	22	LF	\$96.95	\$2,132.90	\$2,132.90	\$0.00
WW-96	4' Manhole (0-6')	2	EA	\$7,583.12	\$15,166.24	\$15,166.24	\$0.00
WW-97	4' Manhole (6-8')	1	EA	\$8,685.60	\$8,685.60	\$8,685.60	\$0.00
WW-98	6" Double PVC Sewer Service	6	EA	\$1,942.09	\$11,652.54	\$11,652.54	\$0.00
WW-99	6" Single PVC Sewer Service	2	EA	\$1,795.48	\$3,590.96	\$3,590.96	\$0.00
WW-100	Connect to Existing Sanitary Sewer	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
				SUBTOTAL =	\$77,383.59	\$77,383.59	\$0.00

TOTAL =	\$4,128,090.20	\$3,647,398.90	\$480,691.30
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POTABLE WATER

Item #	Description (County Owned)	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
Phase 1A							
CCU Owned							
PW-1	6" PVC Water Main (C900, DR-14)	38	LF	\$33.09	\$1,257.42	\$1,257.42	\$0.00
PW-2	6" PVC Water Main (C900, DR-18)	2,157	LF	\$31.34	\$67,600.38	\$67,600.38	\$0.00
PW-3	8" PVC Water Main (C900, DR-14)	154	LF	\$51.30	\$7,900.20	\$7,900.20	\$0.00
PW-4	8" PVC Water Main (C900, DR-18)	843	LF	\$44.53	\$37,538.79	\$37,538.79	\$0.00
PW-5	12" PVC Water Main (C900, DR-14)	35	LF	\$106.91	\$3,741.85	\$3,741.85	\$0.00
PW-6	16" PVC Water Main (C900, DR-18)	1,841	LF	\$143.60	\$264,367.60	\$264,367.60	\$0.00
PW-7	16" PVC Water Main (C900, DR-14)	47	LF	\$160.00	\$7,520.00	\$7,520.00	\$0.00
PW-8	6" Gate Valve	4	EA	\$2,020.05	\$8,080.20	\$8,080.20	\$0.00
PW-9	8" Gate Valve	4	EA	\$2,742.03	\$10,968.12	\$10,968.12	\$0.00
PW-10	12" Gate Valve	1	EA	\$4,186.03	\$4,186.03	\$4,186.03	\$0.00
PW-11	16" Gate Valve	4	EA	\$4,908.03	\$19,632.12	\$19,632.12	\$0.00
PW-12	Temporary Blow-Off	6	EA	\$4,237.08	\$25,422.48	\$25,422.48	\$0.00
PW-13	Fire Hydrant, Complete	8	EA	\$7,183.84	\$57,470.72	\$57,470.72	\$0.00
PW-14	Single 1" Water Service, Complete with Meter Install	19	EA	\$1,363.95	\$25,915.05	\$25,915.05	\$0.00
PW-15	Double 2" Water Service, Complete with Meter Install	35	EA	\$1,532.48	\$53,636.80	\$53,636.80	\$0.00
PW-16	Connect to Existing	4	EA	\$2,400.00	\$9,600.00	\$9,600.00	\$0.00
PW-17	Water Service Casing	16	EA	\$50.00	\$800.00	\$800.00	\$0.00
PW-18	Marker Ball	50	EA	\$50.00	\$2,500.00	\$2,500.00	\$0.00
PW-19	8" x 6" Tee	1	LBS	\$20.00	\$20.00	\$20.00	\$0.00
PW-20	8" Tee	1	LBS	\$24.00	\$24.00	\$24.00	\$0.00
PW-21	16" x 12" Tee	1	LBS	\$40.00	\$40.00	\$40.00	\$0.00
PW-22	12" x 6" Tee	1	LBS	\$25.00	\$25.00	\$25.00	\$0.00
PW-23	16" x 8" Tee	3	LBS	\$32.00	\$96.00	\$96.00	\$0.00
PW-24	6" Tee	2	LBS	\$18.00	\$36.00	\$36.00	\$0.00
				SUBTOTAL =	\$608,378.76	\$608,378.76	\$0.00
Privately Owned							
PW-25	Backflow Prevention Valve	89	EA	\$400.00	\$35,600.00	\$35,600.00	\$0.00
				SUBTOTAL =	\$35,600.00	\$35,600.00	\$0.00
Phase 1B							
CCU Owned							
PW-26	6" PVC Water Main (C900, DR-14)	35	LF	\$33.09	\$1,158.15	\$1,158.15	\$0.00
PW-27	6" PVC Water Main (C900, DR-18)	2,218	LF	\$31.34	\$69,512.12	\$69,512.12	\$0.00
PW-28	8" PVC Water Main (C900, DR-14)	82	LF	\$51.30	\$4,206.60	\$4,206.60	\$0.00
PW-29	8" PVC Water Main (C900, DR-18)	716	LF	\$44.53	\$31,883.48	\$31,883.48	\$0.00
PW-30	6" Gate Valve	3	EA	\$2,020.05	\$6,060.15	\$6,060.15	\$0.00
PW-31	8" Gate Valve	4	EA	\$2,742.03	\$10,968.12	\$10,968.12	\$0.00
PW-32	1" Single Water Service, Complete with Meter Install	14	EA	\$1,363.95	\$19,095.30	\$19,095.30	\$0.00
PW-33	2" Double Water Service, Complete with Meter Install	42	EA	\$1,532.48	\$64,364.16	\$64,364.16	\$0.00
PW-34	Temporary Blow-Off	1	EA	\$4,237.08	\$4,237.08	\$4,237.08	\$0.00
PW-35	Fire Hydrant, Complete	6	EA	\$7,183.84	\$43,103.04	\$43,103.04	\$0.00
PW-36	Connect to Existing	1	EA	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
PW-37	Water Service Casing	22	EA	\$50.00	\$1,100.00	\$1,100.00	\$0.00
PW-38	Marker Ball	43	EA	\$50.00	\$2,150.00	\$2,150.00	\$0.00
PW-39	11 Degree Bend	6	LBS	\$75.00	\$450.00	\$450.00	\$0.00
PW-40	22 Degree Bend	13	LBS	\$75.00	\$975.00	\$975.00	\$0.00
PW-41	8" x 8" Tee	1	LBS	\$24.00	\$24.00	\$24.00	\$0.00
PW-42	8" x 6" Tee	2	LBS	\$20.00	\$40.00	\$40.00	\$0.00
				SUBTOTAL =	\$261,727.20	\$0.00	\$261,727.20
Privately Owned							
PW-43	Backflow Prevention Valve	98	EA	\$400.00	\$39,200.00	\$39,200.00	\$0.00
				SUBTOTAL =	\$39,200.00	\$0.00	\$39,200.00
Phase 1C							
CCU Owned							
PW-44	6" PVC Water Main (C900, DR-14)	36	LF	\$33.09	\$1,191.24	\$0.00	\$1,191.24
PW-45	6" PVC Water Main (C900, DR-18)	1,391	LF	\$31.34	\$43,593.94	\$0.00	\$43,593.94
PW-46	8" PVC Water Main (C900, DR-18)	1,846	LF	\$44.53	\$82,202.38	\$0.00	\$82,202.38
PW-47	6" Gate Valve	1	EA	\$2,020.05	\$2,020.05	\$0.00	\$2,020.05
PW-48	8" Gate Valve	1	EA	\$2,742.03	\$2,742.03	\$0.00	\$2,742.03
PW-49	1" Single Water Service, Complete with Meter Install	17	EA	\$1,363.95	\$23,187.15	\$0.00	\$23,187.15
PW-50	2" Double Water Service, Complete with Meter Install	56	EA	\$1,532.48	\$85,818.88	\$0.00	\$85,818.88
PW-51	Temporary Blow-Off	1	EA	\$4,237.08	\$4,237.08	\$0.00	\$4,237.08
PW-52	Fire Hydrant, Complete	7	EA	\$7,183.84	\$50,286.88	\$0.00	\$50,286.88
PW-53	Connect to Existing	2	EA	\$2,400.00	\$4,800.00	\$0.00	\$4,800.00
PW-54	Water Service Casing	33	EA	\$50.00	\$1,650.00	\$0.00	\$1,650.00
PW-55	Marker Ball	24	EA	\$50.00	\$1,200.00	\$0.00	\$1,200.00
PW-56	11 Degree Bend	3	LBS	\$75.00	\$225.00	\$0.00	\$225.00
PW-57	22 Degree Bend	1	LBS	\$75.00	\$75.00	\$0.00	\$75.00
PW-58	8" x 6" Tee	1	LBS	\$20.00	\$20.00	\$0.00	\$20.00
				SUBTOTAL =	\$303,249.63	\$0.00	\$303,249.63
Privately Owned							
PW-59	Backflow Prevention Valve	129	EA	\$400.00	\$51,600.00	\$0.00	\$51,600.00
				SUBTOTAL =	\$51,600.00	\$0.00	\$51,600.00

Phase 1D

CCU Owned

PW-60	6" PVC Water Main (C900, DR-18)	2,194	LF	\$31.34	\$68,759.96	\$68,759.96	\$0.00
PW-61	6" PVC Water Main (C900, DR-14)	76	LF	\$33.09	\$2,514.84	\$2,514.84	\$0.00
PW-62	8" PVC Water Main (C900, DR-18)	99	LF	\$44.53	\$4,408.47	\$4,408.47	\$0.00
PW-63	8" PVC Water Main (C900, DR-14)	69	LF	\$51.30	\$3,539.70	\$3,539.70	\$0.00
PW-64	12" PVC Water Main (C900, DR-18)	608	LF	\$90.75	\$55,176.00	\$55,176.00	\$0.00
PW-65	12" PVC Water Main (C900, DR-14)	145	LF	\$106.91	\$15,501.95	\$15,501.95	\$0.00
PW-66	16" PVC Water Main (C900, DR-18)	4,259	LF	\$143.60	\$611,592.40	\$611,592.40	\$0.00
PW-67	16" PVC Water Main (C900, DR-14)	247	LF	\$160.00	\$39,520.00	\$39,520.00	\$0.00
PW-68	6" Gate Valve	3	EA	\$2,020.05	\$6,060.15	\$6,060.15	\$0.00
PW-69	8" Gate Valve	3	EA	\$2,742.03	\$8,226.09	\$8,226.09	\$0.00
PW-70	12" Gate Valve	3	EA	\$4,186.03	\$12,558.09	\$12,558.09	\$0.00
PW-71	16" Gate Valve	7	EA	\$4,908.03	\$34,356.21	\$34,356.21	\$0.00
PW-72	1" Single Water Service, Complete with Meter Install	17	EA	\$1,363.95	\$23,187.15	\$23,187.15	\$0.00
PW-73	2" Double Water Service, Complete with Meter Install	32	EA	\$1,532.48	\$49,039.36	\$49,039.36	\$0.00
PW-74	Temporary Blow-Off	11	EA	\$4,237.08	\$46,607.88	\$46,607.88	\$0.00
PW-75	Fire Hydrant, Complete	13	EA	\$7,183.84	\$93,389.92	\$93,389.92	\$0.00
PW-76	16" x 16" Hot-Tap to Existing Water Main	1	EA	\$9,058.88	\$9,058.88	\$9,058.88	\$0.00
PW-77	Water Service Casing	27	EA	\$50.00	\$1,350.00	\$1,350.00	\$0.00
PW-78	Marker Ball	94	EA	\$50.00	\$4,700.00	\$4,700.00	\$0.00
PW-79	11 Degree Bend	11	LBS	\$75.00	\$825.00	\$825.00	\$0.00
PW-80	22 Degree Bend	16	LBS	\$75.00	\$1,200.00	\$1,200.00	\$0.00
PW-81	45 Degree Bend	8	LBS	\$75.00	\$600.00	\$600.00	\$0.00
PW-82	12" Tee	1	LBS	\$30.00	\$30.00	\$30.00	\$0.00
PW-83	16" Tee	2	LBS	\$40.00	\$80.00	\$80.00	\$0.00
PW-84	16" x 6" Tee	1	LBS	\$30.00	\$30.00	\$30.00	\$0.00
PW-85	16" Cross	1	LBS	\$60.00	\$60.00	\$60.00	\$0.00
PW-86	16" x 8" Cross	1	LBS	\$45.00	\$45.00	\$45.00	\$0.00
PW-87	16" x 6" Cross	1	LBS	\$40.00	\$40.00	\$40.00	\$0.00
				SUBTOTAL =	\$1,092,457.05	\$1,092,457.05	\$0.00

Privately Owned

PW-88	Backflow Prevention Valve	81	EA	\$400.00	\$32,400.00	\$32,400.00	\$0.00
				SUBTOTAL =	\$32,400.00	\$32,400.00	\$0.00

Phase 1E

CCU Owned

PW-89	6" PVC Water Main (C900, DR-18)	228	LF	\$31.34	\$7,145.52	\$7,145.52	\$0.00
PW-90	12" PVC Water Main (C900, DR-18)	563	LF	\$90.75	\$51,092.25	\$51,092.25	\$0.00
PW-91	6" Gate Valve	1	EA	\$2,020.05	\$2,020.05	\$2,020.05	\$0.00
PW-92	12" Gate Valve	1	EA	\$4,186.03	\$4,186.03	\$4,186.03	\$0.00
PW-93	1" Single Water Service, Complete with Meter Install	6	EA	\$1,363.95	\$8,183.70	\$8,183.70	\$0.00
PW-94	2" Double Water Service, Complete with Meter Install	4	EA	\$1,532.48	\$6,129.92	\$6,129.92	\$0.00
PW-95	Temporary Blow-Off	2	EA	\$4,237.08	\$8,474.16	\$8,474.16	\$0.00
PW-96	Fire Hydrant, Complete	1	EA	\$7,183.84	\$7,183.84	\$7,183.84	\$0.00
PW-97	Water Service Casing	5	EA	\$50.00	\$250.00	\$250.00	\$0.00
PW-98	Marker Ball	13	EA	\$50.00	\$650.00	\$650.00	\$0.00
PW-99	11 Degree Bend	2	LBS	\$75.00	\$150.00	\$150.00	\$0.00
PW-100	22 Degree Bend	5	LBS	\$75.00	\$375.00	\$375.00	\$0.00
PW-101	45 Degree Bend	1	LBS	\$75.00	\$75.00	\$75.00	\$0.00
PW-102	12" x 6" Tee	1	LBS	\$25.00	\$25.00	\$25.00	\$0.00
PW-103	Connect to Existing	1	LBS	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
				SUBTOTAL =	\$98,340.47	\$98,340.47	\$0.00

Privately Owned

PW-103	Backflow Prevention Valve	14	EA	\$400.00	\$5,600.00	\$5,600.00	\$0.00
				SUBTOTAL =	\$5,600.00	\$0.00	\$5,600.00

CCU Owned			
Total	\$2,364,153.11	\$1,799,176.28	\$564,976.83
Privately Owned			
Total	\$164,400.00	\$68,000.00	\$96,400.00
TOTAL =	\$2,528,553.11	\$1,867,176.28	\$661,376.83

RECLAIM

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
R-1	8" PVC RECLAIM MAIN (C900, DR-18)	3,118	LF	\$51.40	\$160,265.20	\$160,265.20	\$0.00
R-2	8" PVC RECLAIM MAIN (C900, DR-14)	115	LF	\$58.91	\$6,774.65	\$6,774.65	\$0.00
R-3	4" Reclaim Meter Assembly w/ SCADA	1	EA	\$142,220.00	\$142,220.00	\$142,220.00	\$0.00
R-4	16" x 8" Hot-Tap to Existing Main	1	EA	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00
R-5	11 Degree Bend	2	LBS	\$100.00	\$200.00	\$200.00	\$0.00
R-6	22 Degree Bend	6	LBS	\$100.00	\$600.00	\$600.00	\$0.00
R-7	45 Degree Bend	10	LBS	\$100.00	\$1,000.00	\$1,000.00	\$0.00
R-8	90 Degree Bend	1	LBS	\$100.00	\$100.00	\$100.00	\$0.00
R-9	16" x 8" Tee	1	EA	\$32.00	\$32.00	\$32.00	\$0.00
R-10	Backflow Prevention Valve	1	EA	\$400.00	\$400.00	\$400.00	\$0.00
R-11	Marker Ball	40	EA	\$50.00	\$2,000.00	\$2,000.00	\$0.00
R-12	14" Steel Casing	26	LF	\$180.00	\$4,680.00	\$4,680.00	\$0.00
				TOTAL =	\$324,271.85	\$324,271.85	\$0.00
				CCU Owned			
				Total	\$324,271.85	\$324,271.85	\$0.00
				Privately Owned Total	\$0.00	\$0.00	\$0.00

EARTHWORK

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
EW-1	Single Row Silt Fence	16,340	LF	\$2.25	\$36,765.00	\$0.00	\$36,765.00
EW-2	Double Row Silt Fence	5,135	LF	\$3.60	\$18,486.00	\$0.00	\$18,486.00
EW-3	Sod (1' Behind Curb)	4,496	SY	\$2.75	\$12,364.00	\$8,109.75	\$4,254.25
				TOTAL =	\$67,615.00	\$8,109.75	\$59,505.25

PAVING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
P-1	Signing & Marking - Entire Project	1	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00
P-2	3/4" Asphaltic Concrete (Type S-III) First Lift	10,355	SY	\$7.00	\$72,485.00	\$72,485.00	\$0.00
P-3	3/4" Asphaltic Concrete (Type S-III) Second Lift	10,355	SY	\$7.00	\$72,485.00	\$0.00	\$72,485.00
P-4	6" Limerock Base (Compacted and Primed)	10,355	SY	\$18.00	\$186,390.00	\$186,390.00	\$0.00
P-5	12" Stabilized Subgrade	13,248	SY	\$3.50	\$46,368.00	\$46,368.00	\$0.00
P-6	Type "F" Curb	3,426	LF	\$17.50	\$59,955.00	\$59,955.00	\$0.00
P-7	Type "A" Curb	128	LF	\$20.00	\$2,560.00	\$2,560.00	\$0.00
P-8	2' Valley Gutter	5,092	LF	\$15.00	\$76,380.00	\$76,380.00	\$0.00
P-9	ADA Warning Pads	12	EA	\$345.00	\$4,140.00	\$4,140.00	\$0.00
P-10	5" Concrete Sidewalk	6,415	SY	\$58.00	\$372,070.00	\$0.00	\$372,070.00
TOTAL =				\$942,833.00	\$498,278.00	\$444,555.00	
Phase 1B							
P-11	3/4" Asphaltic Concrete (Type S-III) First Lift	7,347	SY	\$7.00	\$51,429.00	\$51,429.00	\$0.00
P-12	3/4" Asphaltic Concrete (Type S-III) Second Lift	7,347	SY	\$7.00	\$51,429.00	\$0.00	\$51,429.00
P-13	6" Limerock Base (Compacted and Primed)	7,347	SY	\$18.00	\$132,246.00	\$132,246.00	\$0.00
P-14	12" Stabilized Subgrade	9,426	SY	\$3.50	\$32,991.00	\$32,991.00	\$0.00
P-15	Type "F" Curb	1,699	LF	\$17.50	\$29,732.50	\$29,732.50	\$0.00
P-16	Type "A" Curb	145	LF	\$20.00	\$2,900.00	\$2,900.00	\$0.00
P-17	2' Valley Gutter	4,358	LF	\$15.00	\$65,370.00	\$65,370.00	\$0.00
P-18	ADA Warning Pads	6	EA	\$345.00	\$2,070.00	\$2,070.00	\$0.00
P-19	5" Concrete Sidewalk	3,360	SY	\$58.00	\$194,880.00	\$0.00	\$194,880.00
TOTAL =				\$563,047.50	\$0.00	\$246,309.00	
Phase 1C							
P-20	3/4" Asphaltic Concrete (Type S-III) First Lift	7,160	SY	\$7.00	\$50,120.00	\$0.00	\$50,120.00
P-21	3/4" Asphaltic Concrete (Type S-III) Second Lift	7,160	SY	\$7.00	\$50,120.00	\$0.00	\$50,120.00
P-22	6" Limerock Base (Compacted and Primed)	7,160	SY	\$18.00	\$128,880.00	\$0.00	\$128,880.00
P-23	12" Stabilized Subgrade	9,279	SY	\$3.50	\$32,476.50	\$0.00	\$32,476.50
P-24	Type "F" Curb	795	LF	\$17.50	\$13,912.50	\$0.00	\$13,912.50
P-25	2' Valley Gutter	5,538	LF	\$15.00	\$83,070.00	\$0.00	\$83,070.00
P-26	ADA Warning Pads	2	EA	\$345.00	\$690.00	\$0.00	\$690.00
P-27	5" Concrete Sidewalk	3,519	SY	\$58.00	\$204,102.00	\$0.00	\$204,102.00
TOTAL =				\$563,371.00	\$0.00	\$563,371.00	
Phase 1D							
P-28	3/4" Asphaltic Concrete (Type S-III) First Lift	22,708	SY	\$7.00	\$158,956.00	\$158,956.00	\$0.00
P-29	3/4" Asphaltic Concrete (Type S-III) Second Lift	22,708	SY	\$7.00	\$158,956.00	\$0.00	\$158,956.00
P-30	6" Limerock Base (Compacted and Primed)	22,708	SY	\$18.00	\$408,744.00	\$408,744.00	\$0.00
P-31	12" Stabilized Subgrade	30,748	SY	\$3.50	\$107,618.00	\$107,618.00	\$0.00
P-32	Type "F" Curb	10,094	LF	\$17.50	\$176,645.00	\$176,645.00	\$0.00
P-33	Type "A" Curb	3,326	LF	\$20.00	\$66,520.00	\$66,520.00	\$0.00
P-34	2' Valley Gutter	4,020	LF	\$15.00	\$60,300.00	\$60,300.00	\$0.00
P-35	ADA Warning Pads	34	EA	\$345.00	\$11,730.00	\$11,730.00	\$0.00
P-36	5" Concrete Sidewalk	7,971	SY	\$58.00	\$462,318.00	\$0.00	\$462,318.00
P-37	Gatehouse Pavers*	12,513	SF	\$2.25	\$28,154.25	\$28,154.25	\$0.00
P-38	Roundabout Pavers	9,552	SF	\$2.25	\$21,492.00	\$21,492.00	\$0.00
P-39	Type "D" Curb	664	LF	\$19.00	\$12,616.00	\$12,616.00	\$0.00
TOTAL =				\$1,674,049.25	\$1,052,775.25	\$621,274.00	
Phase 1E							
P-40	3/4" Asphaltic Concrete (Type S-III) First Lift	1,483	SY	\$7.00	\$10,381.00	\$10,381.00	\$0.00
P-41	3/4" Asphaltic Concrete (Type S-III) Second Lift	1,483	SY	\$7.00	\$10,381.00	\$0.00	\$10,381.00
P-42	6" Limerock Base (Compacted and Primed)	1,483	SY	\$18.00	\$26,694.00	\$26,694.00	\$0.00
P-43	12" Stabilized Subgrade	1,952	SY	\$3.50	\$6,832.00	\$6,832.00	\$0.00
P-44	Type "F" Curb	57	LF	\$17.50	\$997.50	\$997.50	\$0.00
P-45	Type "A" Curb	129	LF	\$20.00	\$2,580.00	\$2,580.00	\$0.00
P-46	2' Valley Gutter	1,003	LF	\$15.00	\$15,045.00	\$15,045.00	\$0.00
P-47	5" Concrete Sidewalk	591	SY	\$58.00	\$34,278.00	\$0.00	\$34,278.00
TOTAL =				\$107,188.50	\$0.00	\$44,659.00	
SUBTOTAL =				\$3,850,489.25	\$1,551,053.25	\$1,920,168.00	

DRAINAGE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
D-1	12" HDPE	1297	LF	\$32.00	\$41,504.00	\$41,504.00	\$0.00
D-2	15" HDPE	516	LF	\$35.00	\$18,060.00	\$18,060.00	\$0.00
D-3	Yard Drain	19	EA	\$1,280.00	\$24,320.00	\$24,320.00	\$0.00
D-4	15" Storm Pipe	462	LF	\$52.00	\$24,024.00	\$24,024.00	\$0.00
D-5	18" Storm Pipe	603	LF	\$69.00	\$41,607.00	\$41,607.00	\$0.00
D-6	24" Storm Pipe	568	LF	\$100.00	\$56,800.00	\$56,800.00	\$0.00
D-7	30" Storm Pipe	376	LF	\$142.00	\$53,392.00	\$53,392.00	\$0.00
D-8	36" Storm Pipe	2,562	LF	\$186.00	\$476,532.00	\$476,532.00	\$0.00
D-9	18" Flared End	2	EA	\$3,374.00	\$6,748.00	\$6,748.00	\$0.00
D-10	36" Flared End	11	EA	\$5,726.00	\$62,986.00	\$62,986.00	\$0.00
D-11	Valley Gutter Inlet	16	EA	\$5,295.00	\$84,720.00	\$84,720.00	\$0.00
D-12	Grate Inlet	15	EA	\$5,283.00	\$79,245.00	\$79,245.00	\$0.00
D-13	Type 9 Inlet	8	EA	\$5,546.00	\$44,368.00	\$44,368.00	\$0.00
D-14	Control Structure	2	EA	\$7,500.00	\$15,000.00	\$15,000.00	\$0.00
D-15	Junction Box	3	EA	\$5,062.00	\$15,186.00	\$15,186.00	\$0.00
				SUBTOTAL =	\$1,044,492.00	\$1,044,492.00	\$0.00
Phase 1B							
D-16	12" HDPE	1782	LF	\$32.00	\$57,024.00	\$57,024.00	\$0.00
D-17	Yard Drain	19	EA	\$1,280.00	\$24,320.00	\$24,320.00	\$0.00
D-18	15" Storm Pipe	20	LF	\$52.00	\$1,040.00	\$1,040.00	\$0.00
D-19	18" Storm Pipe	359	LF	\$69.00	\$24,771.00	\$24,771.00	\$0.00
D-20	24" Storm Pipe	273	LF	\$100.00	\$27,300.00	\$27,300.00	\$0.00
D-21	30" Storm Pipe	646	LF	\$142.00	\$91,732.00	\$91,732.00	\$0.00
D-22	36" Storm Pipe	1,155	LF	\$186.00	\$214,830.00	\$214,830.00	\$0.00
D-23	30" Flared End	3	EA	\$4,789.00	\$14,367.00	\$14,367.00	\$0.00
D-24	36" Flared End	6	EA	\$5,726.00	\$34,356.00	\$34,356.00	\$0.00
D-25	Valley Gutter Inlet	11	EA	\$5,295.00	\$58,245.00	\$58,245.00	\$0.00
D-26	Grate Inlet	2	EA	\$5,283.00	\$10,566.00	\$10,566.00	\$0.00
D-27	Type 9 Inlet	5	EA	\$5,546.00	\$27,730.00	\$27,730.00	\$0.00
D-28	Control Structure	2	EA	\$7,500.00	\$15,000.00	\$15,000.00	\$0.00
D-29	Junction Box	1	EA	\$5,062.00	\$5,062.00	\$5,062.00	\$0.00
				SUBTOTAL =	\$606,343.00	\$0.00	\$0.00
Phase 1C							
D-30	12" HDPE	1919	LF	\$32.00	\$61,408.00	\$0.00	\$61,408.00
D-31	15" HDPE	402	LF	\$35.00	\$14,070.00	\$0.00	\$14,070.00
D-32	Yard Drain	40	EA	\$1,280.00	\$51,200.00	\$0.00	\$51,200.00
D-33	15" Storm Pipe	160	LF	\$52.00	\$8,320.00	\$0.00	\$8,320.00
D-34	18" Storm Pipe	51	LF	\$69.00	\$3,519.00	\$0.00	\$3,519.00
D-35	24" Storm Pipe	1,125	LF	\$100.00	\$112,500.00	\$0.00	\$112,500.00
D-36	30" Storm Pipe	348	LF	\$142.00	\$49,416.00	\$0.00	\$49,416.00
D-37	36" Storm Pipe	606	LF	\$186.00	\$112,716.00	\$0.00	\$112,716.00
D-38	42" Storm Pipe	209	LF	\$238.00	\$49,742.00	\$0.00	\$49,742.00
D-39	24" Flared End	1	EA	\$3,766.00	\$3,766.00	\$0.00	\$3,766.00
D-40	36" Flared End	2	EA	\$5,726.00	\$11,452.00	\$0.00	\$11,452.00
D-41	42" Flared End	1	EA	\$6,700.00	\$6,700.00	\$0.00	\$6,700.00
D-42	Valley Gutter Inlet	14	EA	\$5,295.00	\$74,130.00	\$0.00	\$74,130.00
D-43	Grate Inlet	9	EA	\$5,283.00	\$47,547.00	\$0.00	\$47,547.00
D-44	Type 9 Inlet	2	EA	\$5,546.00	\$11,092.00	\$0.00	\$11,092.00
D-45	Control Structure	1	EA	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00
D-46	Junction Box	1	EA	\$5,062.00	\$5,062.00	\$0.00	\$5,062.00
				SUBTOTAL =	\$630,140.00	\$0.00	\$630,140.00
Phase 1D							
D-47	12" HDPE	380	LF	\$32.00	\$12,160.00	\$12,160.00	\$0.00
D-48	15" HDPE	115	LF	\$35.00	\$4,025.00	\$4,025.00	\$0.00
D-49	Yard Drain	10	EA	\$1,280.00	\$12,800.00	\$12,800.00	\$0.00

D-50	15" Storm Pipe	159	LF	\$52.00	\$8,268.00	\$8,268.00	\$0.00
D-51	18" Storm Pipe	1,098	LF	\$69.00	\$75,762.00	\$75,762.00	\$0.00
D-52	24" Storm Pipe	982	LF	\$100.00	\$98,200.00	\$98,200.00	\$0.00
D-53	30" Storm Pipe	23	LF	\$142.00	\$3,266.00	\$3,266.00	\$0.00
D-54	36" Storm Pipe	1,577	LF	\$186.00	\$293,322.00	\$293,322.00	\$0.00
D-55	42" Storm Pipe	153	LF	\$238.00	\$36,414.00	\$36,414.00	\$0.00
D-56	18" Flared End	3	EA	\$3,374.00	\$10,122.00	\$10,122.00	\$0.00
D-57	24" Flared End	6	EA	\$3,766.00	\$22,596.00	\$22,596.00	\$0.00
D-58	36" Flared End	7	EA	\$5,726.00	\$40,082.00	\$40,082.00	\$0.00
D-59	30" Mitered End	2	EA	\$4,789.00	\$9,578.00	\$9,578.00	\$0.00
D-60	42" Mitered End	2	EA	\$6,700.00	\$13,400.00	\$13,400.00	\$0.00
D-61	Valley Gutter Inlet	11	EA	\$5,295.00	\$58,245.00	\$58,245.00	\$0.00
D-62	Grate Inlet	10	EA	\$5,283.00	\$52,830.00	\$52,830.00	\$0.00
D-63	Type 9 Inlet	21	EA	\$5,546.00	\$116,466.00	\$116,466.00	\$0.00
D-64	19" X 30" ERCP	148	LF	\$135.00	\$19,980.00	\$19,980.00	\$0.00
				SUBTOTAL =	\$887,516.00	\$887,516.00	\$0.00

Phase 1E							
D-65	36" Storm Pipe	414	LF	\$186.00	\$77,004.00	\$77,004.00	\$0.00
D-66	36" Flared End	2	EA	\$5,726.00	\$11,452.00	\$11,452.00	\$0.00
D-67	Valley Gutter Inlet	2	EA	\$5,295.00	\$10,590.00	\$10,590.00	\$0.00
D-68	Control Structure	1	EA	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00
				SUBTOTAL =	\$106,546.00	\$0.00	\$0.00

TOTAL =	\$3,275,037.00	\$1,932,008.00	\$630,140.00
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LIGHTING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
L-1	Street Lights	1	LS	\$125,000.00	\$125,000.00	\$100,000.00	\$25,000.00
				TOTAL =	\$125,000.00	\$100,000.00	\$25,000.00

LANDSCAPE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
L-1	Code Minimum Landscape & Secondary Irrigation	1	LS	\$170,000.00	\$170,000.00	\$100,000.00	\$70,000.00
				TOTAL =	\$170,000.00	\$100,000.00	\$70,000.00

OFFSITE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Paving							
O-1	1.5" Asphaltic Concrete (Type S-I) First Lift	2,829	SY	\$7.00	\$19,803.00	\$19,803.00	\$0.00
O-2	1.5" Asphaltic Concrete (Type S-I) Second Lift	2,829	SY	\$7.00	\$19,803.00	\$19,803.00	\$0.00
O-3	10" Limerock Base (Compacted and Primed)	2,829	SY	\$18.00	\$50,922.00	\$50,922.00	\$0.00
O-4	12" Stabilized Subgrade	3,117	SY	\$3.00	\$9,351.00	\$9,351.00	\$0.00
O-5	Signage and Striping	1	LS	\$12,220.00	\$12,220.00	\$12,220.00	\$0.00
				SUBTOTAL =	\$112,099.00	\$112,099.00	\$0.00
Drainage							
O-6	24" RCP	138	LF	\$100.00	\$13,800.00	\$13,800.00	\$0.00
O-7	19" X 30" ERCP	148	LF	\$200.00	\$29,600.00	\$29,600.00	\$0.00
O-8	Grate Inlet	2	EA	\$5,283.00	\$10,566.00	\$10,566.00	\$0.00
O-9	30" Mitered End	2	EA	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00
				SUBTOTAL =	\$62,966.00	\$62,966.00	\$0.00
				TOTAL =	\$175,065.00	\$175,065.00	\$0.00

APPROVED

By Roy Benjamin at 1:12 pm, Apr 22, 2026

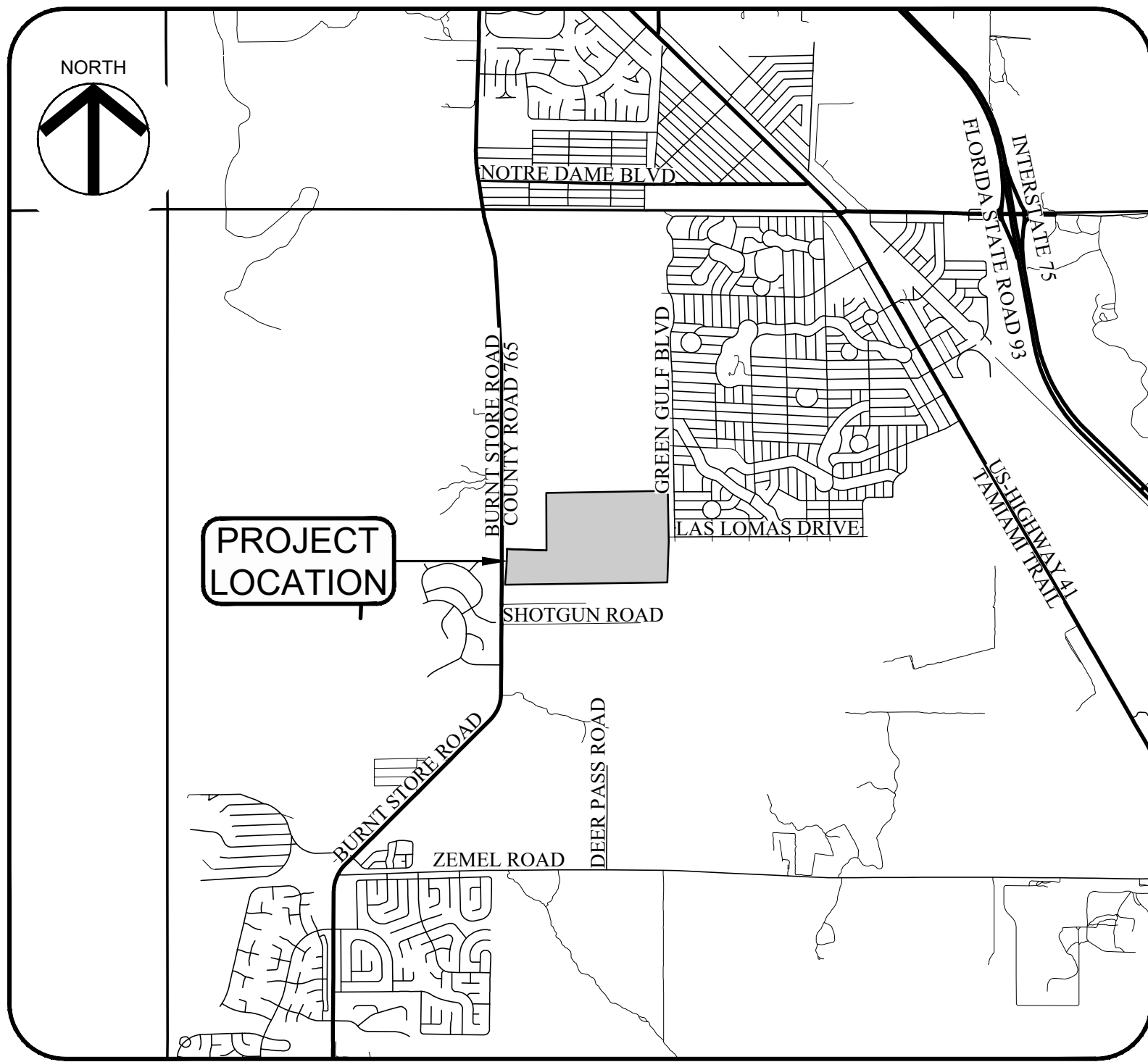
Attachment 4
Record Drawings

SITE RECORD DRAWINGS FOR
STARLING PHASE 1B & 1E

PART OF SECTION 9 & 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

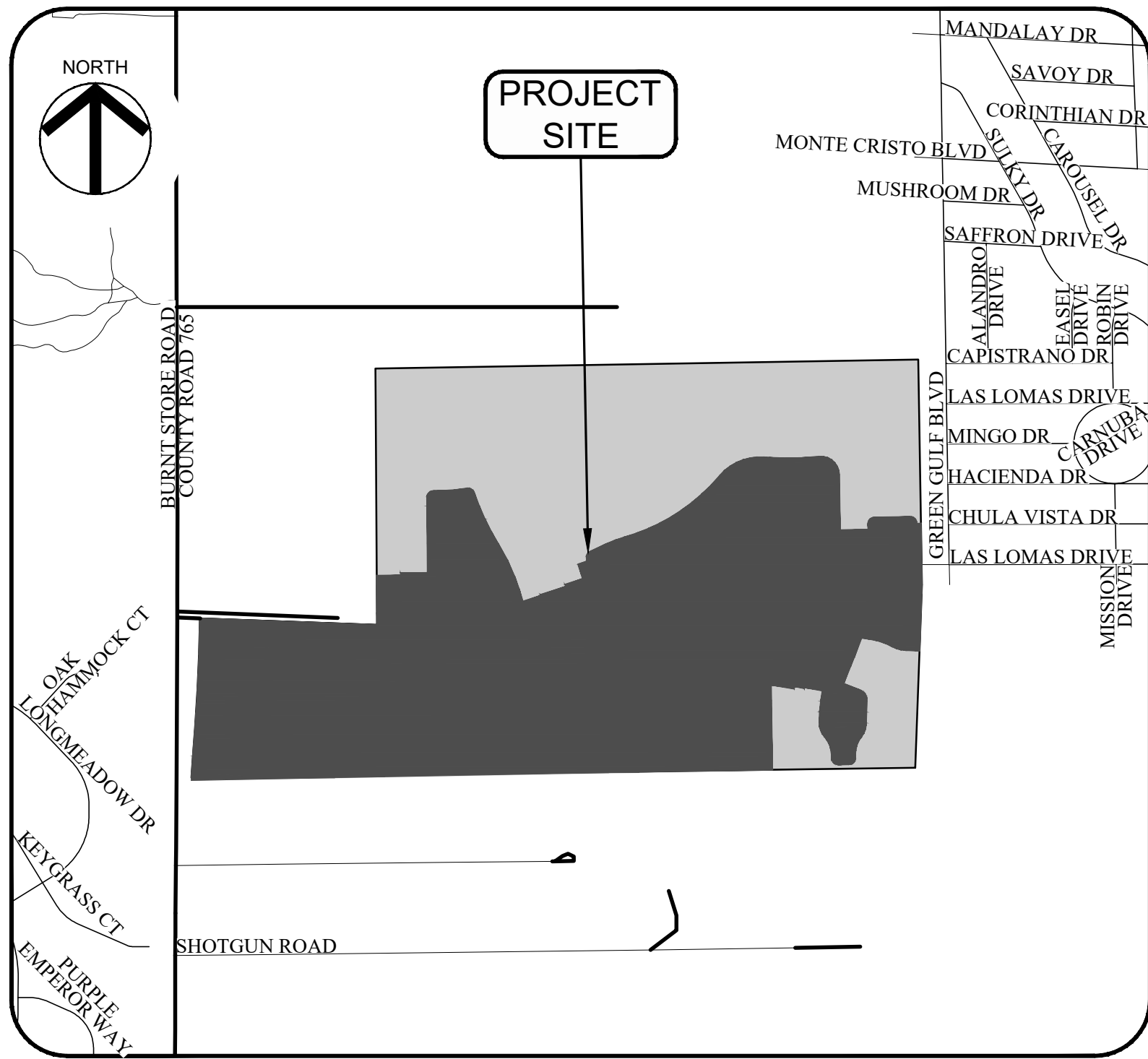


SITE RECORD DRAWINGS
STARLING - PHASE 1
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
COVER SHEET



PROJECT LOCATION MAP
NO SCALE

SHEET INDEX	
1	COVER SHEET
2	MASTER SITE PLAN
3	PLAN AND PROFILE: ADELIE WAY (STA 0+00 TO 6+00)
4	PLAN AND PROFILE: ADELIE WAY (STA 6+00 TO END)
5	PLAN AND PROFILE: ARBOR CIRCLE (STA 0+00 TO 7+50)
6	PLAN AND PROFILE: ARBOR CIRCLE (STA 7+50 TO 13+00)
7	PLAN AND PROFILE: ARBOR CIRCLE (STA 13+00 TO 22+00)
8	PLAN AND PROFILE: ARBOR CIRCLE (STA 22+00 TO 30+00)
9	PLAN AND PROFILE: BRENT LANE (STA 0+00 TO END)
10	CHARLOTTE COUNTY UTILITIES GENERAL NOTES AND DETAILS
11	CHARLOTTE COUNTY UTILITIES SEWER DETAILS
12	CHARLOTTE COUNTY UTILITIES WATER DETAILS
13	CHARLOTTE COUNTY UTILITIES LIFT STATION DETAILS
14	CHARLOTTE COUNTY UTILITIES LIFT STATION DETAILS
15	CHARLOTTE COUNTY UTILITIES REUSE DETAILS



PROJECT SITE MAP
NO SCALE

BUILDING PARAMETERS	
BUILDING USE	SINGLE FAMILY
MINIMUM FLOOR AREA	1364 SF
MAXIMUM FLOOR AREA	2929 SF
TYPE OF CONSTRUCTION	III-B
UNIT COUNT	411 SINGLE FAMILY

PROPERTY INFORMATION	
PROPERTY ID #	422309400001, 422309376001, 422316200001
ORDINANCE #	2006-082
ZONING	PD

LEGAL DESCRIPTION	
A tract or parcel of land lying in Sections 9 and 16, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows: BEGINNING at the Northeast corner of said Section 16 run S02°03'29"W along the East line of the Northeast Quarter (NE 1/4) of said Section 16 for 1,319.96 feet to the Southeast corner of the North Half (N 1/2) of the North Half (N 1/2) of said Section 16; thence run S89°11'55"W along the South line of said Fraction for 5,217.65 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4261, at Page 1524, Charlotte County Records; thence run along said Easterly line the following three (3) courses: Northerly along an arc of a curve to the right of radius 11,910.00 feet (delta 0°46'06") (chord bearing N03°59'05"E) (chord 166.65 feet) for 166.65 feet to a point of tangency; N04°23'08"E for 200.00 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 12,090.00 feet (delta 03°43'09") (chord bearing N02°31'34"E) (chord 784.67 feet) for 784.81 feet an intersection with the Southerly line of Parcel Exception "B", as described in a deed recorded in Official Records Book 2004, at Pages 1371 through 1372, Charlotte County Records; thence run S87°31'56"E along said Southerly line for 1,276.90 feet to the Southeast corner of said Parcel Exception "B"; thence run N00°20'16"W along the Easterly line of said Parcel Exception "B" and continuing along the Easterly line of Parcel Exception (A) and Exception (B), as described in a deed recorded in Official Records Book 1975, at Pages 291 through 293, Charlotte County Records, for 1,619.84 feet; thence run N00°19'55"W for 228.70 feet; thence run N89°02'28"E for 3,911.72 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 9; thence run S00°56'41"E along said East line for 1,624.11 feet to the POINT OF BEGINNING. Containing 297.16 acres, more or less. Bearings hereinafter mentioned are State Plane for the Florida West Zone (1983 NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.	

TALLY BLOCK				
OCCUPANCY	METER SIZE	WATER ERC	SEWER ERC	NUMBER OF METERS
RESIDENTIAL	3/4"	407	408	407
GATE HOUSE	3/4"	1	1	1
DOG PARK	3/4"	2	0	2
LIFT STATION	3/4"	1	0	1
REUSE	4"	0	0	1
TOTAL	---	411	409	412

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES (CCU) STANDARDS AND SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH CCU MINIMUM DRAWING AND SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER PROJECTS DATED NOVEMBER 1, 2011. STATE PLANE COORDINATES (FEET) WILL BE SUPPLIED FOR THE RECORD DRAWINGS.

DEVELOPED BY:
taylor
morrison
Homes Inspired by You

551 NORTH CATTLEMEN ROAD, SUITE 200
SARASOTA, FLORIDA 34232
PHONE: (941) 371-3008

RECLAIMED WATER USAGE					BUILDOUT				
PHASE 1					BUILDOUT				
	ACREAGE (AC)	WATER USAGE PER WEEK (AC-FT)	WATER USAGE (GAL/DAY)	WATER USAGE (MGD)	ACREAGE (AC)	WATER USAGE PER WEEK (AC-FT)	WATER USAGE (GAL/DAY)	WATER USAGE (MGD)	
RESIDENTIAL	66.70	---	---	---	138.11	---	---	---	---
BUILDING (70%)	46.69	---	---	---	96.68	---	---	---	---
PAVEMENT (15%)	10.01	---	---	---	20.72	---	---	---	---
PERVIOUS (15%)	10.01	0.83	38,795.66	0.0388	20.72	1.73	80,330.86	0.0803	---
RIGHT-OF-WAY	24.23	---	---	---	41.55	---	---	---	---
PAVEMENT (60%)	14.54	---	---	---	24.93	---	---	---	---
PERVIOUS (40%)	9.69	0.81	37,581.96	0.0376	16.62	1.38	64,446.16	0.0644	---
LANDSCAPE/OPEN SPACE	16.31	1.36	63,244.09	0.0632	25.23	2.10	97,832.53	0.0979	---
LAKE BANK	14.97	1.25	58,048.07	0.0580	14.97	1.25	58,048.07	0.0580	---
LAKE	56.86	---	---	---	56.15	---	---	---	---
TOTAL PERVIOUS AREA	50.98	4.25	197,669.79	0.20	77.54	6.46	300,657.62	0.30	---

* INITIAL DEMAND WILL BE 89,999 GPD. FUTURE DEMAND WILL INCREASE UPON COMPLETION OF CHARLOTTE COUNTY WATER TREATMENT CENTER. THE CURRENT PROPOSED METER IS 4" THE METER SIZE WILL BE REEVALUATED WHEN THE FUTURE DEMAND IS AVAILABLE.

SCALE AS SHOWN

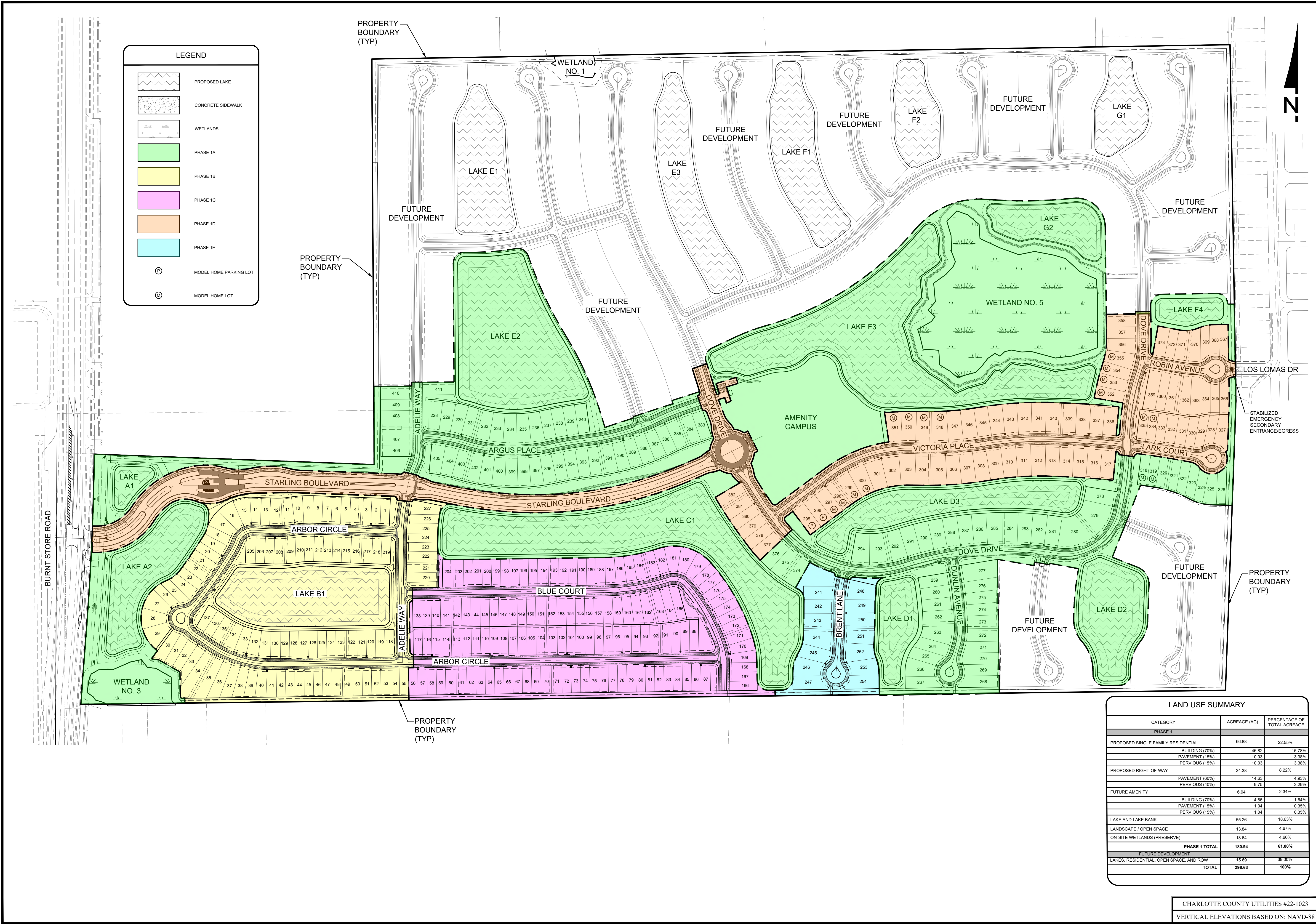
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

NICHOLAS R. WALTERS, P.E.
FL LICENSE NO. 94383

CHARLOTTE COUNTY UTILITIES #22-1023	SET NUMBER: 1226-200-04
VERTICAL ELEVATIONS BASED ON: NAVD-88	SHEET: 1

Nicholas R. Walters State of Florida Professional Engineer, License No. 94383
This item has been digitally signed and sealed by Nicholas R. Walters, P.E., on 03/25/2026.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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LAND USE SUMMARY		
CATEGORY	ACREAGE (AC)	PERCENTAGE OF TOTAL ACREAGE
PHASE 1		
PROPOSED SINGLE FAMILY RESIDENTIAL	66.88	22.55%
BUILDING (70%)	46.82	15.78%
PAVEMENT (15%)	10.03	3.38%
PERVIOUS (15%)	10.03	3.38%
PROPOSED RIGHT-OF-WAY	24.38	8.22%
PAVEMENT (60%)	14.63	4.93%
PERVIOUS (40%)	9.75	3.29%
FUTURE AMENITY	6.94	2.34%
BUILDING (70%)	4.86	1.64%
PAVEMENT (15%)	1.04	0.35%
PERVIOUS (15%)	1.04	0.35%
LAKE AND LAKE BANK	55.26	18.63%
LANDSCAPE / OPEN SPACE	13.64	4.67%
ON-SITE WETLANDS (PRESERVE)	13.64	4.60%
PHASE 1 TOTAL	180.94	61.00%
FUTURE DEVELOPMENT		
LAKES, RESIDENTIAL, OPEN SPACE, AND ROW	115.69	39.00%
TOTAL	296.63	100%

CHARLOTTE COUNTY UTILITIES #22-1023	SET NUMBER: 1226-200-04
VERTICAL ELEVATIONS BASED ON: NAVD-88	SHEET: 2

SITE RECORD DRAWINGS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

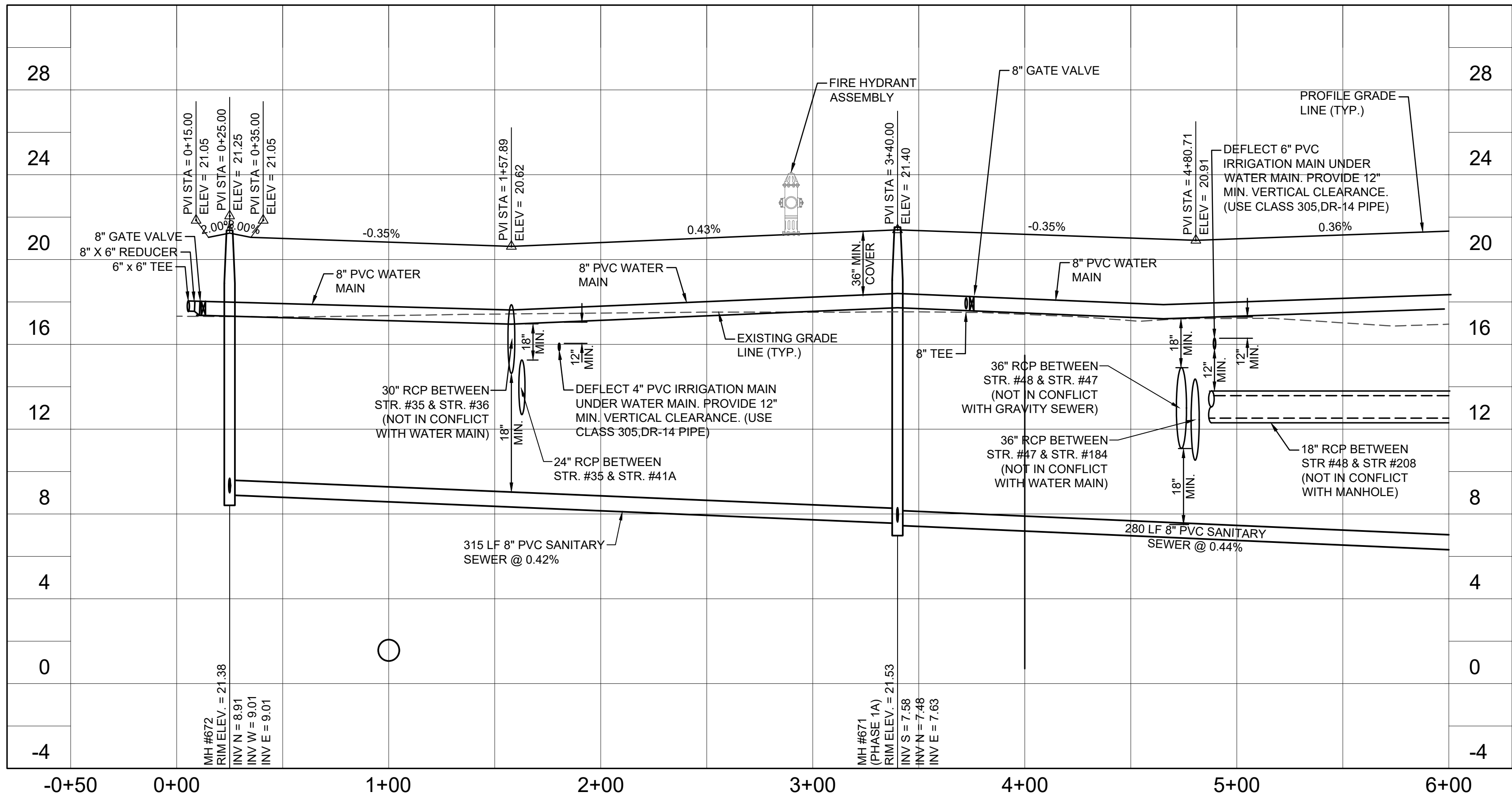
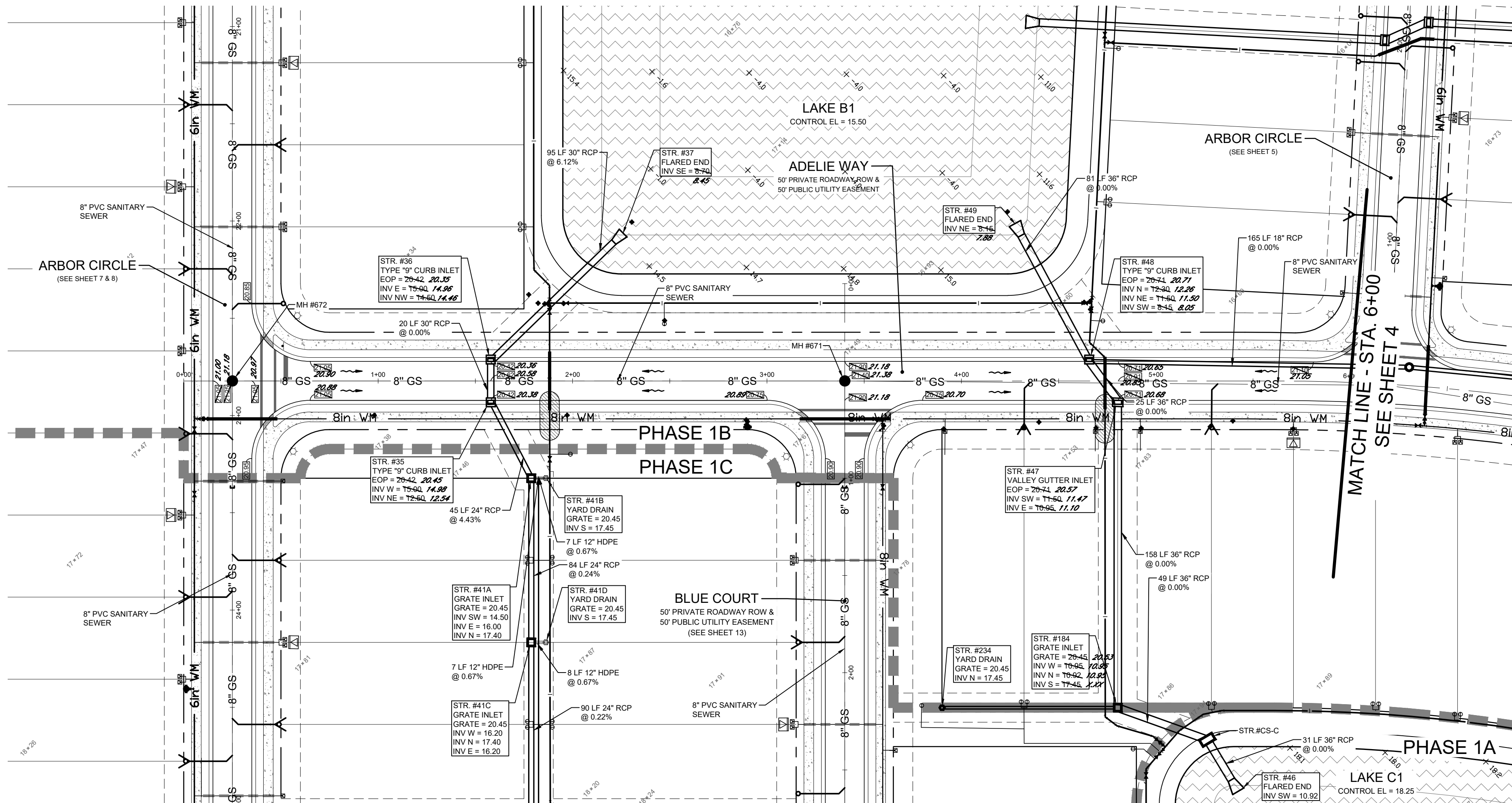
MASTER SITE PLAN

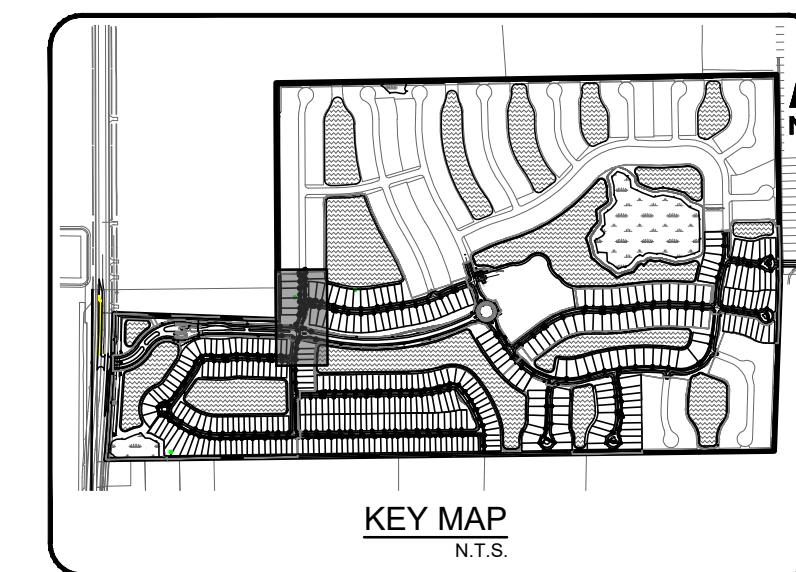
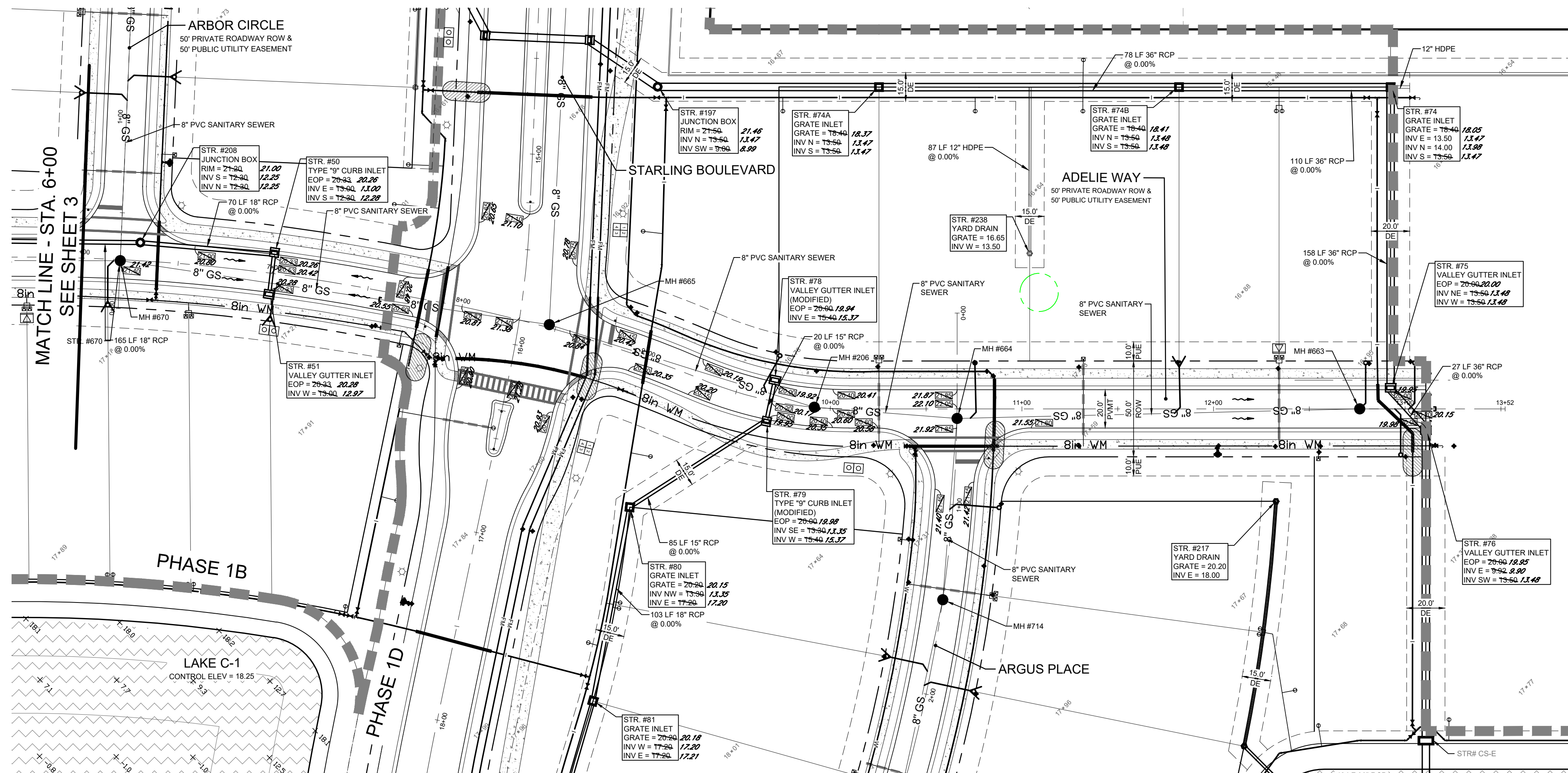


FLORIDA CERTIFICATE OF AUTHORIZATION #8836

NICHOLAS R. WALTERS, P.E.
FL LICENSE NO. 94363

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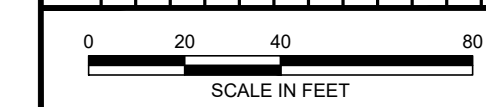
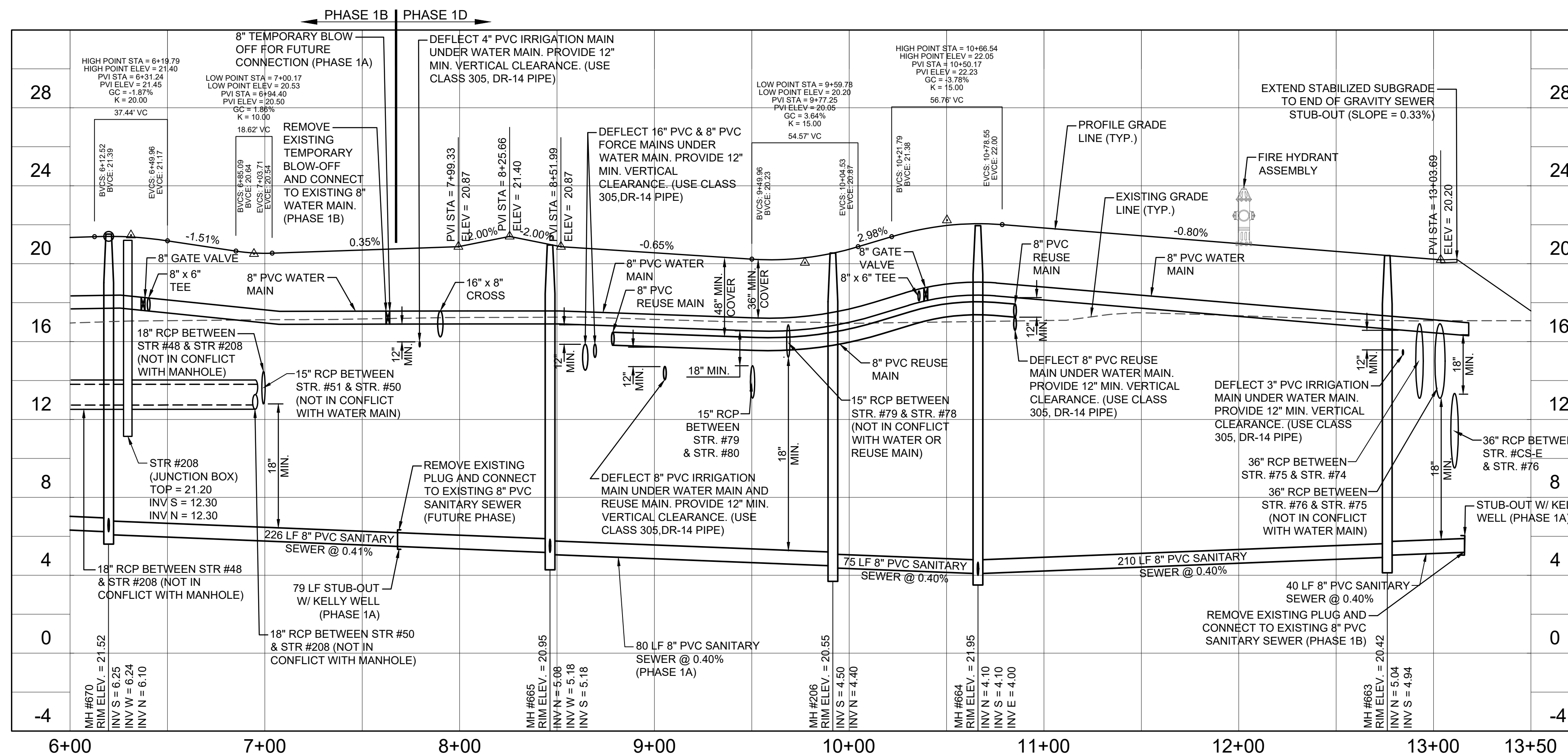


SITE RECORD DRAWINGS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

P&P ADELIE WAY (6+00 TO END)



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

NICHOLAS R. WALTERS, P.E.

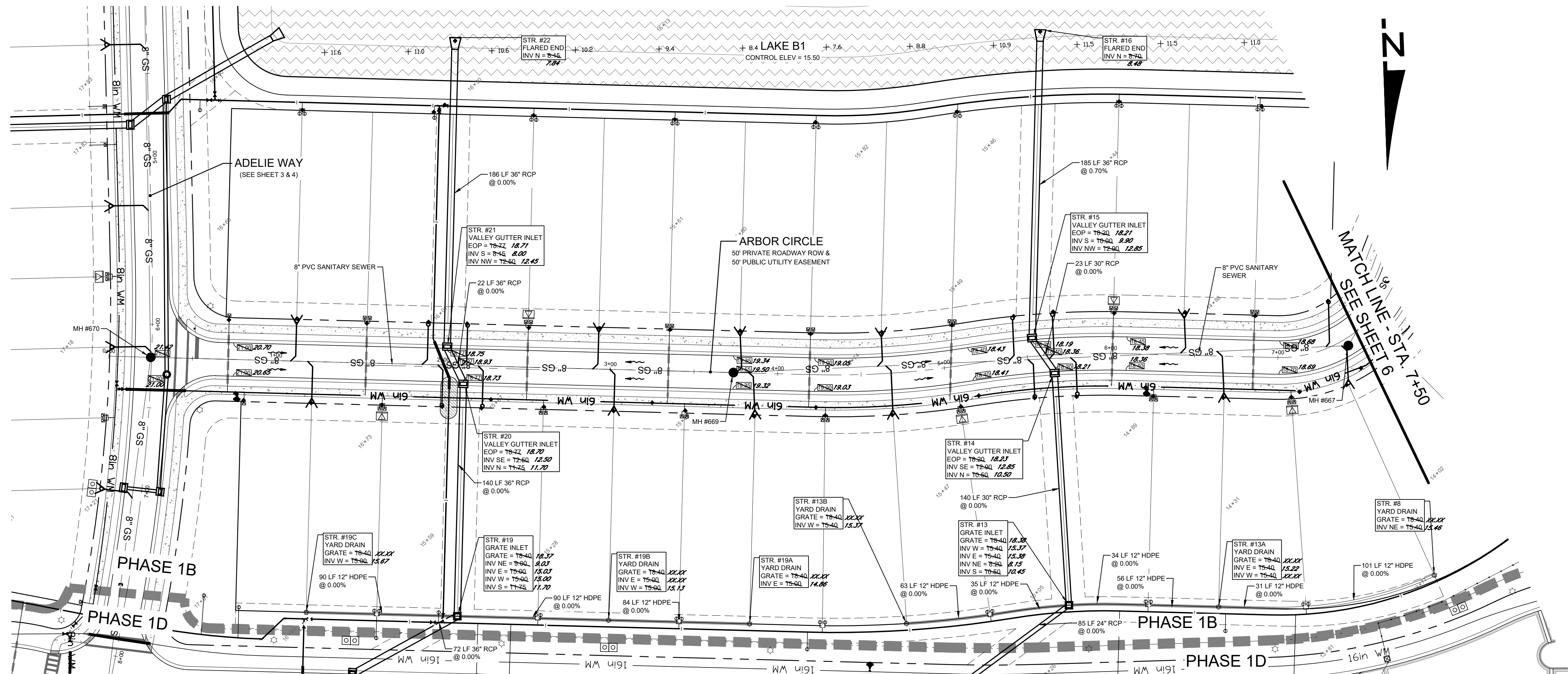
CHARLOTTE COUNTY UTILITIES #22-1023

SET NUMBER:	1226-200-C
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VERTICAL ELEVATIONS BASED ON: NAVD-83

38	SHEET :
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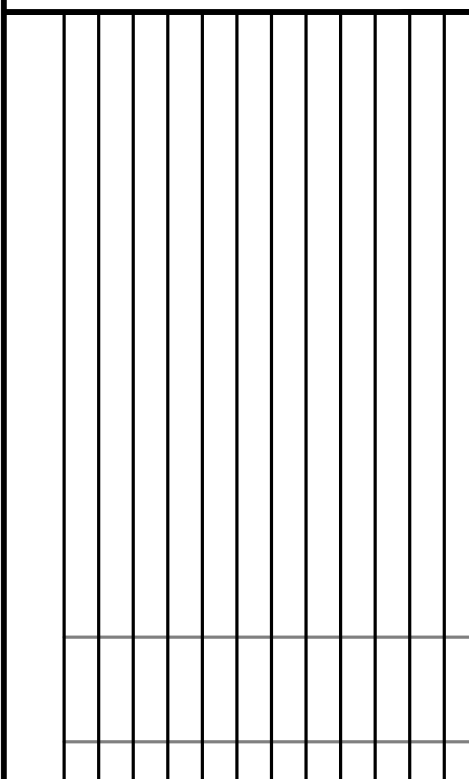
SITE RECORD DRAWINGS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

P&P ARBOR CIR (0+00 TO 7+50)

SITE RECORD DRAWINGS



0 20 40 80
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

NICHOLAS R. WALTERS, P.E.

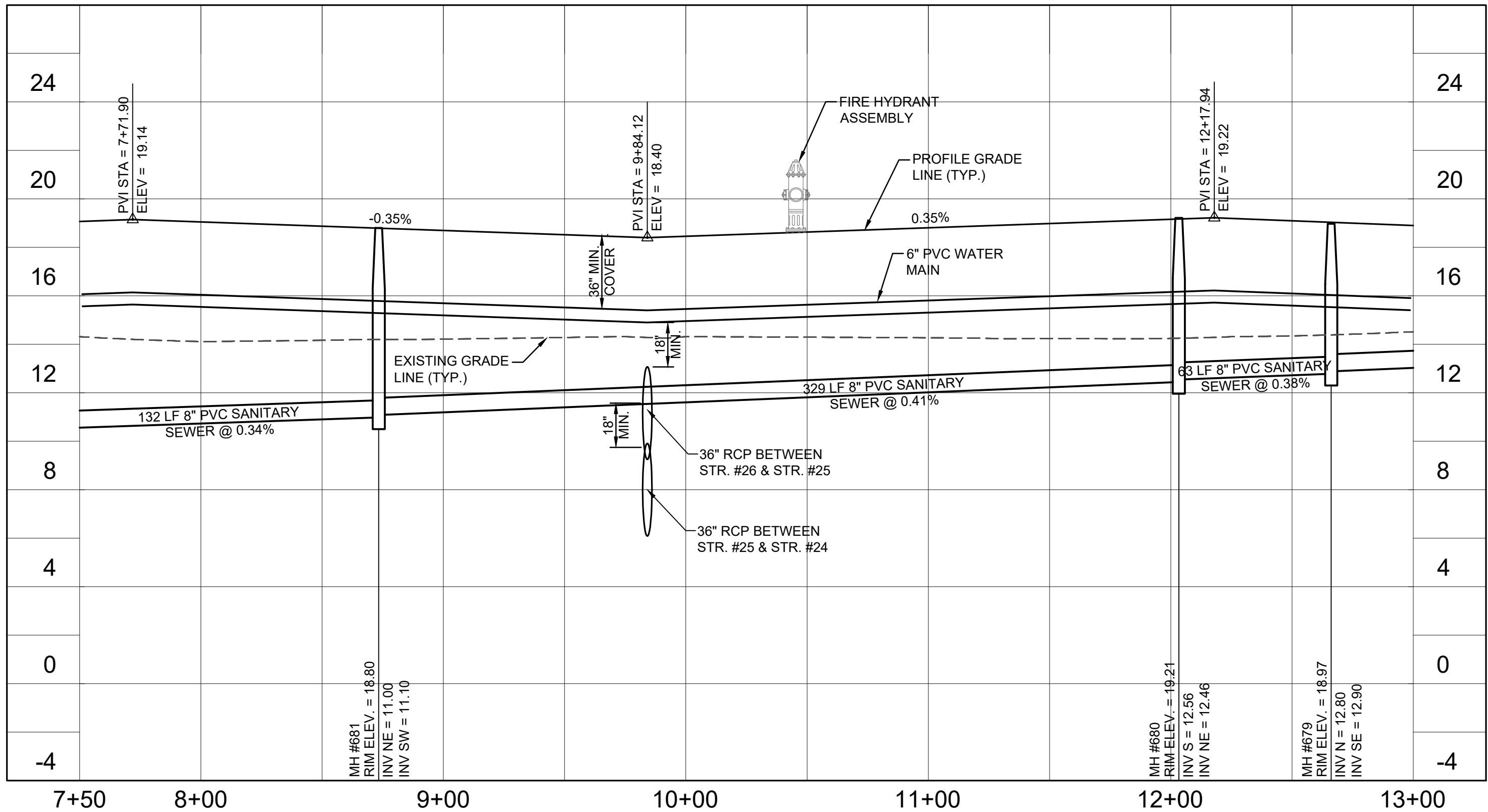
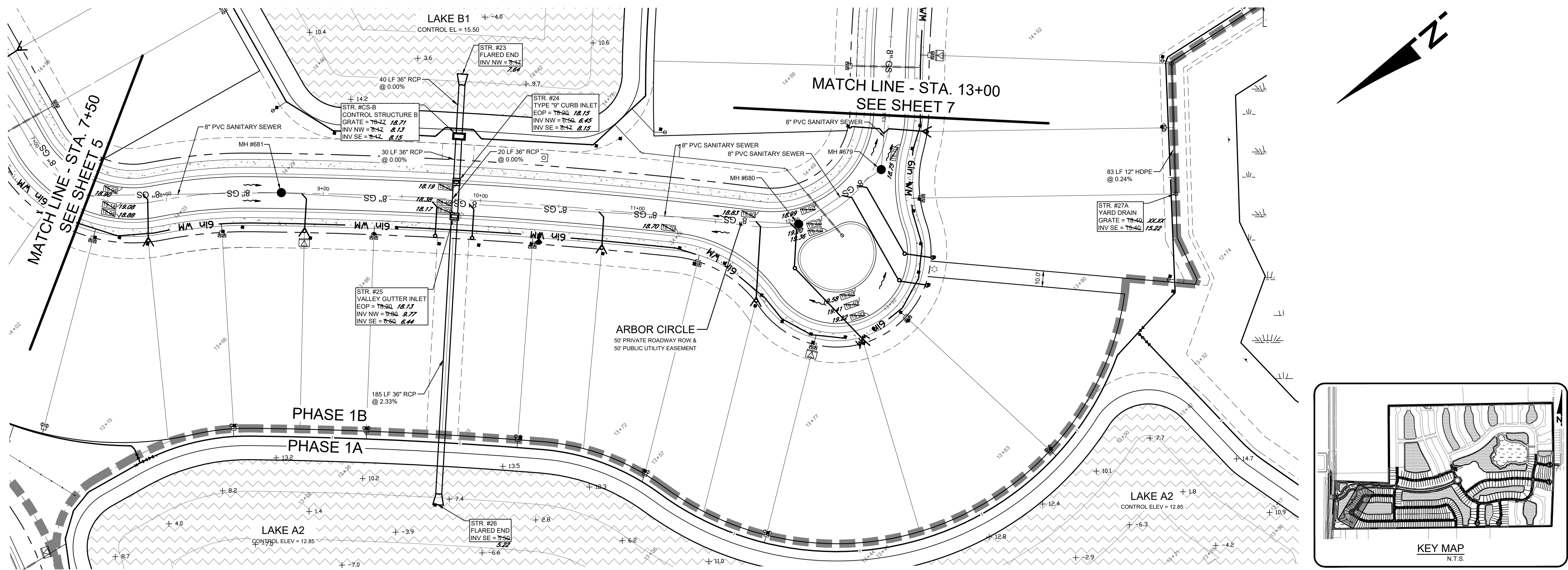
CHARLOTTE COUNTY UTILITIES #22-1023

SET NUMBER:	1226-200-04
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VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET :	5
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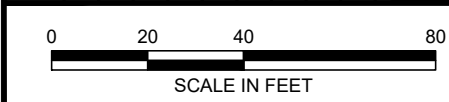


SITE RECORD DRAWINGS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

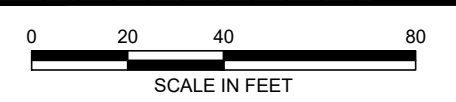
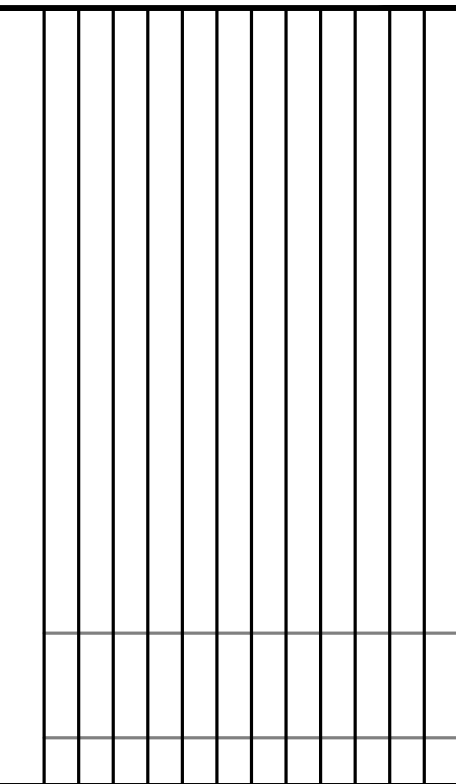
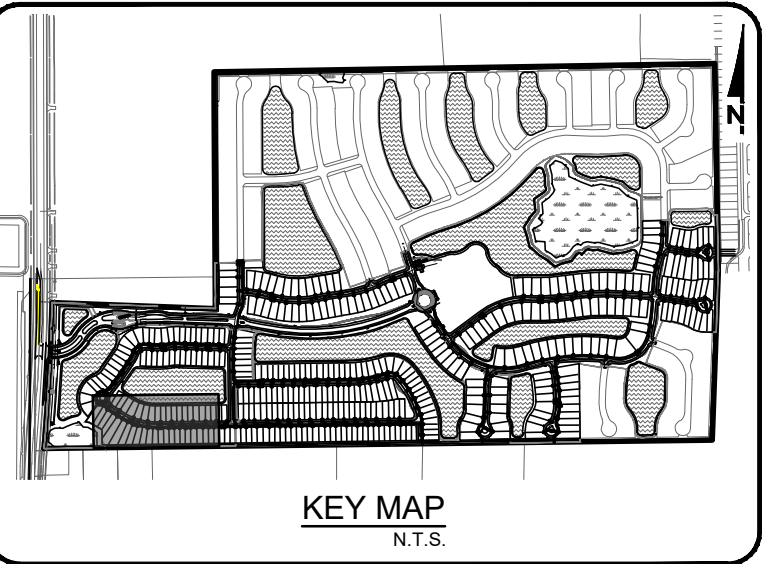
P&P ARBOR CIR (7+50 TO 13+00)



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

NICHOLAS R. WALTERS, P.E.
FL LICENSE NO. 94363

CHARLOTTE COUNTY UTILITIES #22-1023	SET NUMBER: 1226-200-04
VERTICAL ELEVATIONS BASED ON: NAVD-88	SHEET: 6



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

NICHOLAS R. WALTERS, P.E.
FL. LICENSE NO. 04282

CHARLOTTE COUNTY UTILITIES #22-1023

SET NUMBER: 1226-200-04

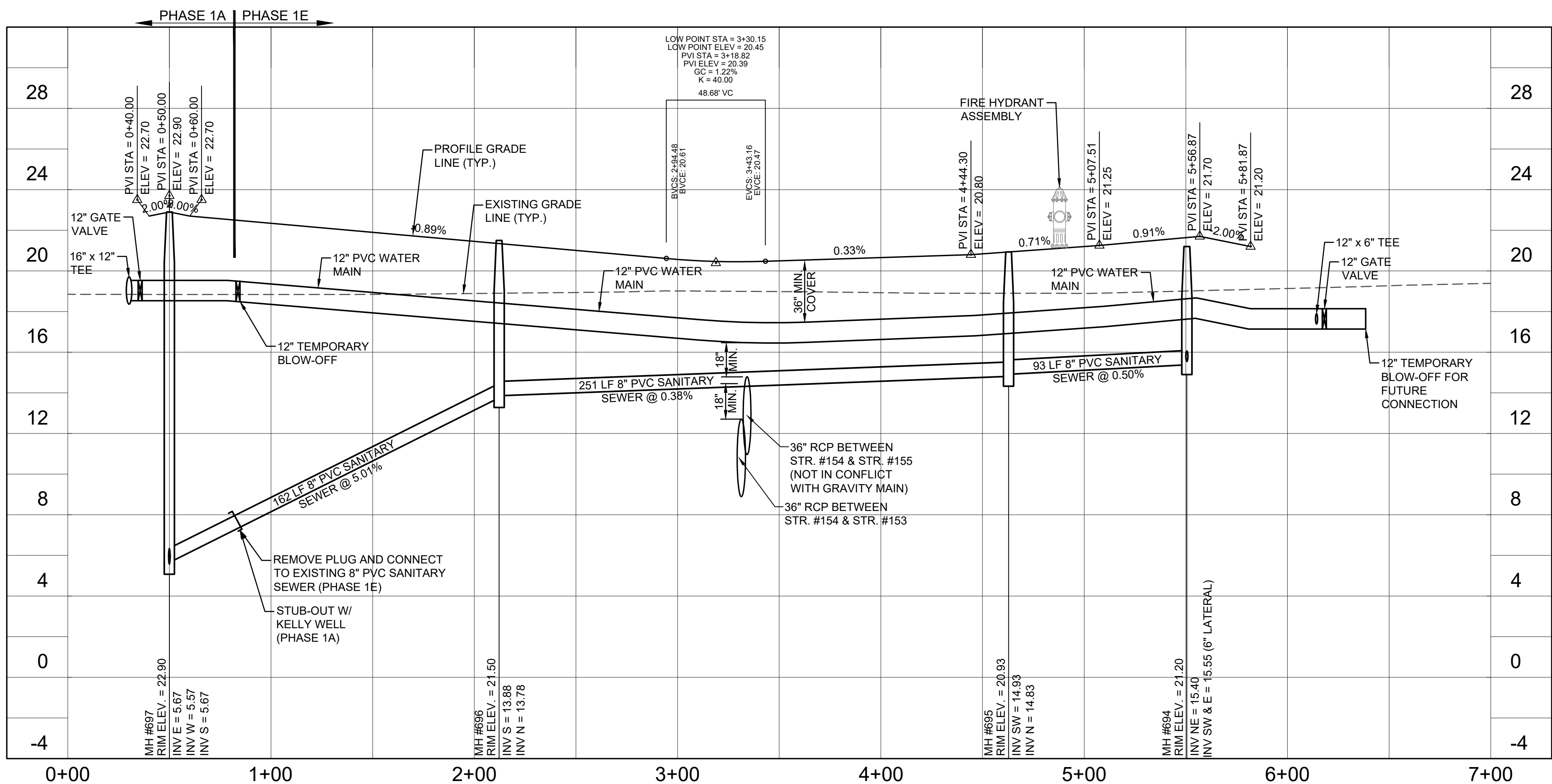
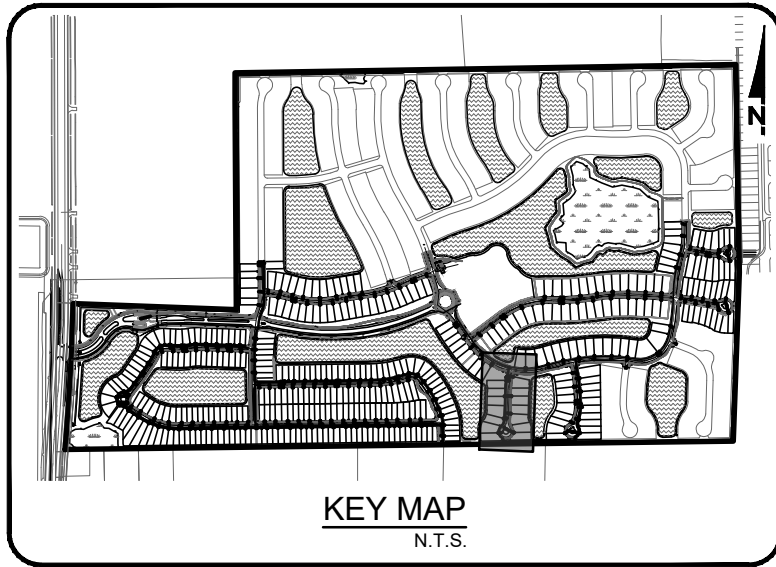
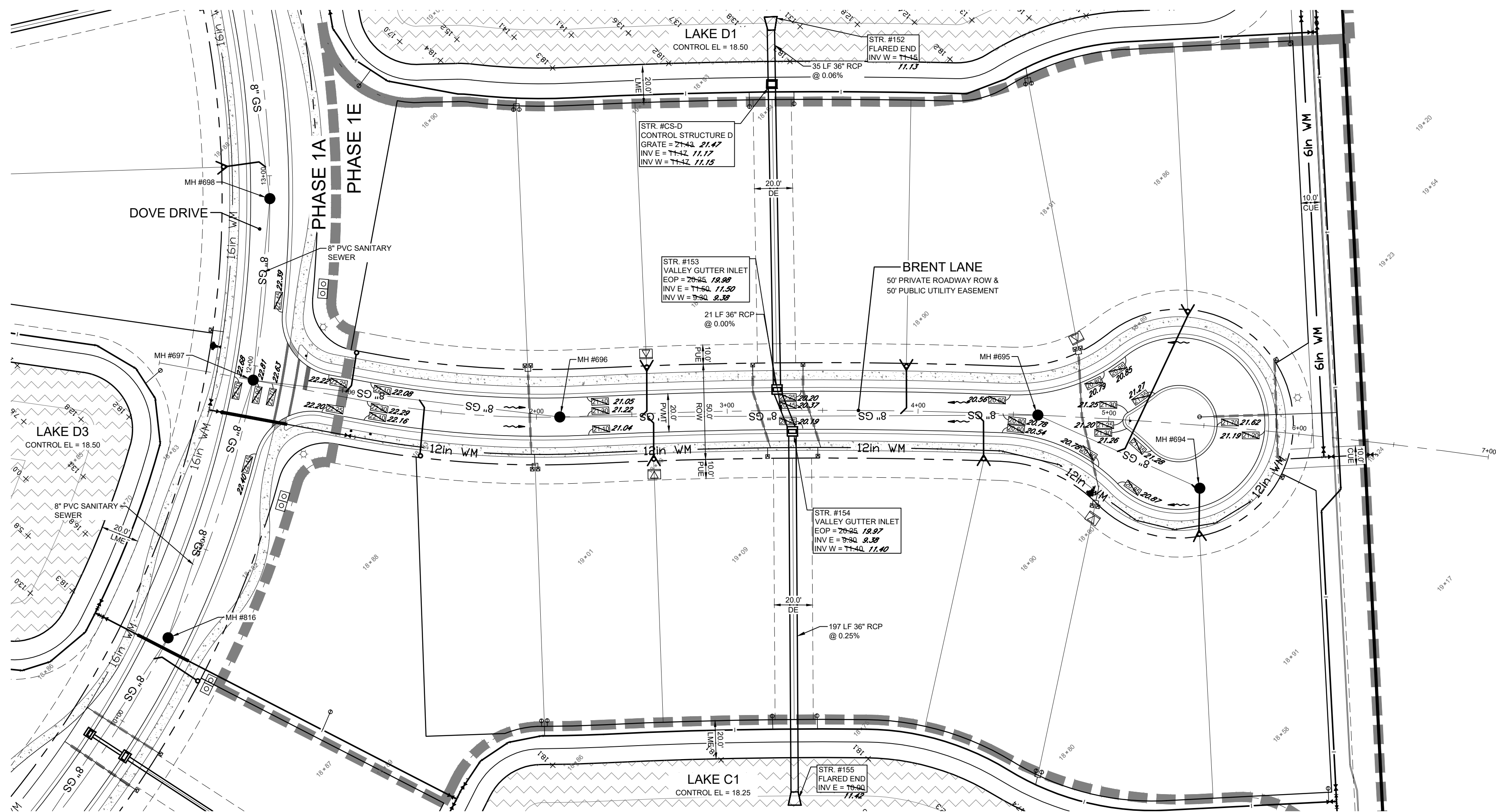
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SHEET : 7

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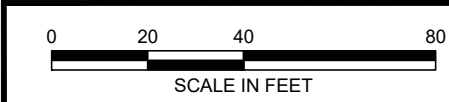


SITE RECORD DRAWINGS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

P&P BRENT LN (0+00 TO END)



FLORIDA CERTIFICATE OF AUTHORIZATION #8836

NICHOLAS R. WALTERS, P.E.
FL LICENSE NO. 94363

CHARLOTTE COUNTY UTILITIES #22-1023	SET NUMBER: 1226-200-04
VERTICAL ELEVATIONS BASED ON: NAVD-88	SHEET: 9

DATE: 11/01/2011	GENERAL NOTES CHARLOTTE COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		CPN-01
APPROVED BY: SPS		ID: GN_2012.dwg

ALL EXPOSED DUCTILE IRON PIPING MUST BE PAINTED AS FOLLOWS IN ACCORDANCE WITH COURT RULING PAINT SPECIFICATION	
TYPE	COLOR DESIGNATION*
POTABLE WATER LINES	BLUE (PANTONE 287)
POTABLE WATER VALVE CAPS	BLUE (PANTONE 287)
FIRE LINES	ANSI SAFETY RED (PANTONE 485)
FIRE VALVE CAPS	ANSI SAFETY RED (PANTONE 485)
WASTE WATER LINES	ANSI SAFETY GREEN (PANTONE 3415)
WASTE WATER VALVE CAPS	ANSI SAFETY GREEN (PANTONE 3415)
RECLAIMED WATER LINES	ANSI SAFETY RED (PANTONE 485)
RECLAIMED WATER VALVE CAPS	PURPLE (PANTONE 260)
FIRE HYDRANTS	ANSI SAFETY YELLOW (PANTONE 485)
FIRE HYDRANT VALVE CAPS	ANSI SAFETY YELLOW (PANTONE 485)

DATE: 11/05/2011	GENERAL NOTES CHARLOTTE COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN COJ APPROVAL.
DRAWN BY: DEC		CHN-03
APPROVED BY: BRB		EO: 0M_2012.dwg

DATE: 11/01/2011	GENERAL NOTES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCL APPROVAL.
DRAWN BY: DEC		DM-04
APPROVED BY: SPS	CHARLOTTE COUNTY UTILITIES	ID: CCL_2012.dwg

DATE: 11/01/2011	GENERAL NOTES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN COU APPROVAL.
RAVN BY: DEC		ON-05
APPROVED BY: BRS	CHARLOTTE COUNTY UTILITIES	EC_ON_2012.dwg

DATE: 11/9/2011	GENERAL NOTES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN COJ APPROVAL.
UNWIN BY: DEC		ON 66
APPROVED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: ON_2012.dwg

DATE: 11/01/2011	GENERAL NOTES CHARLOTTE COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		09/1/07
APPROVED BY: RRS		ID: CSM 2837.dwg

DATE: 11/01/2011	RESTRAINT TABLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN COJ APPROVAL
DRAWN BY: DEC		GD-01
APPROVED BY: SRS	CHARLOTTE COUNTY UTILITIES	ID: GD-01-RT.DWG

DATE: 1/19/2011	MARKER BALL AND METALLIC LOCATION TAPE INSTALLATION CHARLOTTE COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DEC		GD-02
APPROVED BY: BRB		ID: GD-02-MBL.dwg

DATE: 11/6/2011	TYPICAL VALVE INSTALLATION CHARLOTTE COUNTY UTILITIES	PREPARED FOR AND SUBMITTED TO: PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DRAWN BY: DEC		CD-03
APPROVED BY: BRB		ID: 00-03-TV.dwg

DATE: 11/01/2011	MAIN SEPARATION CHARLOTTE COUNTY UTILITIES	INVOICED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN COU APPROVAL
DRAWN BY: DEC		GD-05
APPROVED BY: SJB		ID: GD-05-MIS (sig)

DATE: 1/10/2011	ALIGNMENT OF MAINS, VALVES, AND HYDRANTS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN COU APPROVAL
DRAWN BY: DEC		GO-06
CHECKED BY: BRB	CHARLOTTE COUNTY UTILITIES	ID: GO-06-MAA.dwg

DATE: 1/9/12011	TAPPING SLEEVE CHARLOTTE COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN COU APPROVAL.
DRAWN BY: DEC APPROVED BY: ERB		CD-57 ID: 610-47-TS.dwg

DATE: 11/01/2011	TYPICAL THRUST BLOCK DETAILS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
DRAWN BY: DEC		NO MODIFICATIONS WITHOUT WRITTEN CDA APPROVAL.
APPROVED BY: SRS		GD-08

DATE: 01/20/09	STANDARD PRESSURE PIPE TRENCH CHARLOTTE COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL.
DESIGNED BY: DEC		PAGE No: GD-13
APPROVED BY: TGO		NUMBER: C-12-TSFFP1

DATE: 11/05/2011	STANDARD GRAVITY SEWER PIPE TRENCH CHARLOTTE COUNTY UTILITIES	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCO APPROVAL
DRAWN BY: DEC		PAGE No. GD-14
APPROVED BY: TGO		NUMBER: C-12-TESP05

DATE: 11/01/2011	MANUAL AIR RELEASE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN CO2 APPROVAL.	
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APPROVED BY: ERS	CHARLOTTE COUNTY UTILITIES	ID: CO-15-MAR.dwg

DATE: 11/01/2011	TYPICAL UTILITY CROSSING	PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO MODIFICATIONS WITHOUT WRITTEN O&A APPROVAL.
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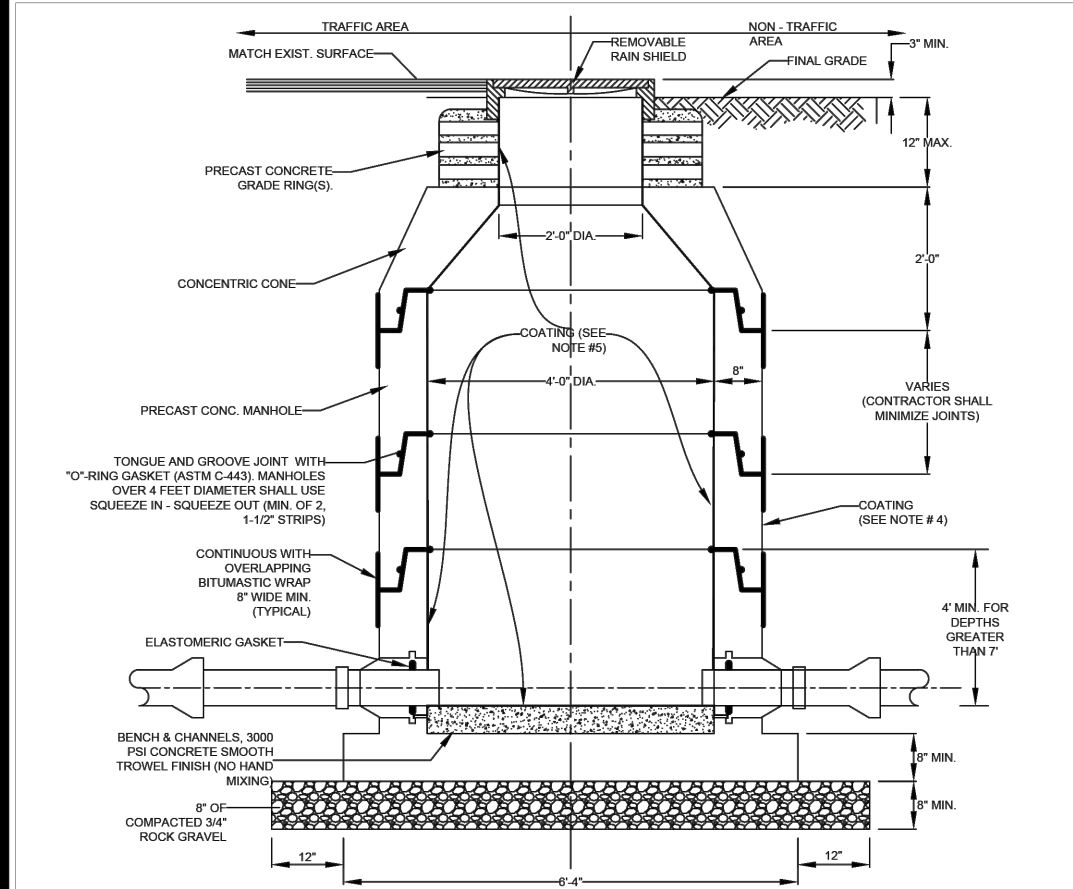
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

CHARLOTTE COUNTY UTILITIES #22-1023	SET NUMBER:	1226-200-0
VERTICAL ELEVATIONS BASED ON: NAVD-88	SHEET :	1

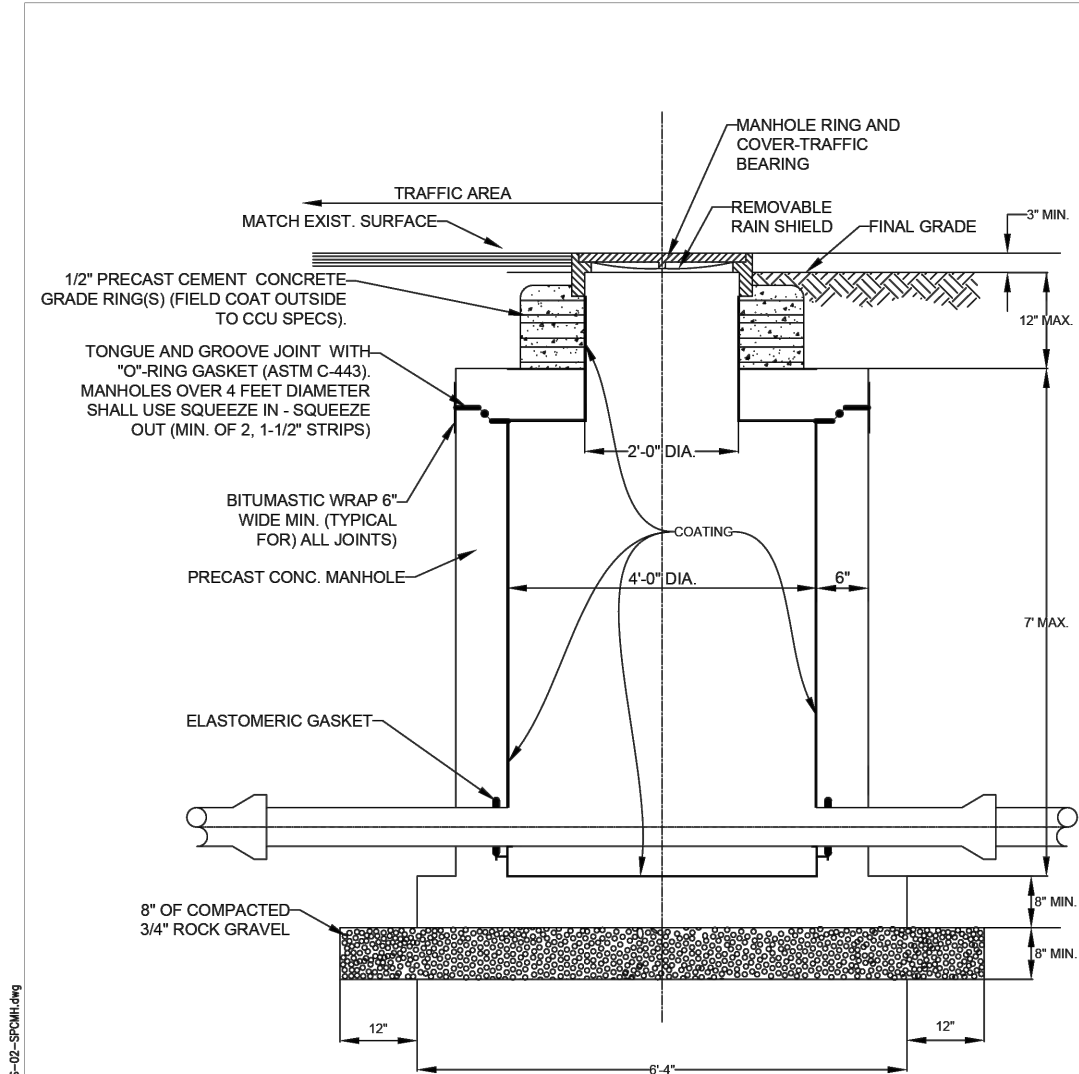
DATE: 3/1/2003	STANDARD PRECAST MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	PAGE No. GS-01 NUMBER: GS-01-PCMH
APPROVED BY: BRB		

- NOTES:
1. PROVIDE 1% SLOPE THROUGH MANHOLE.
 2. THE INVERT ELEVATION OF GRAVITY PIPES ENTERING THE MANHOLE WITH SMALLER DIAMETERS THAN THE OUTLET PIPE SHALL BE DETERMINED USING THE TEN STATE STANDARDS 0.8 RULE.



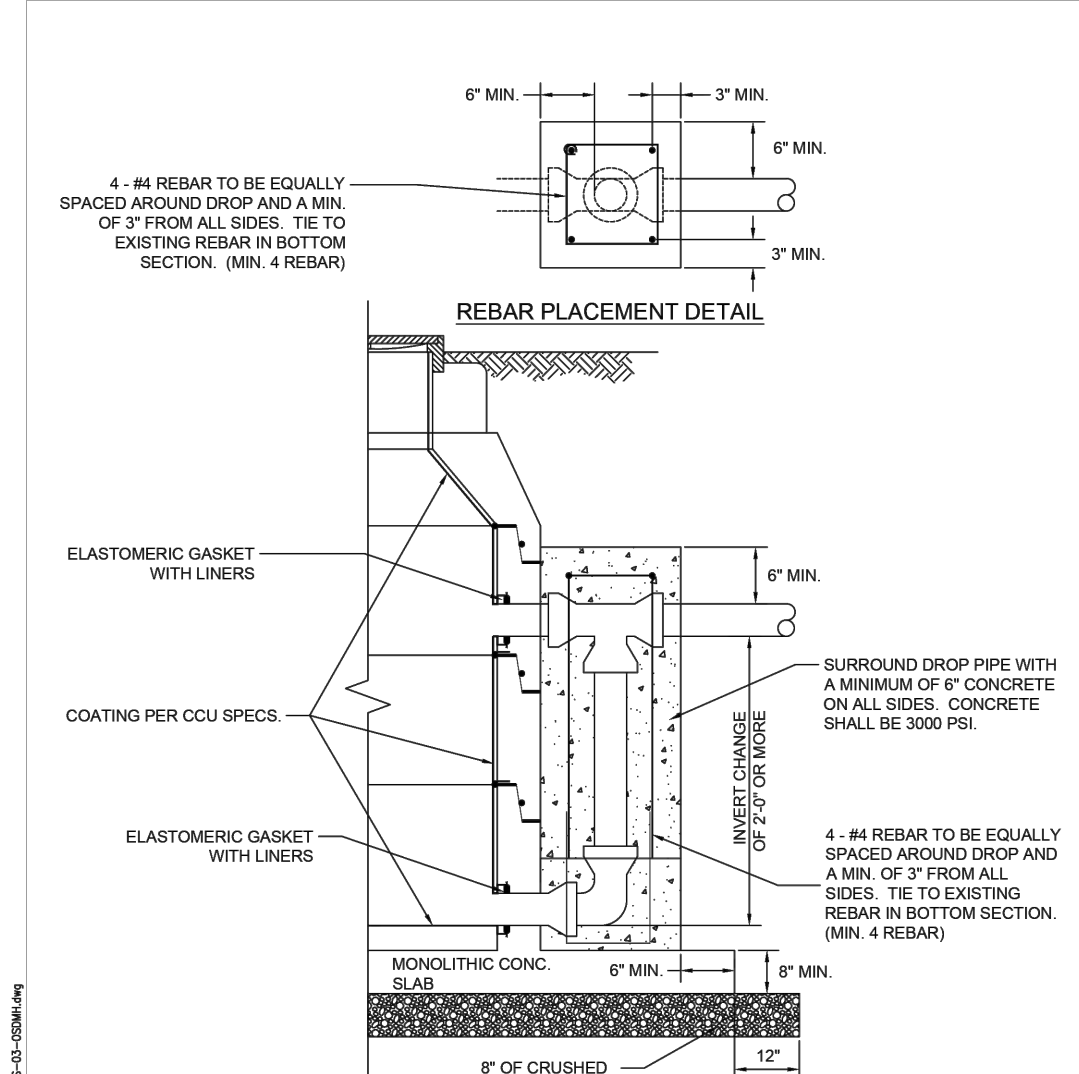
DATE: 03/1/2003	SHALLOW PRECAST MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	GS-02 ID: GS-02-0PCMH.dwg
APPROVED BY: BRB		

- NOTE:
1. PROVIDE 1% SLOPE THROUGH MANHOLE.
 2. THE INVERT ELEVATION OF GRAVITY PIPES ENTERING THE MANHOLE WITH SMALLER DIAMETERS THAN THE OUTLET PIPE SHALL BE DETERMINED USING THE TEN STATE STANDARDS 0.8 RULE.



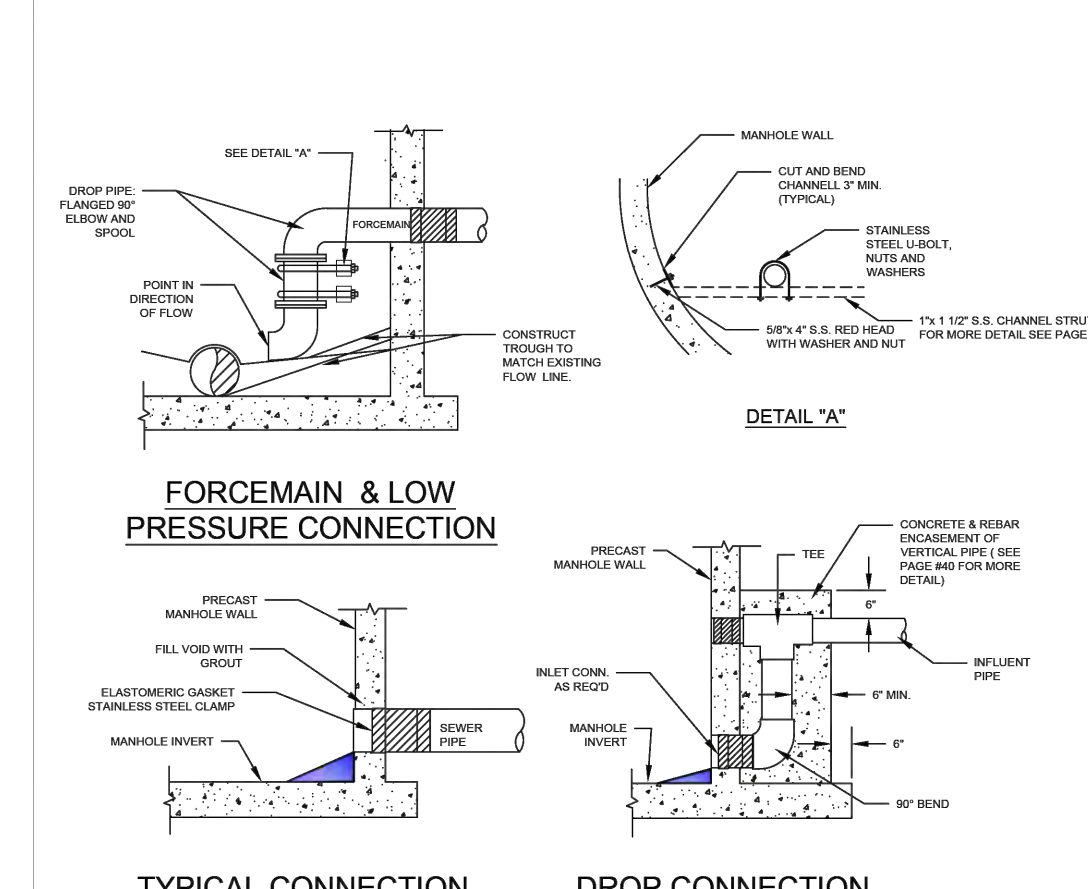
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APPROVED BY: BRB		

- NOTE:
1. PROVIDE 1% SLOPE THROUGH MANHOLE.
 2. THE INVERT ELEVATION OF GRAVITY PIPES ENTERING THE MANHOLE WITH SMALLER DIAMETERS THAN THE OUTLET PIPE SHALL BE DETERMINED USING THE TEN STATE STANDARDS 0.8 RULE.



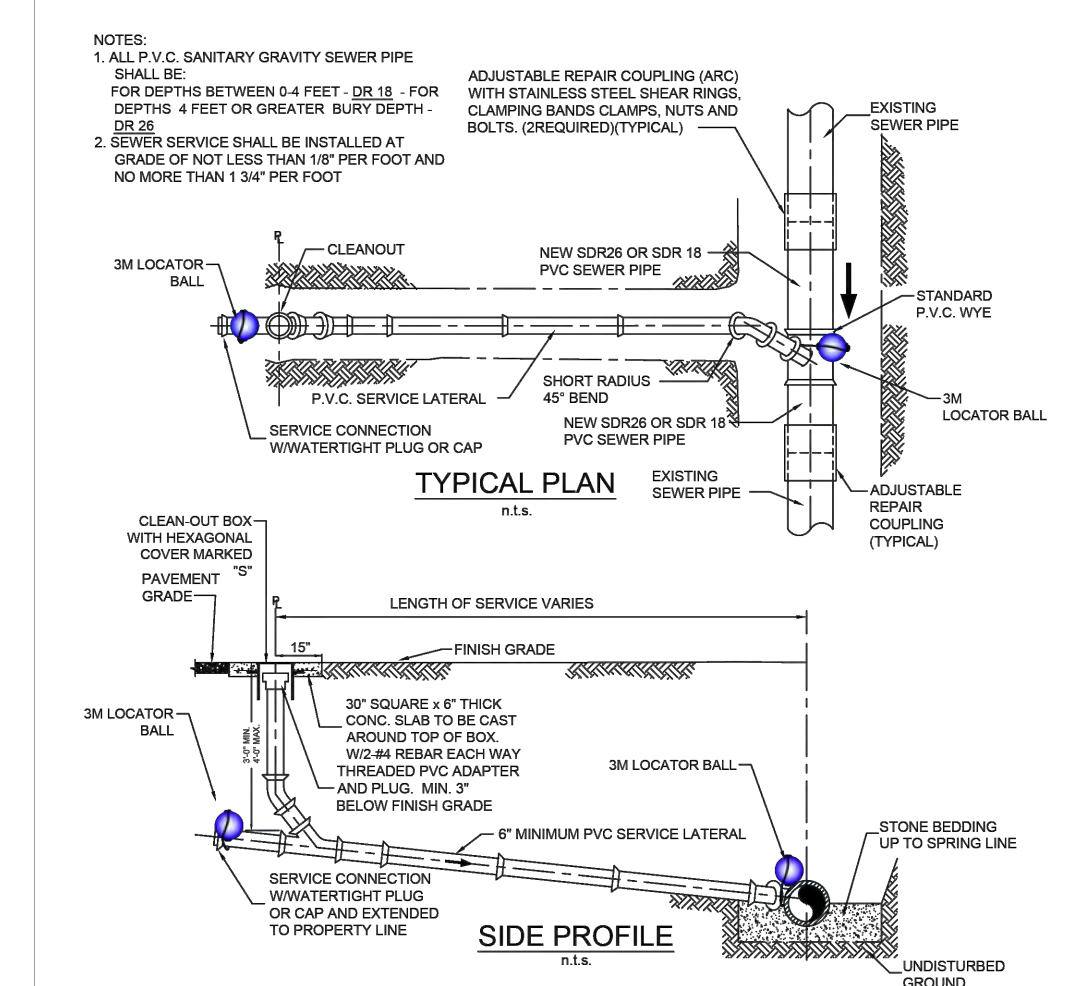
DATE: 03/1/2003	CONNECTIONS TO EXISTING MANHOLE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	GS-04 ID: GS-04-MHCON.dwg
APPROVED BY: BRB		

- NOTES:
1. PENETRATIONS TO EXISTING MANHOLES SHALL BE CORE BORED, AND ELASTOMERIC GASKET WITH STAINLESS STEEL PIPE CLAMP SHALL BE INSTALLED.
 2. DROP CONNECTION SHALL BE REQUIRED WHENEVER THE INVERT OF AN INFLUENT SEWER IS LOCATED TWO (2) OR MORE FEET ABOVE THE MAIN CHANNEL.
 3. DROP PIPE SHALL BE OF EQUAL SIZE AS THE INFLUENT SEWER. DROP PIPE SHALL BE PVC WITH STAINLESS STEEL FITTINGS. IF A TRANSITION TO OTHER TYPE OF PIPE, THE TRANSITION SHALL BE OUTSIDE OF MANHOLE.



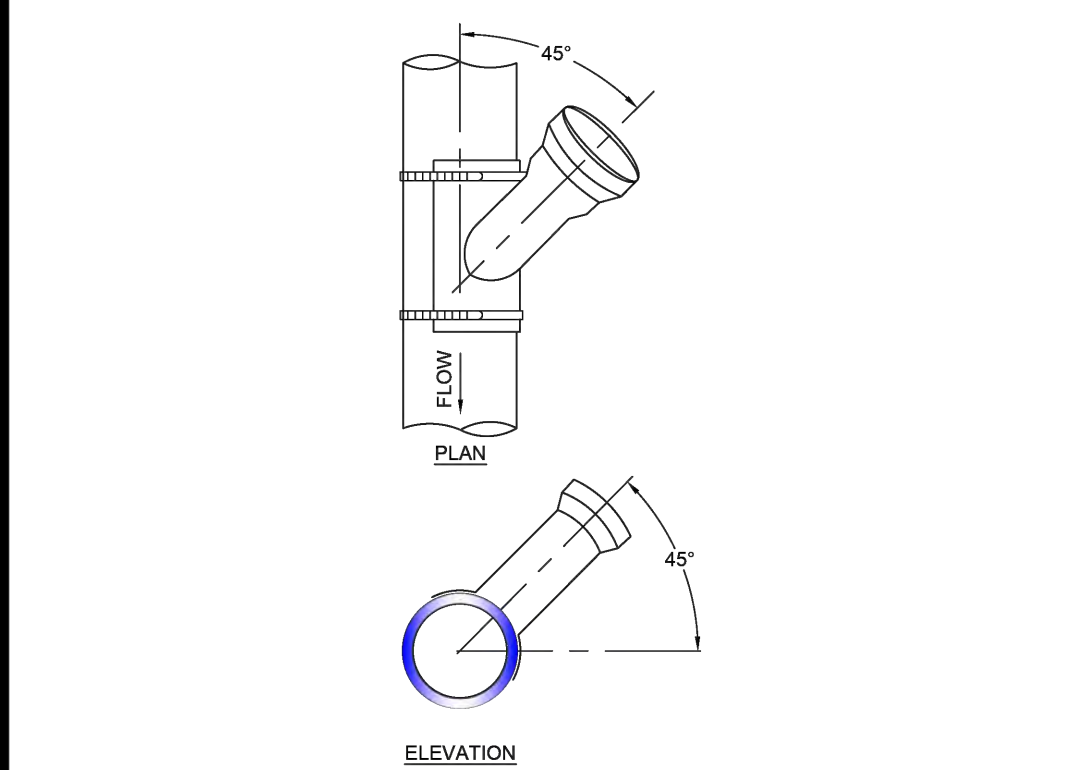
DATE: 03/1/2003	GRAVITY SEWER CUT-IN WYE & SERVICE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	GS-06 ID: GS-06-CWY.dwg
APPROVED BY: BRB		

- NOTES:
1. ALL P.V.C. SANITARY GRAVITY SEWER PIPE SHALL BE 18" SQUARE x 6" THICK CONCRETE SLAB TO BE CAST AROUND TOP OF BOX W/ 4# REBAR EACH WAY AND PLUG MIN. 2" BELOW FINISH GRADE.
 2. SEWER SERVICE SHALL BE INSTALLED AT GRADE OR NOT LESS THAN 18" PER FOOT AND NO MORE THAN 1 3/4" PER FOOT.

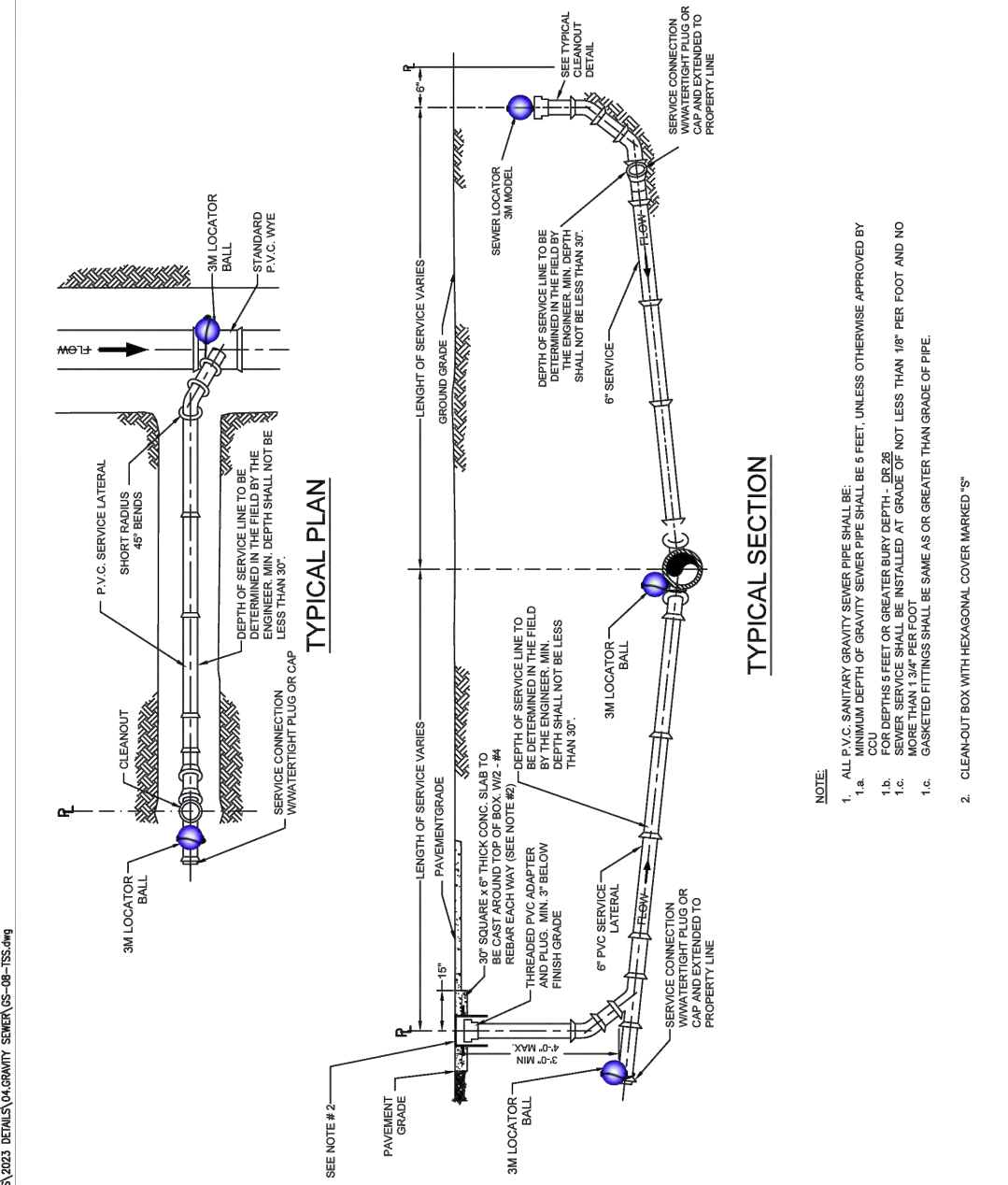


DATE: 03/1/2003	OPTIONAL GRAVITY SEWER WYE CUT-IN	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	GS-07 ID: GS-07-0OCW.dwg
APPROVED BY: BRB		

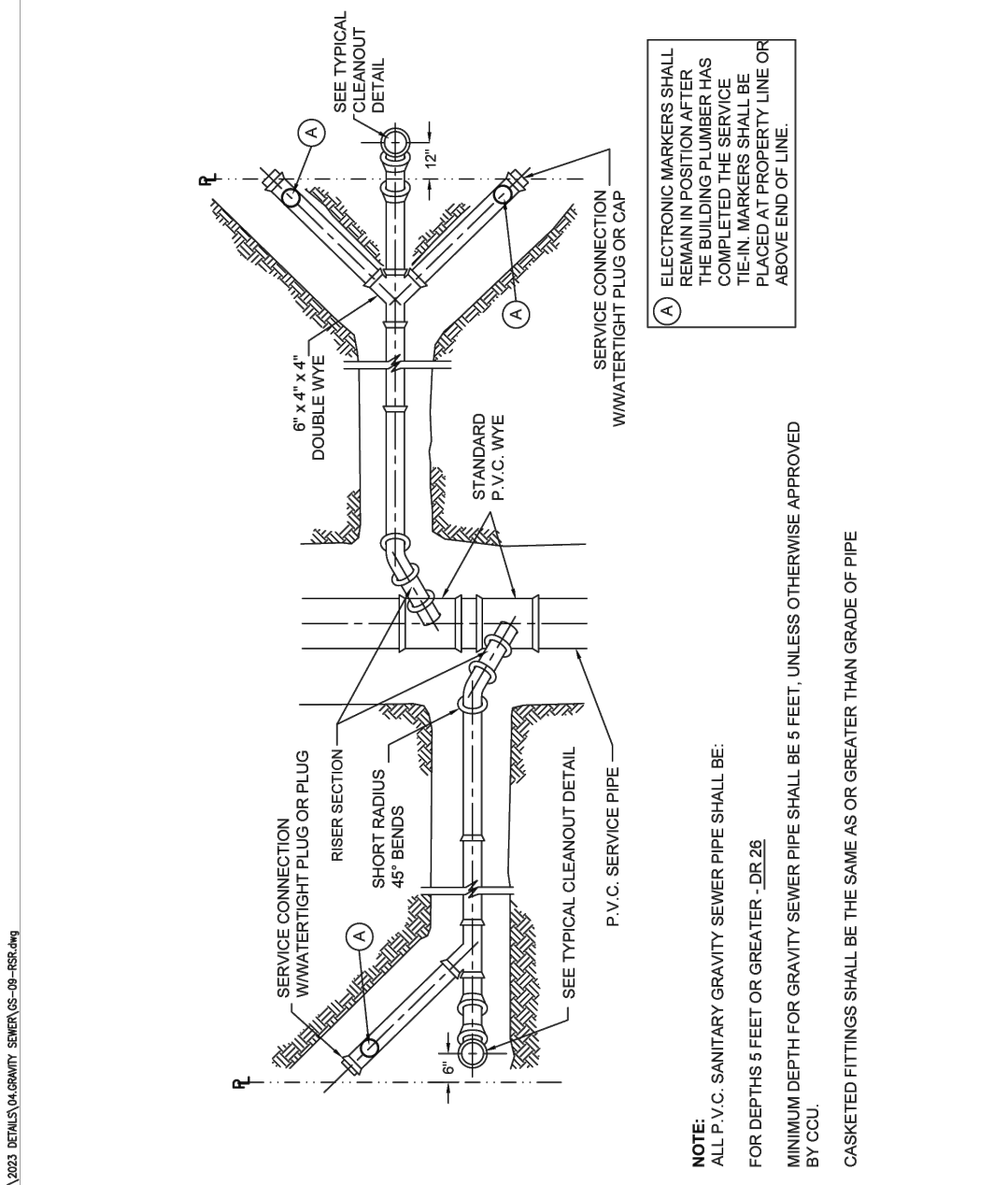
- NOTES:
1. CONNECTIONS TO EXISTING SEWER MAINS SHALL BE MADE BY CONTRACTOR IN ACCORDANCE WITH CHARLOTTE COUNTY UTILITIES SPECIFICATIONS.
 2. IN NO CASE SHALL CONNECTION BE MADE DIRECTLY ON TOP OF SEWER MAIN.
 3. NO MORE THAN ONE CUT IN WYE SHALL BE ALLOWED FOR EACH LENGTH OF SEWER MAIN.
 4. TAP SHALL BE MADE AT APPROXIMATELY CENTER OF JOINT LENGTH.
 5. THE HOLE FOR THE COLLAR WYE FITTING FOR A SEWER SADDLE SHALL BE MADE WITH A TAPPING MACHINE. THE HOLE SHALL BE CLEANLY MACHINED AND IF NECESSARY WORKED BY HAND WITH A RAAP OR SANDED TO ACCOMMODATE A TRUE AND NEAT OPENING FOR THE COLLAR WYE.
 6. THE COLLAR WYE SADDLE SHALL BE SECURED TO THE SEWER WITH APPROVED STAINLESS STEEL BANDS.
 7. ALL CRACKS, DIRT, EPOXY, MORTAR, AND CONCRETE SHALL BE KEPT OUT OF THE SADDLED SEWER. CLEANING AND SANDING OF THE SADDLED SEWER SHALL BE PERFORMED IF REQUIRED BY CCU.
 8. ANY DAMAGED PIPE SHALL BE REPAIRED OR REPLACED AS DIRECTED BY CCU.
 9. COLLAR WYE SADDLE OR CUT IN WYE TO BE USED WHEN LATERAL IS 4" OR 6" IN DIAMETER FOR 8" AND OVER. A STANDARD MANHOLE CONNECTION SHALL BE USED.
 10. MAIN LINE SHALL BE BROKEN OUT FOR SADDLE ONLY IN THE PRESENCE OF CCU PERSONAL.



DATE: 03/1/2003	TYPICAL SEWER SERVICE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	GS-08 ID: GS-08-TSS.dwg
APPROVED BY: BRB		

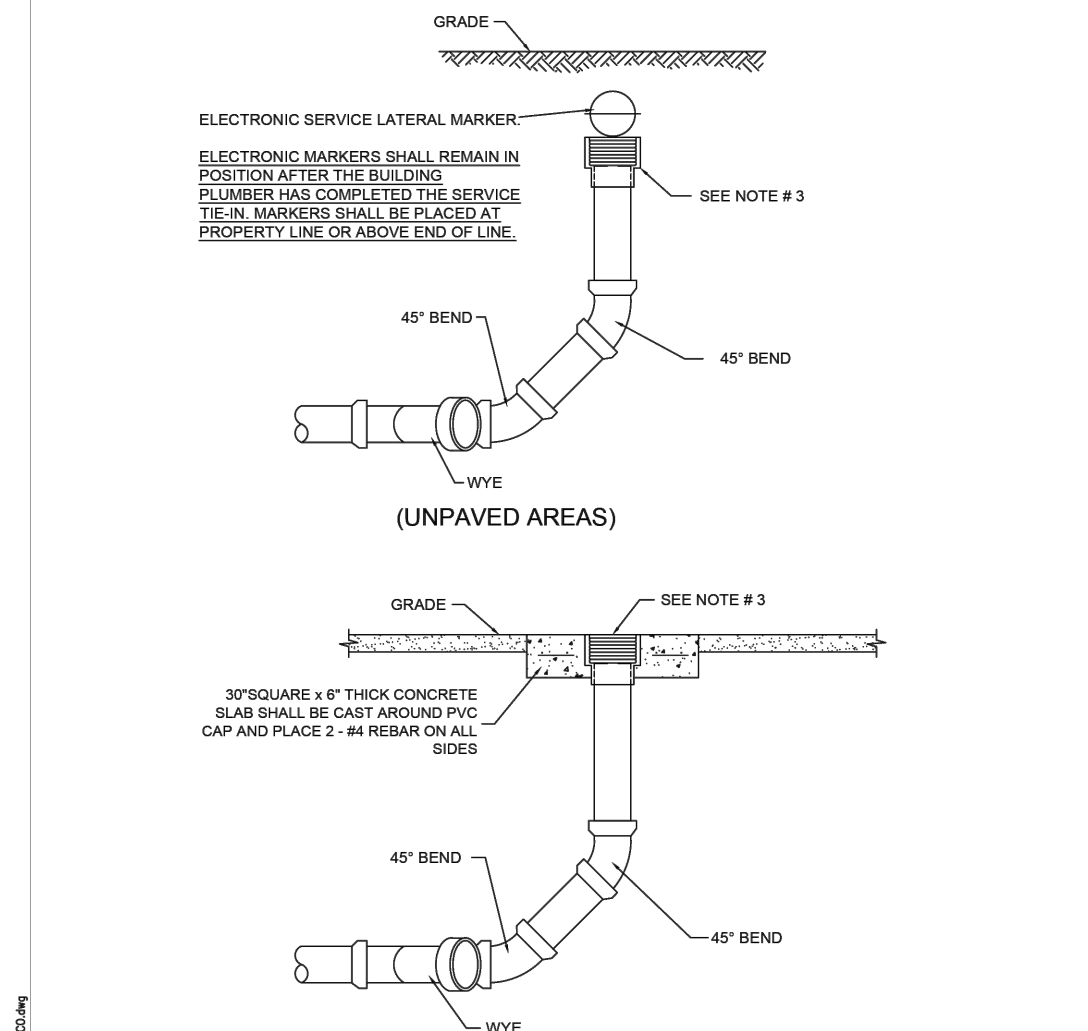


DATE: 03/1/2003	TYPICAL RESIDENTIAL SEWER SERVICE WITH RISER	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	GS-09 ID: GS-09-RSR.dwg
APPROVED BY: BRB		

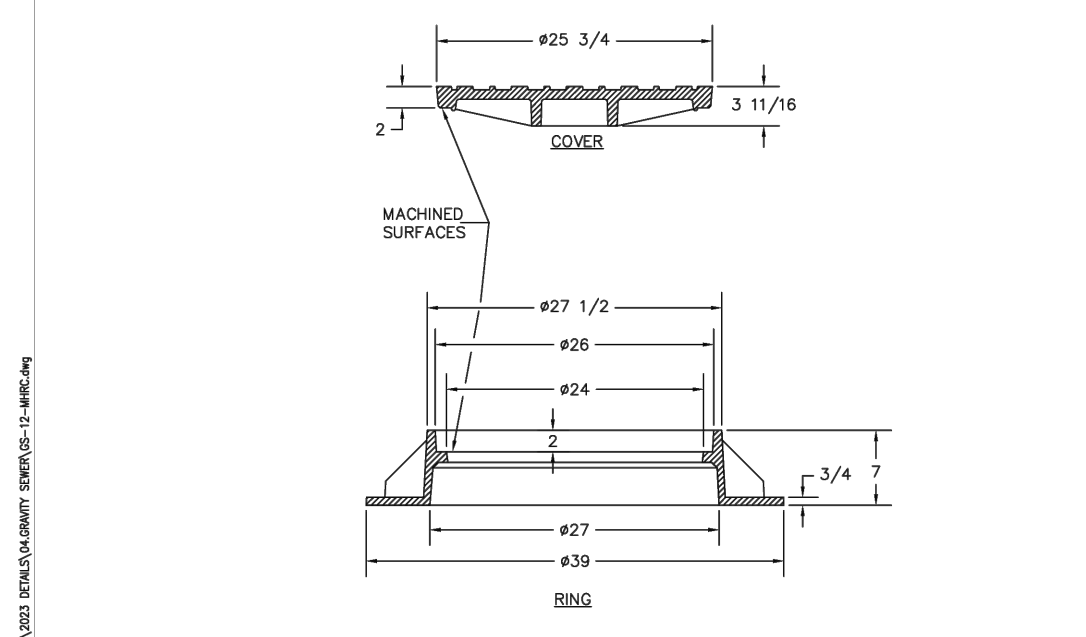


DATE: 03/1/2003	TYPICAL CLEANOUT DETAIL	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	GS-10 ID: GS-10-SCD.dwg
APPROVED BY: BRB		

- NOTES:
1. MINIMUM DEPTH OF GRAVITY SEWER PIPE SHALL BE 5 FEET, UNLESS OTHERWISE APPROVED BY CCU.
 2. ALL P.V.C. SANITARY GRAVITY SEWER PIPE SHALL BE 18" SQUARE x 6" THICK CONCRETE SLAB TO BE CAST AROUND TOP OF BOX W/ 4# REBAR ON ALL SIDES.
 3. 6" FITTINGS & PIPE FOR SEWER SERVICES.
 4. CLEAN-OUT BOX WITH HEXAGONAL COVER MARKED "S".



DATE: 03/1/2003	MANHOLE RING & COVER	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL
DRAWN BY: DCLD	CHARLOTTE COUNTY UTILITIES	GS-12 ID: GS-12-MHRC.dwg
APPROVED BY: BRB		

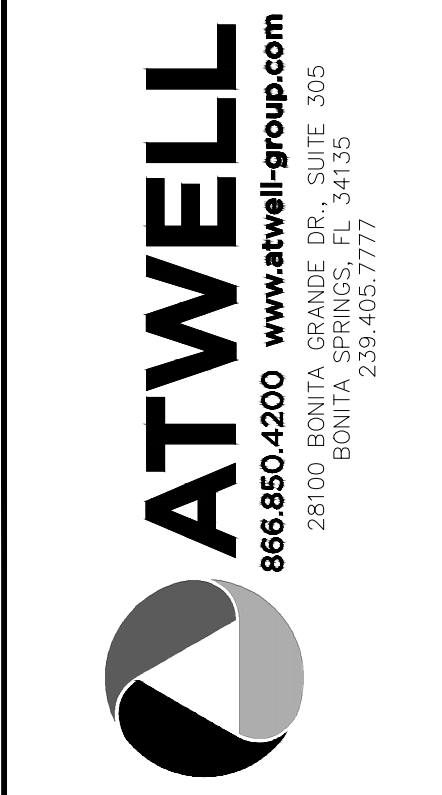


SITE RECORD DRAWINGS

STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

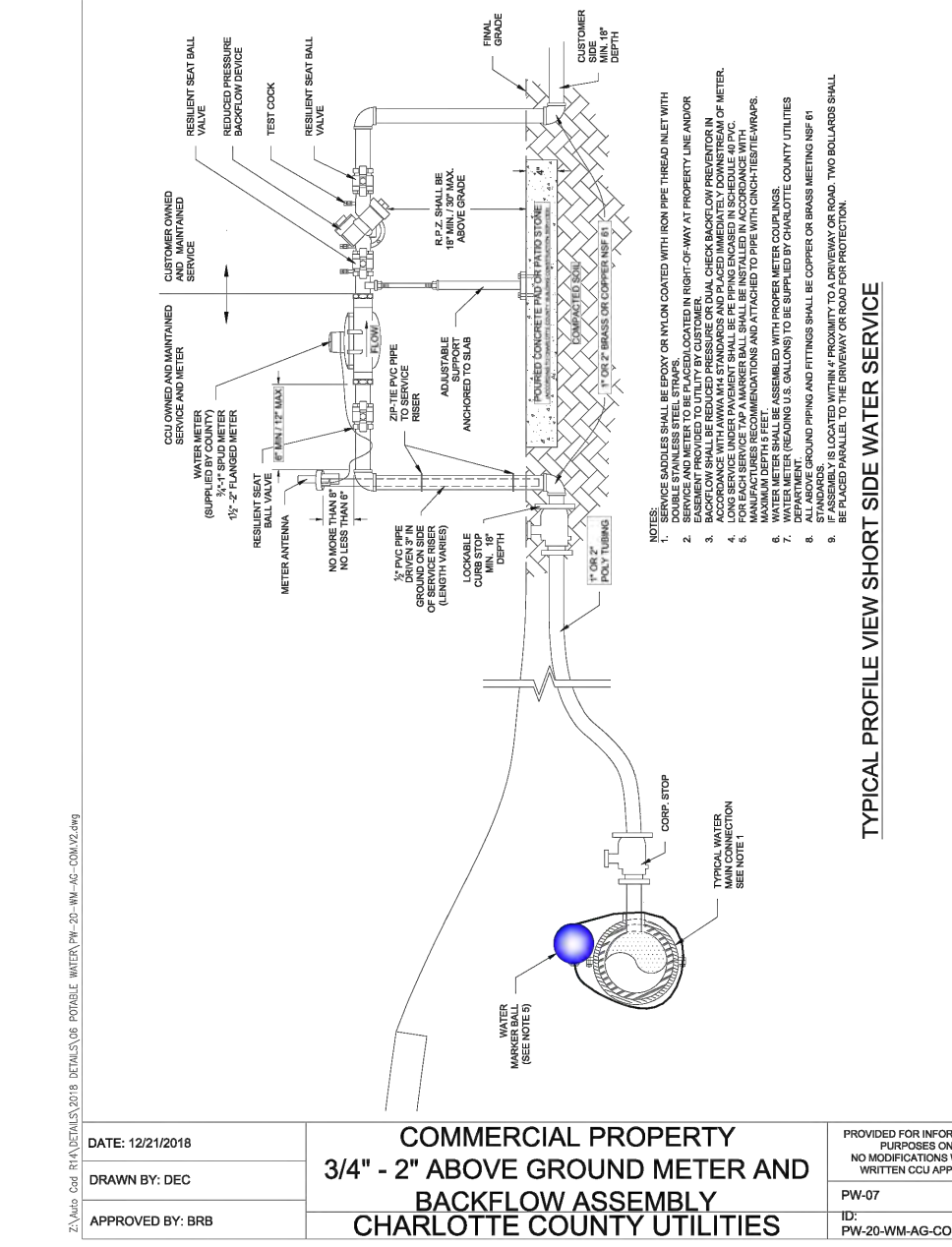
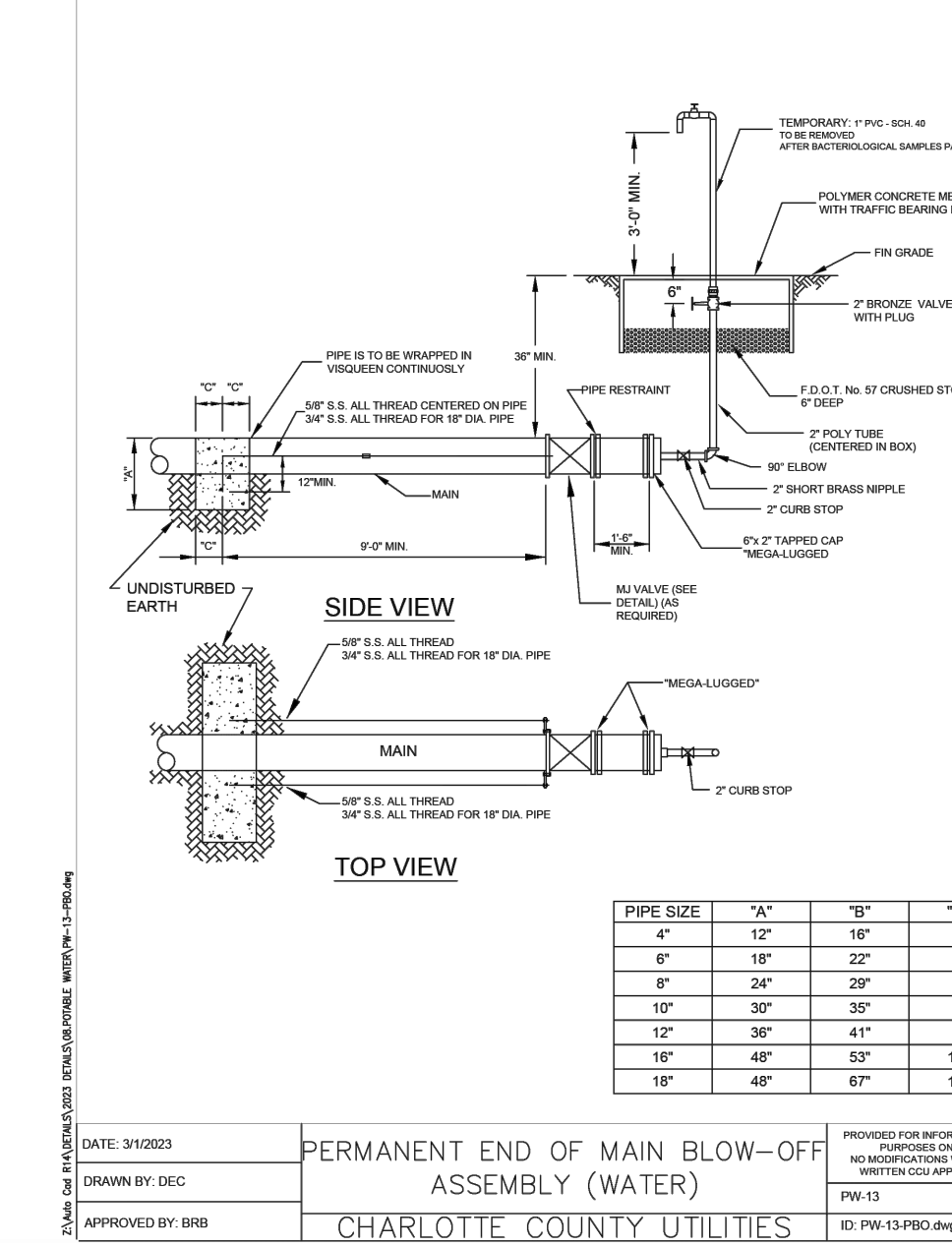
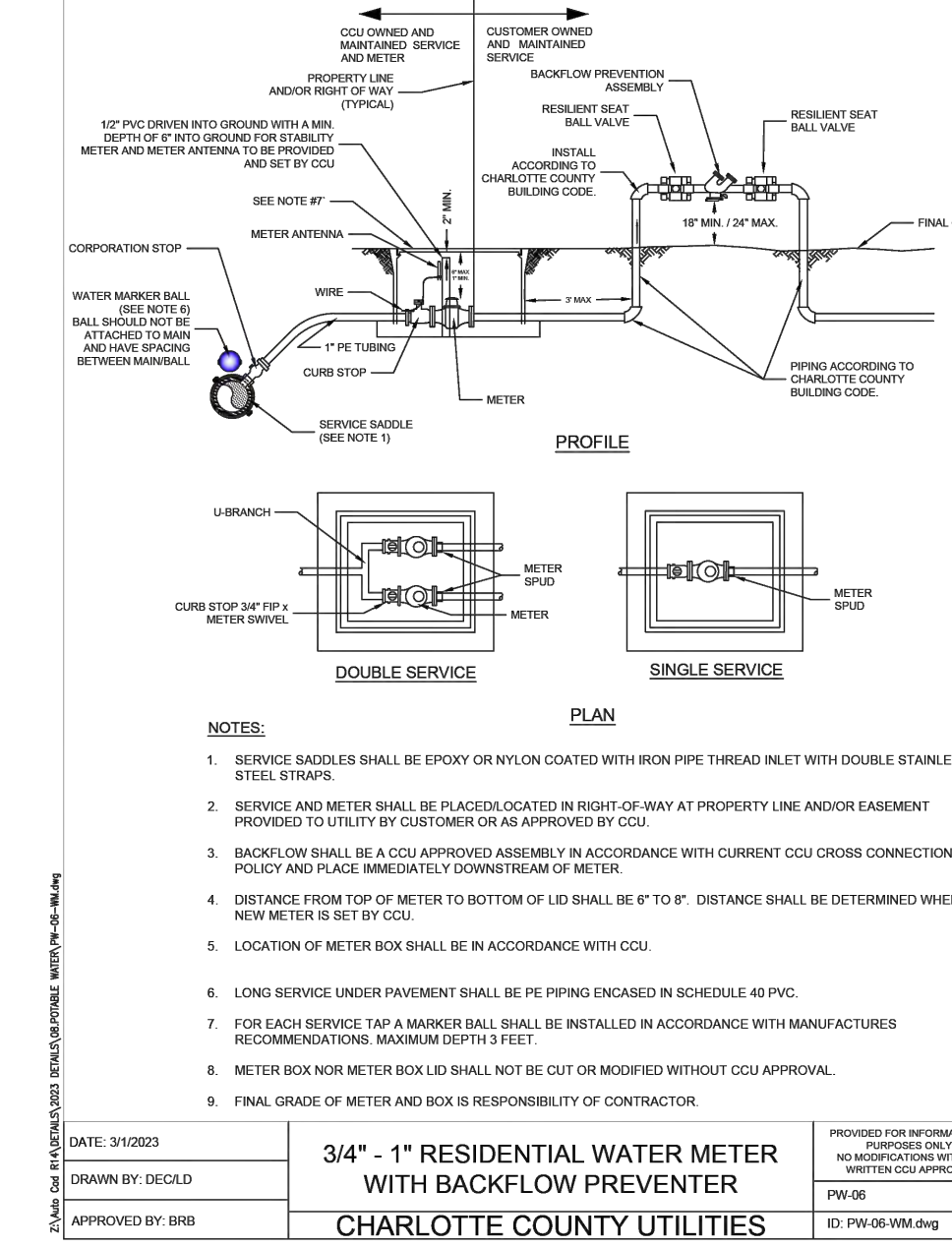
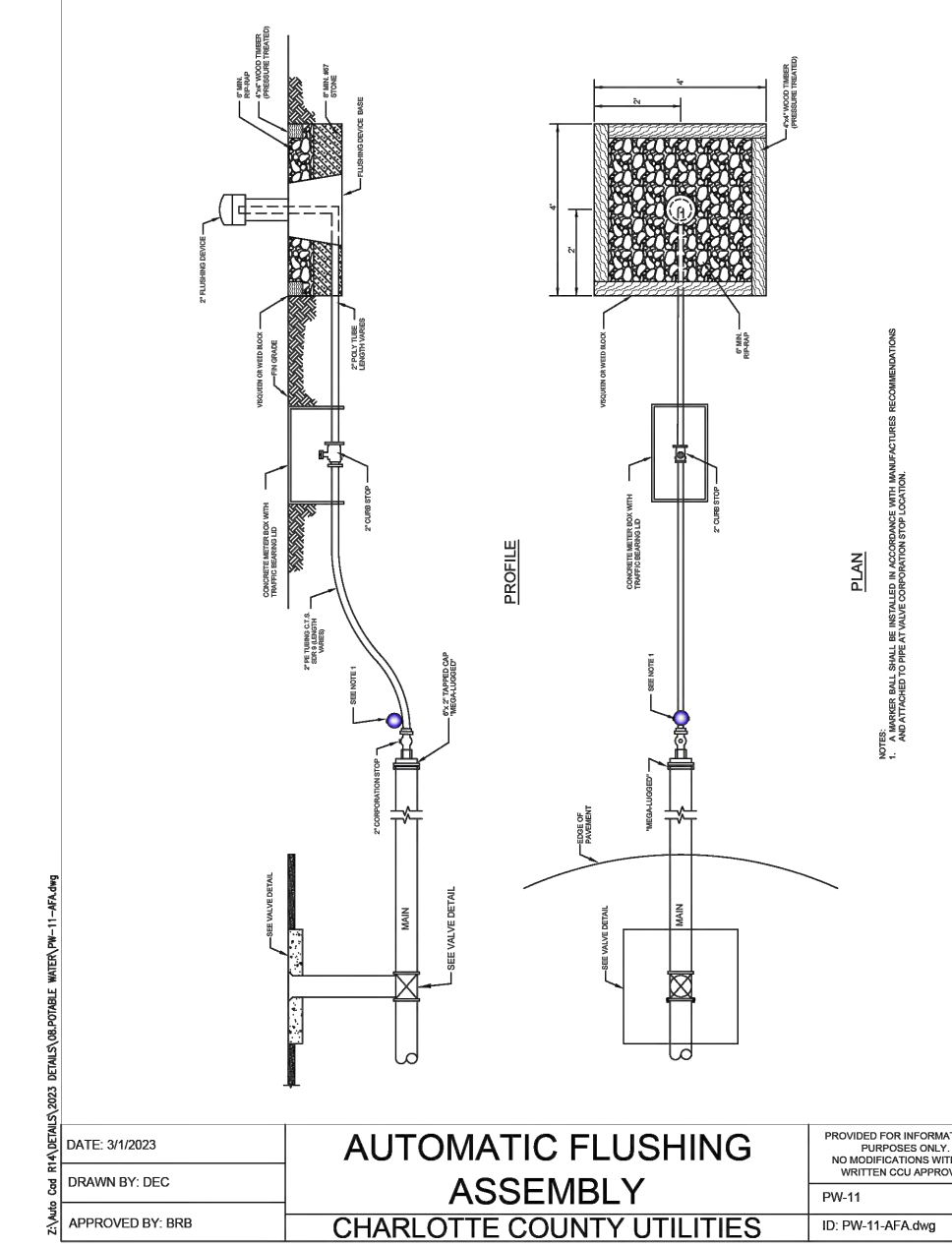
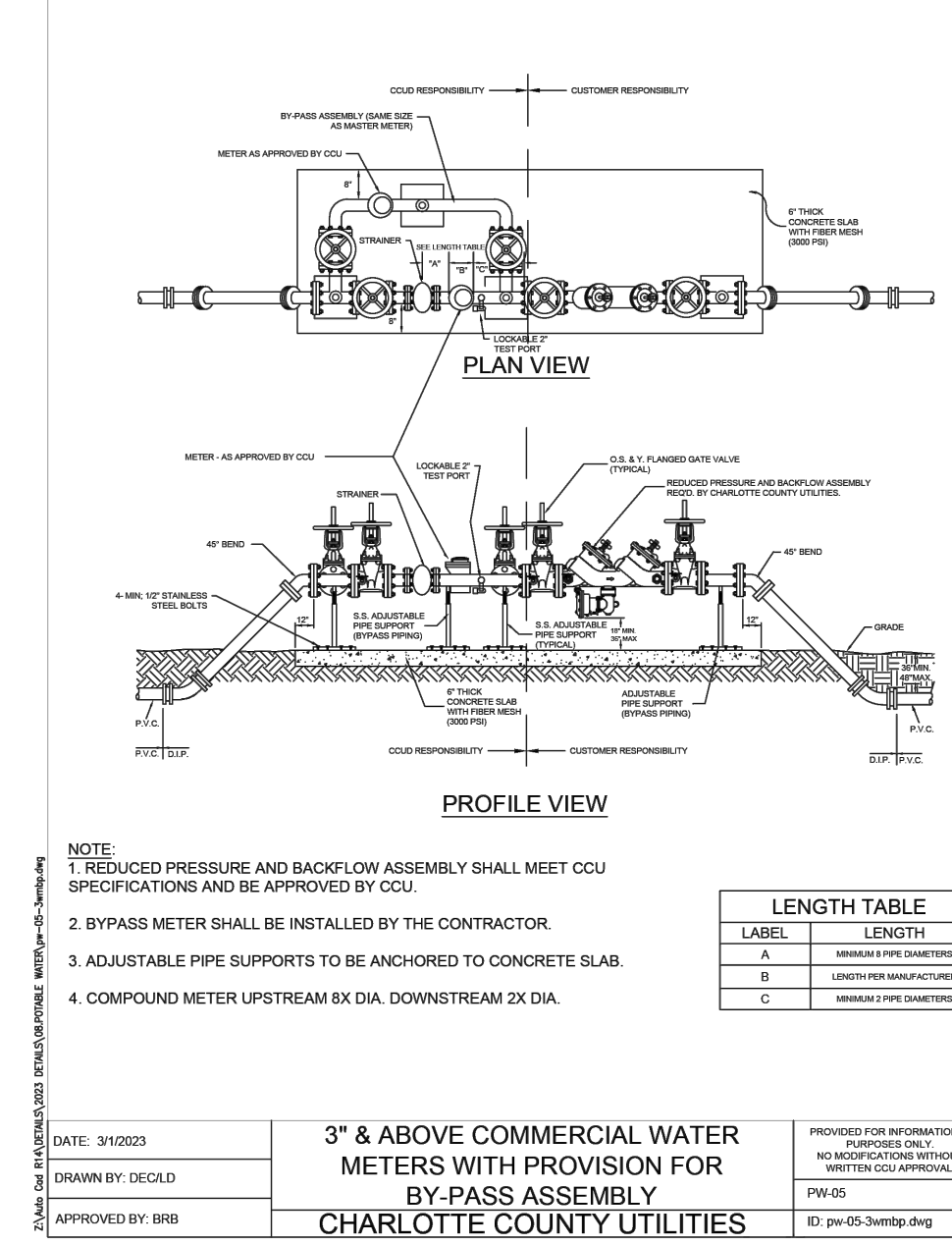
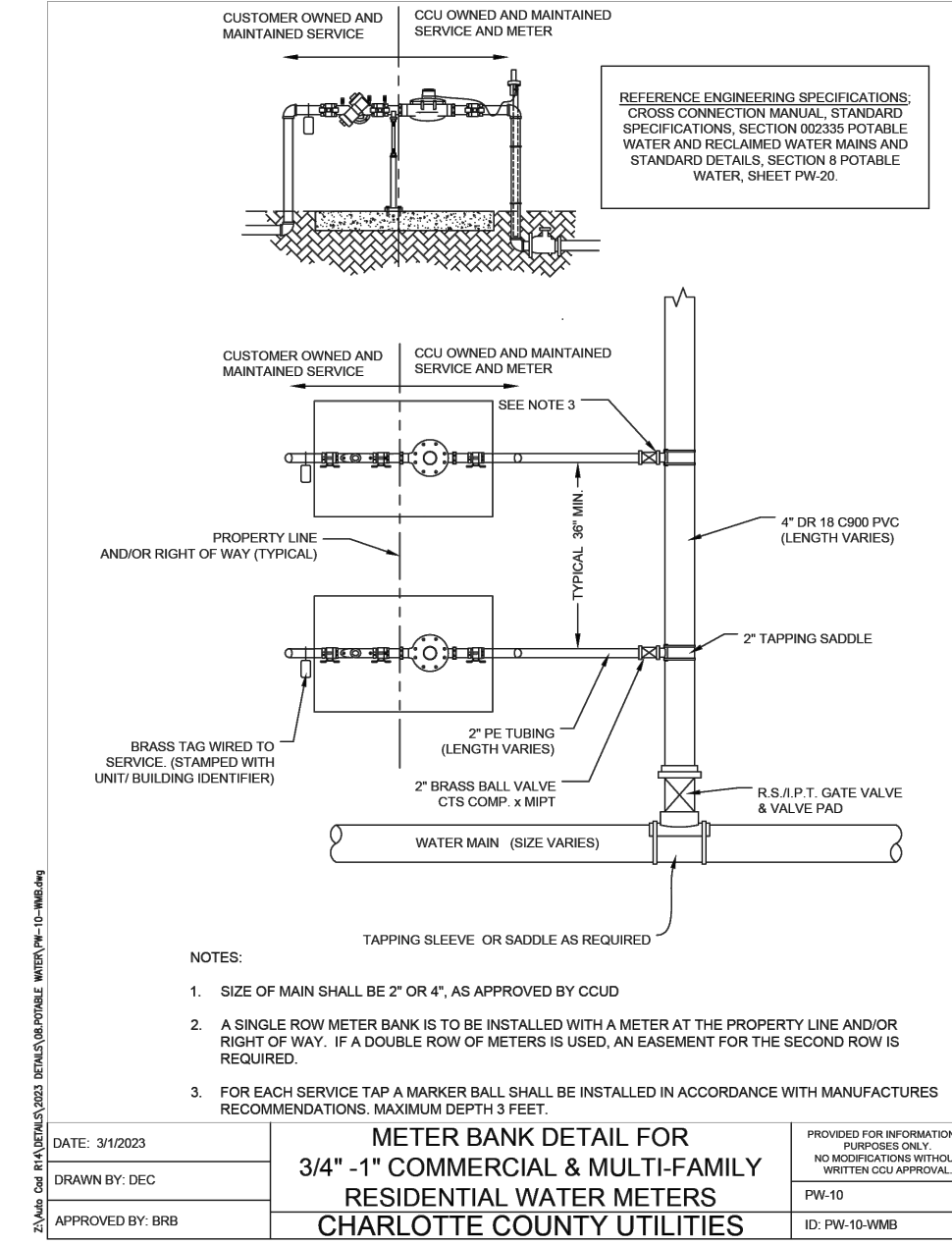
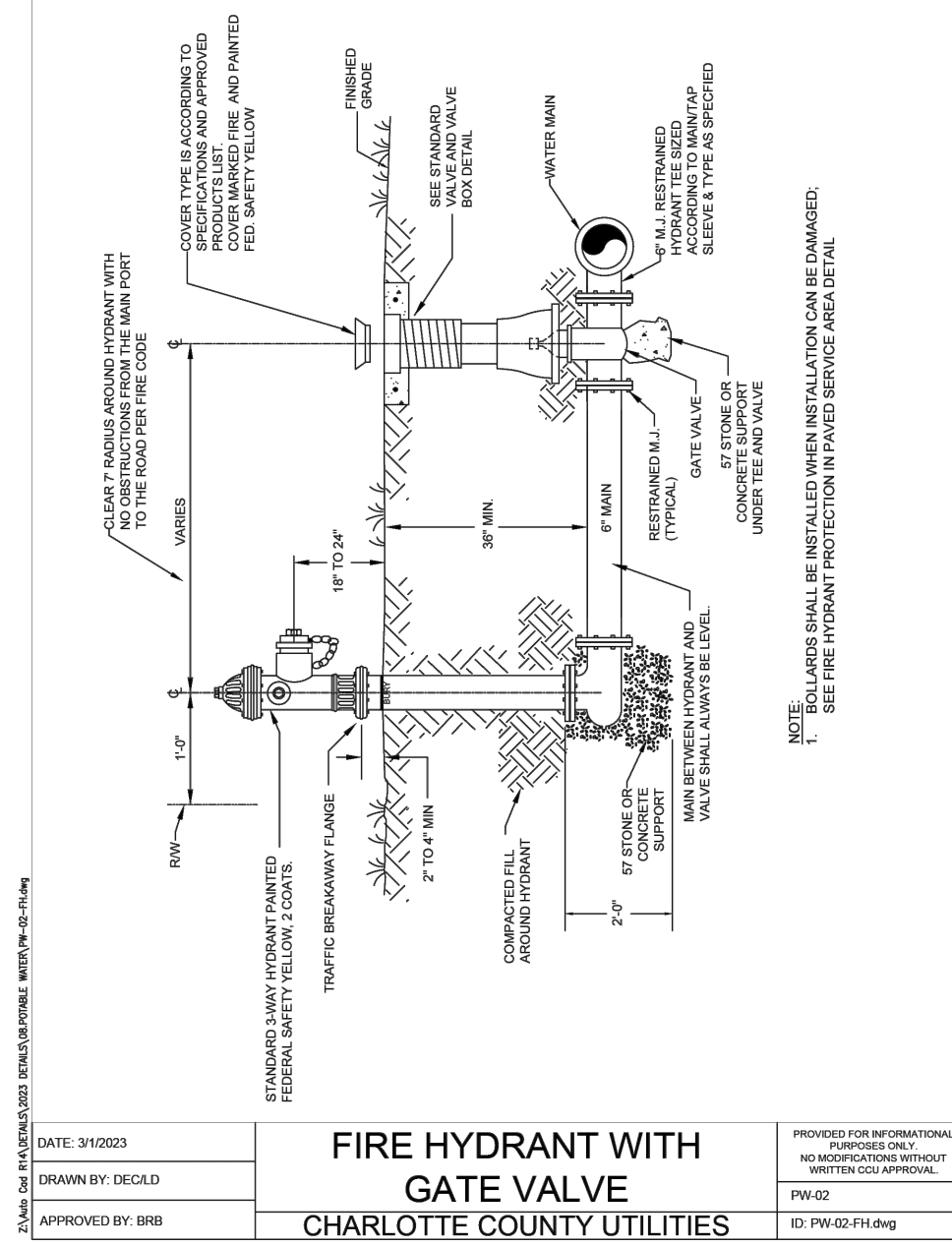
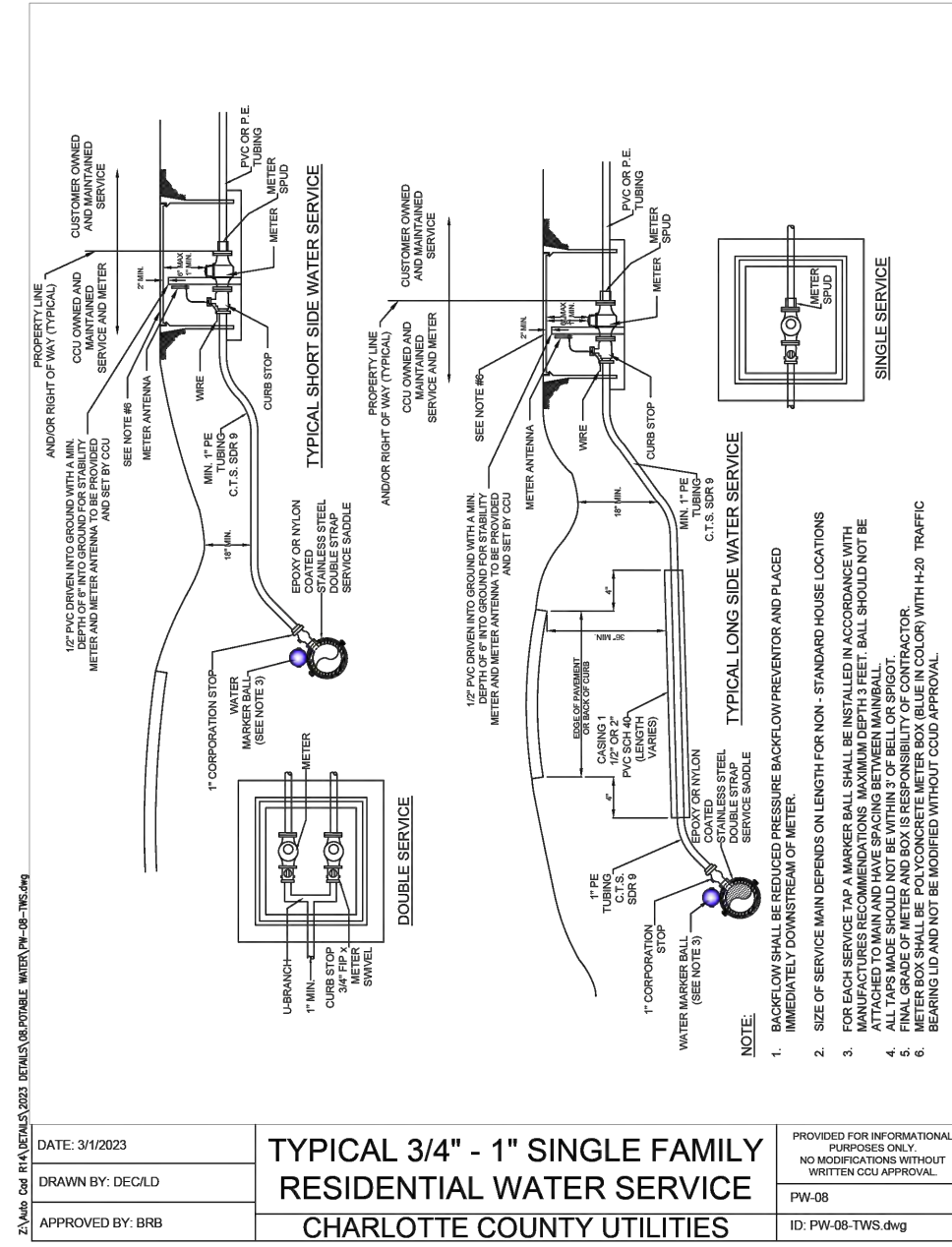
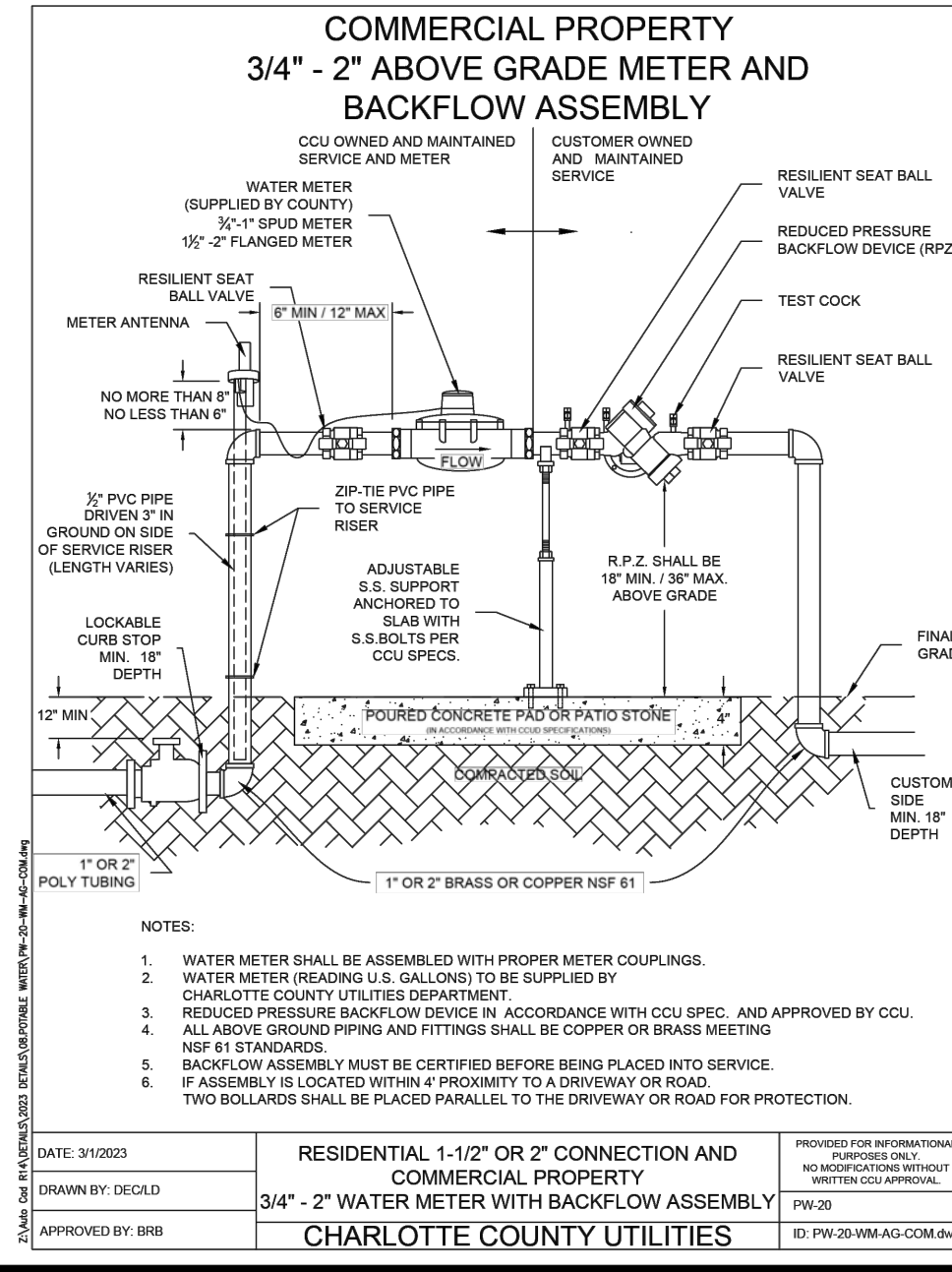
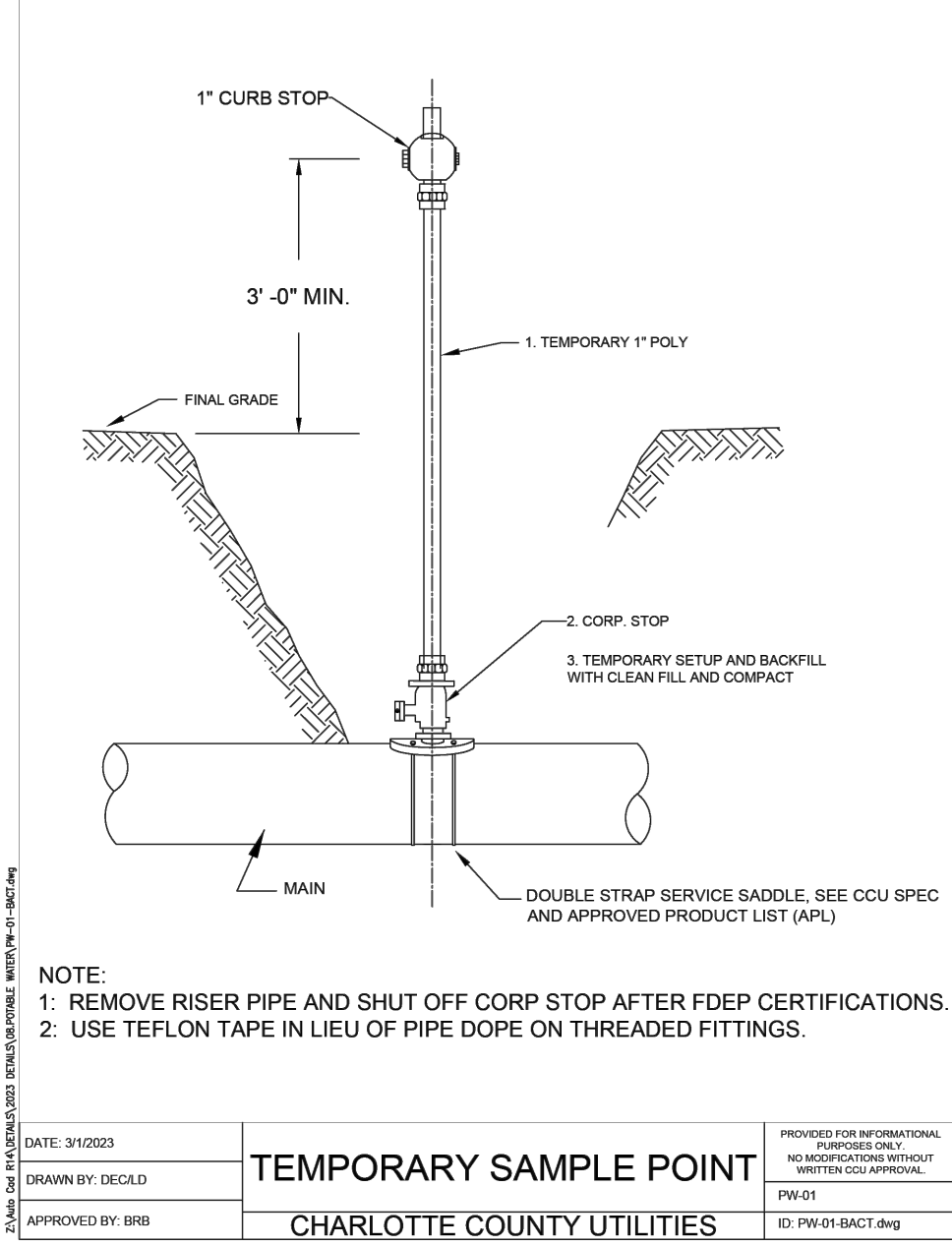
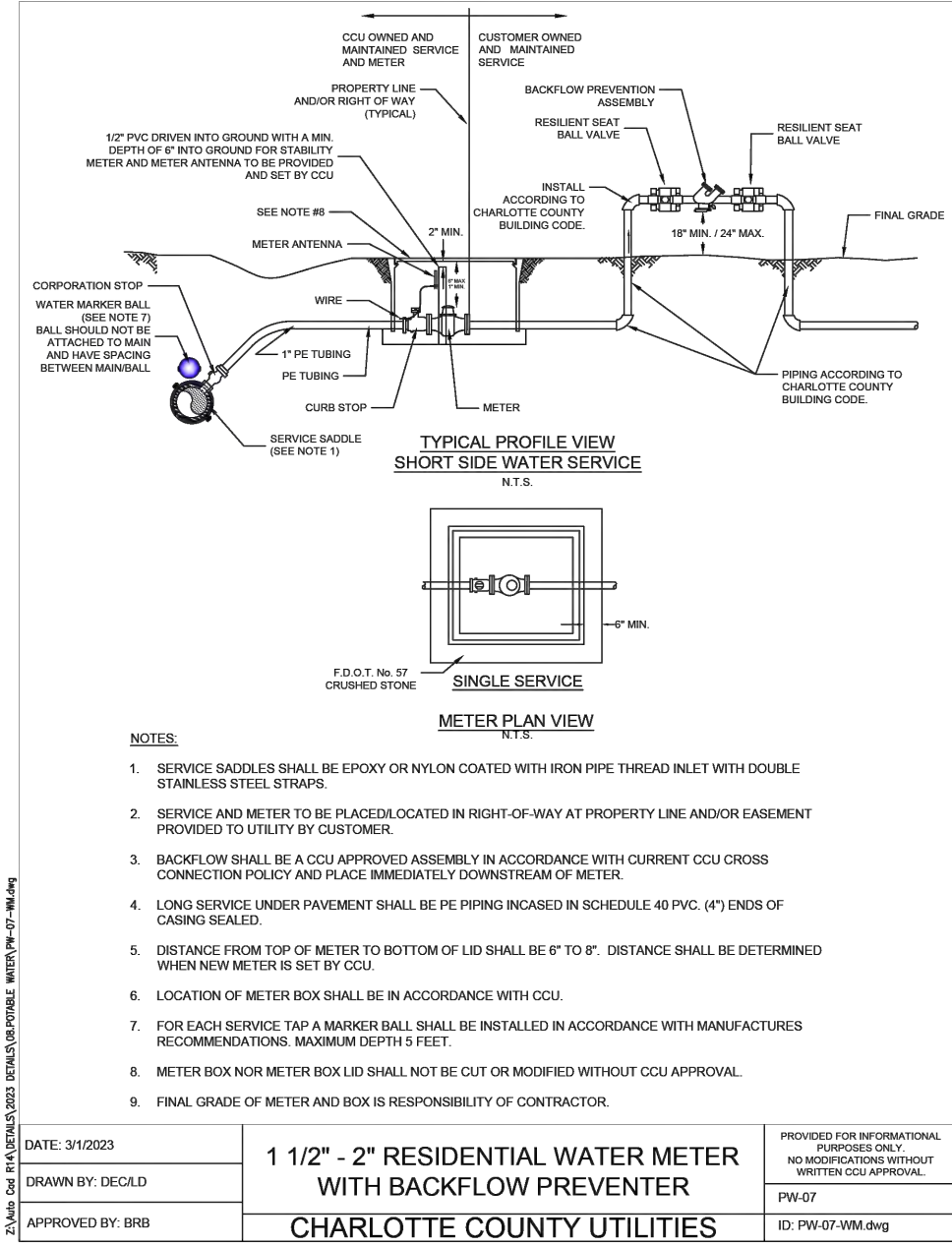
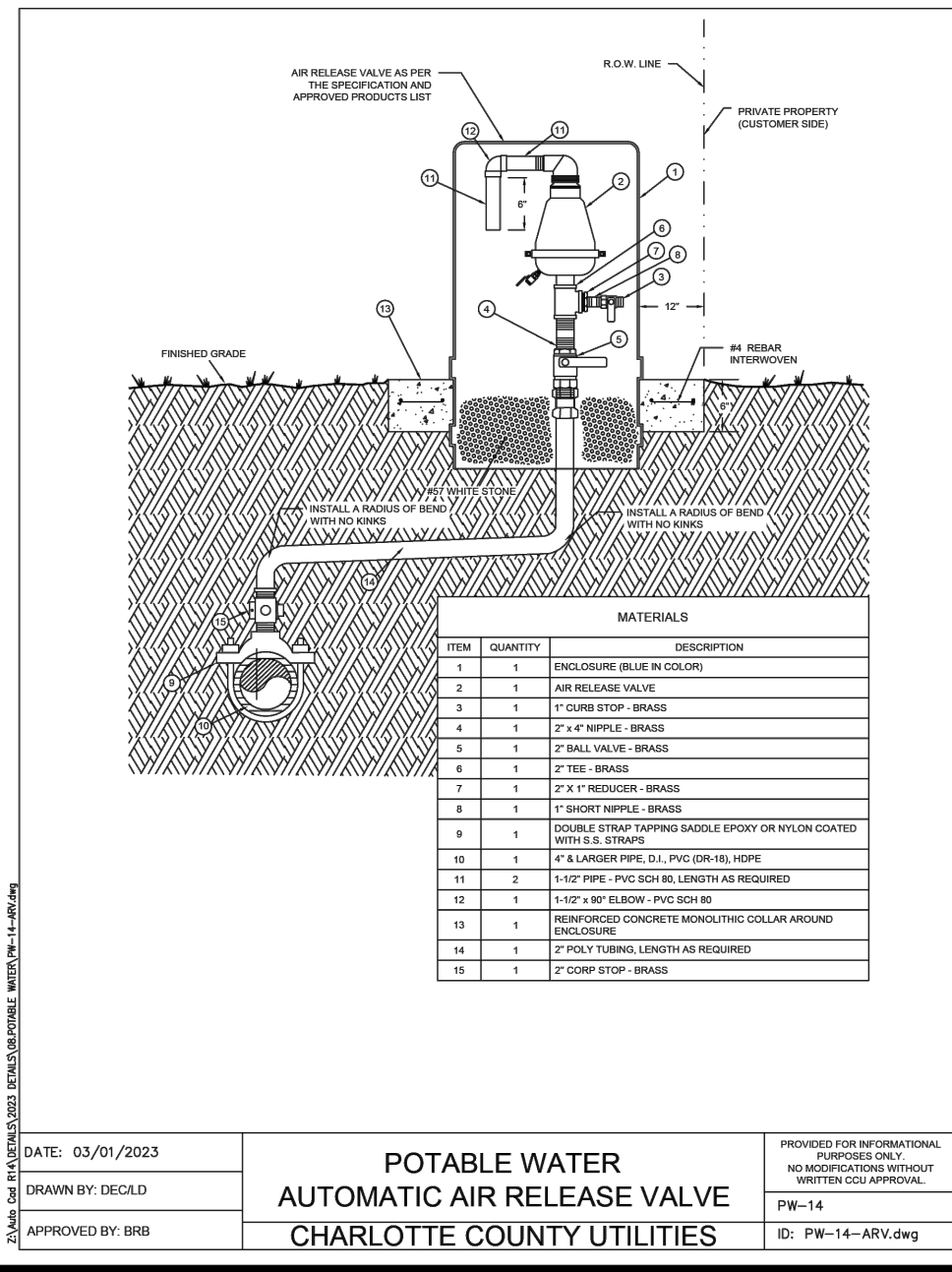
CCU SEWER DETAILS



NICHOLAS R. WALTERS, P.E.
FL LICENSE NO. 94363

CHARLOTTE COUNTY UTILITIES #22-1023	SET NUMBER: 1226-200-04
VERTICAL ELEVATIONS BASED ON: NAVD-88	SHEET: 11

B:\Project\1226-200\Bunt Show 2007\PH1 Plans & Permitting\Drawings\Exhibit\1226-200-04 18 & 19 Record Drawings\Sheet\12262000116.dwg
3/25/2020 10:41:56 AM



SITE RECORD DRAWINGS

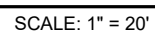
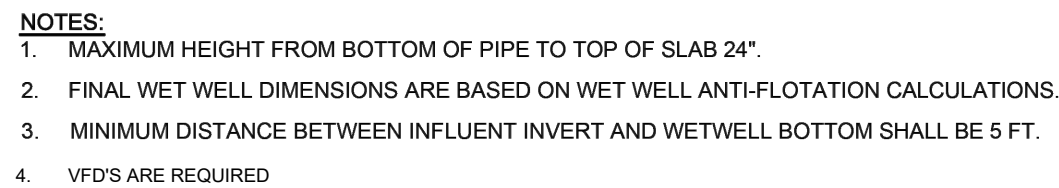
STARLING - PHASE 1

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

CCU WATER DETAILS



REVISED PER OWNER	DATE	DESCRIPTION
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PUMP STATION DESIGN DATA									
PS NO.	PS MODEL NO.	H.P.	IMPELLER DIA.	PHASE	UNITS / USE SERVED	AVERAGE DAILY FLOW	PEAK DESIGN FLOW	LATITUDE	LONGITUDE
1	NP 3153 MT 3~ 435	15	217 mm	3	776 SINGLE FAMILY RESIDENTIAL UNITS	178,705 GPD	714,820 GPD	NORTH 26° 49' 44"	WEST 82° 00' 44"

- | | | |
|------------------|--|---|
| DATE: 07-01-2016 | <h1 style="text-align: center;">PIPING PLAN & SECTION LEGEND TWO</h1> <h2 style="text-align: center;">LIFT STATION DETAIL</h2> <h3 style="text-align: center;">CHARLOTTE PIPING UTILITIES</h3> | PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
NO MODIFICATIONS WITHOUT WRITTEN CCU APPROVAL. |
| DRAWN BY: KBC | | LS-07 |
| APPROVED BY: MM | | ID: LS-06-07 Piping Legend.dwg |

Attachment 5
Letter of Substantial Completion



CONSULTING. ENGINEERING. CONSTRUCTION.

March 20, 2026

Charlotte County Community Development
18400 Murdock Cir, Port Charlotte
Port Charlotte, FL 33948

Subject: Starling – Phase 1

To Whom it May Concern:

Atwell has conducted an on-site inspection of the utility and site infrastructure and to the best of our knowledge and belief the potable water distribution, sanitary sewer collection systems, pavement, and landscaping for Starling Phase has been completed in substantial accordance with the enclosed plans, Atwell. Drawing File No. 1226-200, and specifications approved by Charlotte County Utilities Review Services.

Furthermore, to the best of our knowledge and belief the contractor has constructed the subject water and sewer facilities within the public right-of-way and/or dedicated easements.

If you have questions or require further information, please contact me at (239) 405-7777 or nwalters@atwell.com.

Sincerely,

ATWELL, LLC

Nicholas R. Walters, P.E.
Senior Project Manager

cc: Taylor Morrison of Florida, Inc.

Attachment 6
Potable Water Clearance

**FLORIDA DEPARTMENT OF
Environmental Protection**

Ron DeSantis
Governor

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

PW Clearance Electronic Submission

Potable Water PARTIAL Clearance

01/30/2025

Dear Dylan Erdek,

Clearance Type: PARTIAL

Construction Permit Number: 0288914-017-DSGP

Supplier PWS ID: 6080318

Project Name: STARLING - PHASE 1

Portion of Project to be Cleared: 3850 LF of 6" PVC WM 1320 LF of 8" PVC WM 770 LF of 12" PVC WM 6600 LF of 16" PVC WM 21 Fire Hydrants

Permittee: TAYLOR MORRISON OF FLORIDA INC

PWS Supplier: CHARLOTTE COUNTY UTILITIES / BURNT STORE

PWS Owner: CHARLOTTE COUNTY UTILITIES / BURNT STORE

Deviations (when applicable): N/A

This letter acknowledges receipt of the clearance request form and supporting information, dated 01/30/2025. The submitted information demonstrates the system extension has been constructed in accordance with the FDEP Permit Number above and related plans and materials and that satisfactory pressure and bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is clearing the system for service.

The portion of the project requested in this partial clearance application is authorized to be put into service. Please contact Gabriela Hasher at Gabriela.Hasher@FloridaDEP.gov with any questions.

Enclosures:

All Supporting documentation provided by the applicant can be found here:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/6080318/facility!search>

This link will not be available immediately. These documents will be available no later than 3 days from the date of issuance of this letter.

Attachments:

Community Public Drinking Water Systems

If you have any questions or comments regarding this PARTIAL clearance, please contact Jessica Douglas via e-mail at Jessica.Douglas@FloridaDEP.gov for further information.

Sincerely,
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



FLORIDA DEPARTMENT OF Environmental Protection

South District
2295 Victoria Ave., Suite 364
Fort Myers, FL 33901
SouthDistrict@FloridaDEP.gov

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

POTABLE WATER CLEARANCE – PARTIAL

December 8, 2025

Taylor Morrison of Florida, Inc.
Felipe Gonzalez, VP of Development
28100 Bonita Grande Dr. Suite #102
Bonita Springs, FL 34135
felgonzalez@taylormorrison.com

Clearance Type: Partial
County: Charlotte
Permit Number: 288914-017-DSGP/02
PWS ID: 6080318
PWS Name: Burnt Store Water Treatment Plant
Project Name: Starling Phase 1B & 1E

Dear Felipe Gonzalez,

This letter acknowledges receipt of the certification, dated December 1, 2025, for the subject watermain extensions. The submitted information demonstrates the system has been constructed in accordance with the DEP Permit Number above and related plans and materials for the partial work described below and that satisfactory pressure and bacteriological tests were conducted in accordance with the AWWA standards. Based on the certification and satisfactory bacteriological results, the Department is partially clearing the system for service. Separate clearance is required for the remainder of the project.

Partial Clearance Limited To: Phase 1B & 1E

2728 LF of 6" PVC watermain
760 of 8" PVC watermain, and
563 LF of 12" watermain.

If you have any questions or comments regarding this partial clearance, please contact Gabriela Hasher at 239-344-5692 or at Gabriela.Hasher@FloridaDEP.gov

Taylor Morrison of Florida, Inc.

December 8, 2025

Page 2 of 2

Sincerely,

A handwritten signature in blue ink that reads "Jessica Douglas". The signature is written in a cursive, flowing style.

Jessica Douglas
Environmental Administrator

cc: Nicholas Walters, P.E., Atwell LLC, nwalters@atwell.com



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

March 1, 2023

Taylor Morrison of Florida, Inc.
Keith Norton Vice President
28100 Bonita Grande Dr., Suite #102
Bonita Springs, FL 34135
bkininmonth@taylormorrison.com

Notice of Acceptance to Use a General Permit
Charlotte County
Permit Number: 288914-017-DSGP
Project: Starling – Phase 1
Connected To: 6080318

Dear Mr. Norton,

This letter acknowledges receipt of your Notice of Intent to Use a General Permit for Construction of Water Main Extensions for Public Water Systems, pursuant to Rule 62-555.405, Florida Administrative Code, received on February 17, 2023 (Notice). The proposed project includes: 213 LF of 6-inch PVC DR14 watermain extension, 308 LF of 8-inch PVC DR14 watermain extension, 155 LF of 12-inch PVC DR14 watermain extension, 294 LF of 16-inch PVC DR14 watermain extension, 8305 LF of 6-inch PVC DR18 watermain extension, 3496 LF of 8-inch PVC DR18 watermain extension, 1137 LF of 12-inch PVC DR18 watermain extension, and 6100 LF of 16-inch PVC DR18 watermain extension.

The Department does not object to your use of such a General Permit. The construction activities shall conform to the description contained in your Notice and any deviation may result in enforcement action. You have 5 years to perform the work described in your notice under this General Permit.

Please be advised that you are required to abide by the general requirements for general permits, as specified in [Rule 62-4.540](#), Florida Administrative Code, and the specific requirements of this general permit, as specified in [Rule 62-555.405](#), Florida Administrative Code. Additionally, you must abide by the applicable rules of [Chapters 62-4](#), [62-550](#), and [62-555](#), Florida Administrative Code.

Upon completion of construction of the project, and before placing the facilities into operation for any purpose other than disinfection, testing for leaks or testing equipment operation, you shall submit [Form 62-555.900\(9\)](#), Florida Administrative Code, to the Department using the contact information provided in the letterhead address. Additional information regarding the steps necessary to place the project into operation are attached for your convenience. **The system shall not be placed into service until the Department clears the project for use.**

Should you have any questions, please contact Brian Eastham by telephone at (239) 344-5616 or by email at Brian.Eastham@FloridaDEP.gov.

Sincerely,

A handwritten signature in blue ink that reads "Nolin Moon". The signature is written in a cursive style with a horizontal line underneath the name.

Nolin Moon
Environmental Administrator

Attachments:

Clearance Requirements

Cc:

E. Dave Watson, P.E., Charlotte County Utilities, dave.watson@charlottecountyfl.gov

Jacquelyn M. Larocque, P.E., Atwell, LLC, jlarcque@atwell-group.com

CLEARANCE REQUIREMENTS

Requirements for clearance upon completion of projects are as follows:

1) Clearance Form

Submission of a fully completed Department of Environmental Protection (DEP) Form [62-555.900\(9\)](#), *Certification of Construction Completion and Request for Clearance to Place Permitted PWS Components into Operation* to SD_newapps@dep.state.fl.us.

2) Record Drawings, if deviations were made

Submission of the portion of record drawings showing deviations from the DEP construction permit, including preliminary design report or drawings and specifications, if there are any deviations from said permit (Note that it is necessary to submit a copy of only the portion of record drawings showing deviations and not a complete set of record drawings.).

3) Bacteriological Results

Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken within sixty (60) days of completion of construction, from locations within the distribution system or water main extension to be cleared, in accordance with Rules [62-555.315\(6\)](#), [62-555.340](#), and [62-555.330](#), F.A.C. and American Water Works Association (AWWA) Standard C 651-92, as follows:

- Connection to an existing system
- The end point of the proposed addition
- Any water lines branching off a main extension
- Every 1,200 feet on straight runs of pipe
- Each location shall be sampled on two consecutive days, with sample points and chlorine residual readings clearly indicated on the report.
- A sketch or description of all bacteriological sampling locations must be provided.

4) Pressure Test Results

Copy of satisfactory pressure test results demonstrating compliance with AWWA Standard requirements.

If the project is placed into operation before obtaining clearance from the South District Office, the permittee may be subject to enforcement actions and possible penalties.

Please contact the Department of Environmental Protection, South District Office at (239) 344-5600 or by e-mail at SouthDistrict@dep.state.fl.us for more information.



PERMIT - INSPECTION JOB CARD

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE
FRONT OF THE PREMISES BEFORE WORK IS STARTED.

In consideration of the granting of this permit, it is agreed, in all respects, the work is to be performed and completed in accordance with the permitted plans and the applicable codes of Charlotte County, Florida. This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances, or rules and regulations or upon any change in the plans and specifications unauthorized by this department. This permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days of previous approved inspection. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process. **NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. To schedule an inspection, please call 941-743-1201 or 941-623-4048.

Permit No. **SWP-24-00086** Permit Type / Sub-Type : Land Development / Storm Water / NA

Job Address : **14100 burnt store road ,**

Section : 16 Township : 42 Range : 23 Folio # : 422316100061

Lot / Block : 0000 / 0000 Subdivision : STL

Owner Name :

Sub-contractor: License # :

GENERAL

Inspection Notification Options : Receive EMAIL and TEXT Receive-SMS : Yes
Receive-email : Yes Expiration Date : 10/18/2027

Type

Residential : UNCHECKED Commercial : UNCHECKED
Exemptions : UNCHECKED Subdivision : UNCHECKED

PERMIT INFO

Do you have a valid Water Management : Yes

PLAN ROOM ACKNOWLEDGEMENT

Upload Plans Acknowledgement : CHECKED

Description of Work On behalf of Taylor Morrison of Florida, Inc., we are submitting the enclosed Application for Modification to Storm

Date Issued : 10/30/2024 Issued By : Jason Thomas

INSPECTIONS

IVR #	Inspection Type	Inspector	Status	Date
	Final Inspection		Pending	

WARNING TO OWNER : YOUR FAILURE TO RECORD A NOTICE OF
COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR
IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN
FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY
BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. FS
713.135



Charlotte County Government
Community Development

PERMIT - INSPECTION JOB CARD

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE
FRONT OF THE PREMISES BEFORE WORK IS STARTED.

In consideration of the granting of this permit, it is agreed, in all respects, the work is to be performed and completed in accordance with the permitted plans and the applicable codes of Charlotte County, Florida. This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances, or rules and regulations or upon any change in the plans and specifications unauthorized by this department. This permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days of previous approved inspection. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process. **NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. To schedule an inspection, please call 941-743-1201 or 941-623-4048.

Permit No. **SWP-24-00086**

Permit Type / Sub-Type : Land Development / Storm Water / NA

NOTICE TO APPLICANT:

There is an outstanding balance on this permit of **\$0.00** in general fees and \$ 0.00 in Impact Fees. In addition, if this permit is for new residential units, a garbage fee may also apply and will be calculated when you schedule final inspections. Any inspection rejection fees will be added at the time the inspection is rejected. All fees are due to be paid prior to scheduling final inspections.

Fees, including Impact Fees, may be paid at any time up to the point that final inspections are scheduled. They do not need to be paid in one lump sum and can be spread out through the life of the permit if this is more convenient for the applicant.

Attachment 7
Public Works Department Approval

OPINION OF PROBABLE COST

Rev00

February 24, 2026

SUMMARY			
	Total	Reduction Amount (02-23-2026)	Balance Remaining
Wastewater	\$4,128,090.20	\$3,647,398.90	\$480,691.30
Potable Water	\$2,528,553.11	\$1,867,176.28	\$661,376.83
Reclaim	\$324,271.85	\$324,271.85	\$0.00
Earthwork	\$67,615.00	\$8,109.75	\$59,505.25
Paving	\$3,850,489.25	\$1,551,053.25	\$2,299,436.00
Drainage	\$3,275,037.00	\$1,932,008.00	\$1,343,029.00
Lighting	\$125,000.00	\$100,000.00	\$25,000.00
Landscape	\$170,000.00	\$100,000.00	\$70,000.00
Offsite	\$175,065.00	\$175,065.00	\$0.00
Total =	\$14,644,121.41	\$9,705,083.03	\$4,939,038.38
10% O&M	\$1,464,412.14	\$1,464,412.14	\$493,903.84
20% O&M	\$0.00	\$0.00	\$987,807.68
Total O&M	\$1,464,412.14	\$0.00	\$1,481,711.51
Grand Total =	\$16,108,533.55	\$11,169,495.17	\$6,420,749.89

Notes:

- 1) This Opinion of Probable Cost (OPC) shall be used for permitting purposes only.
- 2) This OPC is based on the engineer's understanding of the current rules, regulations, ordinances, and construction costs in effect on the date of
- 3) All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. These costs cannot be guaranteed at

 Nicholas R. Walters, P.E.

 Date
 Florida License # 94383
 COA #8636

Nicholas R. Walters State of Florida Professional Engineer,
 License No. 94383

This item has been digitally signed and sealed by Nicholas R.
 Walters, P.E., on 03/25/2026.

Printed copies of this document are not considered signed and
 sealed and the signature must be verified on any electronic
 copies.

WASTEWATER							
Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
Phase 1A							
WW-1	8" PVC Sanitary Sewer SDR-26 (0-6')	316	LF	\$52.85	\$16,700.60	\$16,700.60	\$0.00
WW-2	8" PVC Sanitary Sewer SDR-26 (6-8')	447	LF	\$67.55	\$30,194.85	\$30,194.85	\$0.00
WW-3	8" PVC Sanitary Sewer SDR-26 (8-10')	241	LF	\$82.25	\$19,822.25	\$19,822.25	\$0.00
WW-4	8" PVC Sanitary Sewer SDR-26 (10-12')	629	LF	\$96.95	\$60,981.55	\$60,981.55	\$0.00
WW-5	8" PVC Sanitary Sewer SDR-26 (12-14')	1697	LF	\$111.65	\$189,470.05	\$189,470.05	\$0.00
WW-6	8" PVC Sanitary Sewer SDR-26 (14-16')	470	LF	\$126.35	\$59,384.50	\$59,384.50	\$0.00
WW-7	8" PVC Sanitary Sewer SDR-26 (16-18')	546	LF	\$141.05	\$77,013.30	\$77,013.30	\$0.00
WW-8	8" PVC Sanitary Sewer SDR-26 (18-20')	509	LF	\$155.75	\$79,276.75	\$79,276.75	\$0.00
WW-9	8" PVC Sanitary Sewer SDR-26 (20-22')	387	LF	\$170.45	\$65,964.15	\$65,964.15	\$0.00
WW-10	8" PVC Sanitary Sewer SDR-26 (22-24')	76	LF	\$185.15	\$14,071.40	\$14,071.40	\$0.00
WW-11	4' Manhole (0-6')	3	EA	\$7,583.12	\$22,749.36	\$22,749.36	\$0.00
WW-12	4' Manhole (6-8')	2	EA	\$8,685.60	\$17,371.20	\$17,371.20	\$0.00
WW-13	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$21,998.56	\$0.00
WW-14	4' Manhole (10-12')	5	EA	\$12,752.78	\$63,763.90	\$63,763.90	\$0.00
WW-15	4' Manhole (12-14')	3	EA	\$15,061.15	\$45,183.45	\$45,183.45	\$0.00
WW-16	4' Manhole (14-16')	3	EA	\$17,105.66	\$51,316.98	\$51,316.98	\$0.00
WW-17	4' Manhole (16-18')	4	EA	\$18,305.66	\$73,222.64	\$73,222.64	\$0.00
WW-18	4' Manhole (18-20')	2	EA	\$19,405.66	\$38,811.32	\$38,811.32	\$0.00
WW-19	4' Manhole (20-22')	3	EA	\$21,705.66	\$65,116.98	\$65,116.98	\$0.00
WW-20	6" Double PVC Sewer Service	34	EA	\$1,942.09	\$66,031.06	\$66,031.06	\$0.00
WW-21	6" Single PVC Sewer Service	23	EA	\$1,795.48	\$41,296.04	\$41,296.04	\$0.00
WW-22	Marker Ball	5	EA	\$50.00	\$250.00	\$250.00	\$0.00
WW-23	45 Degree Bend	3	LBS	\$75.00	\$225.00	\$225.00	\$0.00
WW-24	22" Steel Casing	10	LF	\$325.00	\$3,250.00	\$3,250.00	\$0.00
WW-25	Connect to Existing Sanitary Sewer	3	EA	\$3,223.50	\$9,670.50	\$9,670.50	\$0.00
WW-26	Connect to Existing Force Main	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
WW-27	16" PVC Force Main (DR-18)	309	LF	\$90.00	\$27,810.00	\$27,810.00	\$0.00
WW-28	16" Plug Valve	1	EA	\$7,000.00	\$7,000.00	\$7,000.00	\$0.00
SUBTOTAL =					\$1,171,169.89	\$1,171,169.89	\$0.00
Phase 1B							
WW-29	8" PVC Sanitary Sewer SDR-26 (0-6')	352	LF	\$52.85	\$18,603.20	\$18,603.20	\$0.00
WW-30	8" PVC Sanitary Sewer SDR-26 (6-8')	938	LF	\$67.55	\$63,361.90	\$63,361.90	\$0.00
WW-31	8" PVC Sanitary Sewer SDR-26 (8-10')	329	LF	\$82.25	\$27,060.25	\$27,060.25	\$0.00
WW-32	8" PVC Sanitary Sewer SDR-26 (10-12')	303	LF	\$96.95	\$29,375.85	\$29,375.85	\$0.00
WW-33	8" PVC Sanitary Sewer SDR-26 (12-14')	392	LF	\$111.65	\$43,766.80	\$43,766.80	\$0.00
WW-34	8" PVC Sanitary Sewer SDR-26 (14-16')	193	LF	\$126.35	\$24,385.55	\$24,385.55	\$0.00
WW-35	4' Manhole (0-6')	5	EA	\$7,583.12	\$37,915.60	\$37,915.60	\$0.00
WW-36	4' Manhole (6-8')	3	EA	\$8,685.60	\$26,056.80	\$26,056.80	\$0.00
WW-37	4' Manhole (8-10')	1	EA	\$10,999.28	\$10,999.28	\$10,999.28	\$0.00
WW-38	4' Manhole (10-12')	1	EA	\$12,752.78	\$12,752.78	\$12,752.78	\$0.00
WW-39	4' Manhole (12-14')	1	EA	\$15,061.15	\$15,061.15	\$15,061.15	\$0.00
WW-40	4' Manhole (14-16')	1	EA	\$13,999.28	\$13,999.28	\$13,999.28	\$0.00
WW-41	6" Double PVC Sewer Service	42	EA	\$1,942.09	\$81,567.78	\$81,567.78	\$0.00
WW-42	6" Single PVC Sewer Service	15	EA	\$1,795.48	\$26,932.20	\$26,932.20	\$0.00
WW-43	Connect to Existing Sanitary Sewer	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
SUBTOTAL =					\$435,061.92	\$435,061.92	\$0.00

Phase 1C

WW-44	8" PVC Sanitary Sewer SDR-26 (0-6')	409	LF	\$52.85	\$21,615.65	\$0.00	\$21,615.65
WW-45	8" PVC Sanitary Sewer SDR-26 (6-8')	849	LF	\$67.55	\$57,349.95	\$0.00	\$57,349.95
WW-46	8" PVC Sanitary Sewer SDR-26 (8-10')	898	LF	\$82.25	\$73,860.50	\$0.00	\$73,860.50
WW-47	8" PVC Sanitary Sewer SDR-26 (10-12')	753	LF	\$96.95	\$73,003.35	\$0.00	\$73,003.35
WW-48	4' Manhole (0-6')	4	EA	\$7,583.12	\$30,332.48	\$0.00	\$30,332.48
WW-49	4' Manhole (6-8')	4	EA	\$8,685.60	\$34,742.40	\$0.00	\$34,742.40
WW-50	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$0.00	\$21,998.56
WW-51	4' Manhole (10-12')	2	EA	\$12,752.78	\$25,505.56	\$0.00	\$25,505.56
WW-52	6" Double PVC Sewer Service	57	EA	\$1,942.09	\$110,699.13	\$0.00	\$110,699.13
WW-53	6" Single PVC Sewer Service	14	EA	\$1,795.48	\$25,136.72	\$0.00	\$25,136.72
WW-54	Connect to Existing Sanitary Sewer	2	EA	\$3,223.50	\$6,447.00	\$0.00	\$6,447.00
SUBTOTAL =				\$480,691.30	\$0.00	\$480,691.30	

Phase 1D

WW-55	8" PVC Sanitary Sewer SDR-26 (0-6')	813	LF	\$52.85	\$42,967.05	\$42,967.05	\$0.00
WW-56	8" PVC Sanitary Sewer SDR-26 (6-8')	1,082	LF	\$67.55	\$73,089.10	\$73,089.10	\$0.00
WW-57	8" PVC Sanitary Sewer SDR-26 (8-10')	537	LF	\$82.25	\$44,168.25	\$44,168.25	\$0.00
WW-58	8" PVC Sanitary Sewer SDR-26 (12-14')	503	LF	\$111.65	\$56,159.95	\$56,159.95	\$0.00
WW-59	8" PVC Sanitary Sewer SDR-26 (14-16')	875	LF	\$96.95	\$84,831.25	\$84,831.25	\$0.00
WW-60	8" PVC Sanitary Sewer SDR-26 (16-18')	270	LF	\$141.05	\$38,083.50	\$38,083.50	\$0.00
WW-61	8" PVC Sanitary Sewer SDR-26 (18-20')	368	LF	\$155.75	\$57,316.00	\$57,316.00	\$0.00
WW-62	8" PVC Sanitary Sewer SDR-26 (20-22')	286	LF	\$170.45	\$48,748.70	\$48,748.70	\$0.00
WW-63	8" PVC Sanitary Sewer SDR-26 (22-24')	104	LF	\$185.15	\$19,255.60	\$19,255.60	\$0.00
WW-64	10" PVC Sanitary Sewer SDR-26 (22-24')	95	LF	\$214.55	\$20,382.25	\$20,382.25	\$0.00
WW-65	4' Manhole (0-6')	7	EA	\$7,583.12	\$53,081.84	\$53,081.84	\$0.00
WW-66	4' Manhole (6-8')	3	EA	\$8,685.60	\$26,056.80	\$26,056.80	\$0.00
WW-67	4' Manhole (8-10')	2	EA	\$10,999.28	\$21,998.56	\$21,998.56	\$0.00
WW-68	4' Manhole (10-12')	2	EA	\$12,752.78	\$25,505.56	\$25,505.56	\$0.00
WW-69	4' Manhole (12-14')	2	EA	\$15,061.15	\$30,122.30	\$30,122.30	\$0.00
WW-70	4' Manhole (14-16')	2	EA	\$17,105.66	\$34,211.32	\$34,211.32	\$0.00
WW-71	4' Manhole (16-18')	2	EA	\$18,305.66	\$36,611.32	\$36,611.32	\$0.00
WW-72	4' Manhole (18-20')	4	EA	\$19,405.66	\$77,622.64	\$77,622.64	\$0.00
WW-73	4' Manhole (20-22')	1	EA	\$21,705.66	\$21,705.66	\$21,705.66	\$0.00
WW-74	4' Manhole (22-24)	2	EA	\$24,005.66	\$48,011.32	\$48,011.32	\$0.00
WW-75	6" Double PVC Sewer Service	31	EA	\$1,942.09	\$60,204.79	\$60,204.79	\$0.00
WW-76	6" Single PVC Sewer Service	15	EA	\$1,795.48	\$26,932.20	\$26,932.20	\$0.00
WW-77	Marker Ball	115	EA	\$50.00	\$5,750.00	\$5,750.00	\$0.00
WW-78	16" x 8" Tee	3	LBS	\$45.00	\$135.00	\$135.00	\$0.00
WW-79	8" Tee	2	LBS	\$24.00	\$48.00	\$48.00	\$0.00
WW-80	11 Degree Bend	24	LBS	\$75.00	\$1,800.00	\$1,800.00	\$0.00
WW-81	22 Degree Bend	7	LBS	\$75.00	\$525.00	\$525.00	\$0.00
WW-82	45 Degree Bend	20	LBS	\$75.00	\$1,500.00	\$1,500.00	\$0.00
WW-83	20" x 8" Hot-tap to Existing Forcemain	1	EA	\$9,321.38	\$9,321.38	\$9,321.38	\$0.00
WW-84	Lift Station	1	LS	\$366,933.16	\$366,933.16	\$366,933.16	\$0.00
WW-85	8" PVC Force Main (DR-18)	3,170	LF	\$30.00	\$95,100.00	\$95,100.00	\$0.00
WW-86	8" PVC Force Main (DR-14)	149	LF	\$45.00	\$6,705.00	\$6,705.00	\$0.00
WW-87	16" PVC Force Main (DR-18)	5,276	LF	\$90.00	\$474,840.00	\$474,840.00	\$0.00
WW-88	16" PVC Force Main (DR-14)	188	LF	\$120.00	\$22,560.00	\$22,560.00	\$0.00
WW-89	8" Plug Valve	5	EA	\$3,500.00	\$17,500.00	\$17,500.00	\$0.00
WW-90	16" Plug Valve	2	EA	\$7,000.00	\$14,000.00	\$14,000.00	\$0.00
SUBTOTAL =				\$1,963,783.50	\$1,963,783.50	\$0.00	

Phase 1E

WW-91	8" PVC Sanitary Sewer SDR-26 (0-6')	250	LF	\$52.85	\$13,212.50	\$13,212.50	\$0.00
WW-92	8" PVC Sanitary Sewer SDR-26 (6-8')	124	LF	\$67.55	\$8,376.20	\$8,376.20	\$0.00
WW-93	8" PVC Sanitary Sewer SDR-26 (8-10')	39	LF	\$82.25	\$3,207.75	\$3,207.75	\$0.00
WW-94	8" PVC Sanitary Sewer SDR-26 (10-12')	39	LF	\$96.95	\$3,781.05	\$3,781.05	\$0.00
WW-94	8" PVC Sanitary Sewer SDR-26 (12-14')	39	LF	\$111.65	\$4,354.35	\$4,354.35	\$0.00
WW-95	8" PVC Sanitary Sewer SDR-26 (14-16')	22	LF	\$96.95	\$2,132.90	\$2,132.90	\$0.00
WW-96	4' Manhole (0-6')	2	EA	\$7,583.12	\$15,166.24	\$15,166.24	\$0.00
WW-97	4' Manhole (6-8')	1	EA	\$8,685.60	\$8,685.60	\$8,685.60	\$0.00
WW-98	6" Double PVC Sewer Service	6	EA	\$1,942.09	\$11,652.54	\$11,652.54	\$0.00
WW-99	6" Single PVC Sewer Service	2	EA	\$1,795.48	\$3,590.96	\$3,590.96	\$0.00
WW-100	Connect to Existing Sanitary Sewer	1	EA	\$3,223.50	\$3,223.50	\$3,223.50	\$0.00
SUBTOTAL =				\$77,383.59	\$77,383.59	\$0.00	

TOTAL =	\$4,128,090.20	\$3,647,398.90	\$480,691.30
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POTABLE WATER

Item #	Description (County Owned)	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
Phase 1A							
CCU Owned							
PW-1	6" PVC Water Main (C900, DR-14)	38	LF	\$33.09	\$1,257.42	\$1,257.42	\$0.00
PW-2	6" PVC Water Main (C900, DR-18)	2,157	LF	\$31.34	\$67,600.38	\$67,600.38	\$0.00
PW-3	8" PVC Water Main (C900, DR-14)	154	LF	\$51.30	\$7,900.20	\$7,900.20	\$0.00
PW-4	8" PVC Water Main (C900, DR-18)	843	LF	\$44.53	\$37,538.79	\$37,538.79	\$0.00
PW-5	12" PVC Water Main (C900, DR-14)	35	LF	\$106.91	\$3,741.85	\$3,741.85	\$0.00
PW-6	16" PVC Water Main (C900, DR-18)	1,841	LF	\$143.60	\$264,367.60	\$264,367.60	\$0.00
PW-7	16" PVC Water Main (C900, DR-14)	47	LF	\$160.00	\$7,520.00	\$7,520.00	\$0.00
PW-8	6" Gate Valve	4	EA	\$2,020.05	\$8,080.20	\$8,080.20	\$0.00
PW-9	8" Gate Valve	4	EA	\$2,742.03	\$10,968.12	\$10,968.12	\$0.00
PW-10	12" Gate Valve	1	EA	\$4,186.03	\$4,186.03	\$4,186.03	\$0.00
PW-11	16" Gate Valve	4	EA	\$4,908.03	\$19,632.12	\$19,632.12	\$0.00
PW-12	Temporary Blow-Off	6	EA	\$4,237.08	\$25,422.48	\$25,422.48	\$0.00
PW-13	Fire Hydrant, Complete	8	EA	\$7,183.84	\$57,470.72	\$57,470.72	\$0.00
PW-14	Single 1" Water Service, Complete with Meter Install	19	EA	\$1,363.95	\$25,915.05	\$25,915.05	\$0.00
PW-15	Double 2" Water Service, Complete with Meter Install	35	EA	\$1,532.48	\$53,636.80	\$53,636.80	\$0.00
PW-16	Connect to Existing	4	EA	\$2,400.00	\$9,600.00	\$9,600.00	\$0.00
PW-17	Water Service Casing	16	EA	\$50.00	\$800.00	\$800.00	\$0.00
PW-18	Marker Ball	50	EA	\$50.00	\$2,500.00	\$2,500.00	\$0.00
PW-19	8" x 6" Tee	1	LBS	\$20.00	\$20.00	\$20.00	\$0.00
PW-20	8" Tee	1	LBS	\$24.00	\$24.00	\$24.00	\$0.00
PW-21	16" x 12" Tee	1	LBS	\$40.00	\$40.00	\$40.00	\$0.00
PW-22	12" x 6" Tee	1	LBS	\$25.00	\$25.00	\$25.00	\$0.00
PW-23	16" x 8" Tee	3	LBS	\$32.00	\$96.00	\$96.00	\$0.00
PW-24	6" Tee	2	LBS	\$18.00	\$36.00	\$36.00	\$0.00
					SUBTOTAL =	\$608,378.76	\$608,378.76
Privately Owned							
PW-25	Backflow Prevention Valve	89	EA	\$400.00	\$35,600.00	\$35,600.00	\$0.00
					SUBTOTAL =	\$35,600.00	\$35,600.00
Phase 1B							
CCU Owned							
PW-26	6" PVC Water Main (C900, DR-14)	35	LF	\$33.09	\$1,158.15	\$1,158.15	\$0.00
PW-27	6" PVC Water Main (C900, DR-18)	2,218	LF	\$31.34	\$69,512.12	\$69,512.12	\$0.00
PW-28	8" PVC Water Main (C900, DR-14)	82	LF	\$51.30	\$4,206.60	\$4,206.60	\$0.00
PW-29	8" PVC Water Main (C900, DR-18)	716	LF	\$44.53	\$31,883.48	\$31,883.48	\$0.00
PW-30	6" Gate Valve	3	EA	\$2,020.05	\$6,060.15	\$6,060.15	\$0.00
PW-31	8" Gate Valve	4	EA	\$2,742.03	\$10,968.12	\$10,968.12	\$0.00
PW-32	1" Single Water Service, Complete with Meter Install	14	EA	\$1,363.95	\$19,095.30	\$19,095.30	\$0.00
PW-33	2" Double Water Service, Complete with Meter Install	42	EA	\$1,532.48	\$64,364.16	\$64,364.16	\$0.00
PW-34	Temporary Blow-Off	1	EA	\$4,237.08	\$4,237.08	\$4,237.08	\$0.00
PW-35	Fire Hydrant, Complete	6	EA	\$7,183.84	\$43,103.04	\$43,103.04	\$0.00
PW-36	Connect to Existing	1	EA	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
PW-37	Water Service Casing	22	EA	\$50.00	\$1,100.00	\$1,100.00	\$0.00
PW-38	Marker Ball	43	EA	\$50.00	\$2,150.00	\$2,150.00	\$0.00
PW-39	11 Degree Bend	6	LBS	\$75.00	\$450.00	\$450.00	\$0.00
PW-40	22 Degree Bend	13	LBS	\$75.00	\$975.00	\$975.00	\$0.00
PW-41	8" x 8" Tee	1	LBS	\$24.00	\$24.00	\$24.00	\$0.00
PW-42	8" x 6" Tee	2	LBS	\$20.00	\$40.00	\$40.00	\$0.00
					SUBTOTAL =	\$261,727.20	\$0.00
Privately Owned							
PW-43	Backflow Prevention Valve	98	EA	\$400.00	\$39,200.00	\$39,200.00	\$0.00
					SUBTOTAL =	\$39,200.00	\$0.00
Phase 1C							
CCU Owned							
PW-44	6" PVC Water Main (C900, DR-14)	36	LF	\$33.09	\$1,191.24	\$0.00	\$1,191.24
PW-45	6" PVC Water Main (C900, DR-18)	1,391	LF	\$31.34	\$43,593.94	\$0.00	\$43,593.94
PW-46	8" PVC Water Main (C900, DR-18)	1,846	LF	\$44.53	\$82,202.38	\$0.00	\$82,202.38
PW-47	6" Gate Valve	1	EA	\$2,020.05	\$2,020.05	\$0.00	\$2,020.05
PW-48	8" Gate Valve	1	EA	\$2,742.03	\$2,742.03	\$0.00	\$2,742.03
PW-49	1" Single Water Service, Complete with Meter Install	17	EA	\$1,363.95	\$23,187.15	\$0.00	\$23,187.15
PW-50	2" Double Water Service, Complete with Meter Install	56	EA	\$1,532.48	\$85,818.88	\$0.00	\$85,818.88
PW-51	Temporary Blow-Off	1	EA	\$4,237.08	\$4,237.08	\$0.00	\$4,237.08
PW-52	Fire Hydrant, Complete	7	EA	\$7,183.84	\$50,286.88	\$0.00	\$50,286.88
PW-53	Connect to Existing	2	EA	\$2,400.00	\$4,800.00	\$0.00	\$4,800.00
PW-54	Water Service Casing	33	EA	\$50.00	\$1,650.00	\$0.00	\$1,650.00
PW-55	Marker Ball	24	EA	\$50.00	\$1,200.00	\$0.00	\$1,200.00
PW-56	11 Degree Bend	3	LBS	\$75.00	\$225.00	\$0.00	\$225.00
PW-57	22 Degree Bend	1	LBS	\$75.00	\$75.00	\$0.00	\$75.00
PW-58	8" x 6" Tee	1	LBS	\$20.00	\$20.00	\$0.00	\$20.00
					SUBTOTAL =	\$303,249.63	\$0.00
Privately Owned							
PW-59	Backflow Prevention Valve	129	EA	\$400.00	\$51,600.00	\$0.00	\$51,600.00
					SUBTOTAL =	\$51,600.00	\$0.00

Phase 1D

CCU Owned

PW-60	6" PVC Water Main (C900, DR-18)	2,194
PW-61	6" PVC Water Main (C900, DR-14)	76
PW-62	8" PVC Water Main (C900, DR-18)	99
PW-63	8" PVC Water Main (C900, DR-14)	69
PW-64	12" PVC Water Main (C900, DR-18)	608
PW-65	12" PVC Water Main (C900, DR-14)	145
PW-66	16" PVC Water Main (C900, DR-18)	4,259
PW-67	16" PVC Water Main (C900, DR-14)	247
PW-68	6" Gate Valve	3
PW-69	8" Gate Valve	3
PW-70	12" Gate Valve	3
PW-71	16" Gate Valve	7
PW-72	1" Single Water Service, Complete with Meter Install	17
PW-73	2" Double Water Service, Complete with Meter Install	32
PW-74	Temporary Blow-Off	11
PW-75	Fire Hydrant, Complete	13
PW-76	16" x 16" Hot-Tap to Existing Water Main	1
PW-77	Water Service Casing	27
PW-78	Marker Ball	94
PW-79	11 Degree Bend	11
PW-80	22 Degree Bend	16
PW-81	45 Degree Bend	8
PW-82	12" Tee	1
PW-83	16" Tee	2
PW-84	16" x 6" Tee	1
PW-85	16" Cross	1
PW-86	16" x 8" Cross	1
PW-87	16" x 6" Cross	1

Privately Owned

PW-88	Backflow Prevention Valve	81
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Phase 1E

CCU Owned

PW-89	6" PVC Water Main (C900, DR-18)	228
PW-90	12" PVC Water Main (C900, DR-18)	563
PW-91	6" Gate Valve	1
PW-92	12" Gate Valve	1
PW-93	1" Single Water Service, Complete with Meter Install	6
PW-94	2" Double Water Service, Complete with Meter Install	4
PW-95	Temporary Blow-Off	2
PW-96	Fire Hydrant, Complete	1
PW-97	Water Service Casing	5
PW-98	Marker Ball	13
PW-99	11 Degree Bend	2
PW-100	22 Degree Bend	5
PW-101	45 Degree Bend	1
PW-102	12" x 6" Tee	1
PW-103	Connect to Existing	1

Privately Owned

PW-103	Backflow Prevention Valve	14
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LF	\$31.34	\$68,759.96	\$68,759.96	\$0.00
LF	\$33.09	\$2,514.84	\$2,514.84	\$0.00
LF	\$44.53	\$4,408.47	\$4,408.47	\$0.00
LF	\$51.30	\$3,539.70	\$3,539.70	\$0.00
LF	\$90.75	\$55,176.00	\$55,176.00	\$0.00
LF	\$106.91	\$15,501.95	\$15,501.95	\$0.00
LF	\$143.60	\$611,592.40	\$611,592.40	\$0.00
LF	\$160.00	\$39,520.00	\$39,520.00	\$0.00
EA	\$2,020.05	\$6,060.15	\$6,060.15	\$0.00
EA	\$2,742.03	\$8,226.09	\$8,226.09	\$0.00
EA	\$4,186.03	\$12,558.09	\$12,558.09	\$0.00
EA	\$4,908.03	\$34,356.21	\$34,356.21	\$0.00
EA	\$1,363.95	\$23,187.15	\$23,187.15	\$0.00
EA	\$1,532.48	\$49,039.36	\$49,039.36	\$0.00
EA	\$4,237.08	\$46,607.88	\$46,607.88	\$0.00
EA	\$7,183.84	\$93,389.92	\$93,389.92	\$0.00
EA	\$9,058.88	\$9,058.88	\$9,058.88	\$0.00
EA	\$50.00	\$1,350.00	\$1,350.00	\$0.00
EA	\$50.00	\$4,700.00	\$4,700.00	\$0.00
LBS	\$75.00	\$825.00	\$825.00	\$0.00
LBS	\$75.00	\$1,200.00	\$1,200.00	\$0.00
LBS	\$75.00	\$600.00	\$600.00	\$0.00
LBS	\$30.00	\$30.00	\$30.00	\$0.00
LBS	\$40.00	\$80.00	\$80.00	\$0.00
LBS	\$30.00	\$30.00	\$30.00	\$0.00
LBS	\$60.00	\$60.00	\$60.00	\$0.00
LBS	\$45.00	\$45.00	\$45.00	\$0.00
LBS	\$40.00	\$40.00	\$40.00	\$0.00
SUBTOTAL =		\$1,092,457.05	\$1,092,457.05	\$0.00

EA	\$400.00	\$32,400.00	\$32,400.00	\$0.00
SUBTOTAL =		\$32,400.00	\$32,400.00	\$0.00

LF	\$31.34	\$7,145.52	\$7,145.52	\$0.00
LF	\$90.75	\$51,092.25	\$51,092.25	\$0.00
EA	\$2,020.05	\$2,020.05	\$2,020.05	\$0.00
EA	\$4,186.03	\$4,186.03	\$4,186.03	\$0.00
EA	\$1,363.95	\$8,183.70	\$8,183.70	\$0.00
EA	\$1,532.48	\$6,129.92	\$6,129.92	\$0.00
EA	\$4,237.08	\$8,474.16	\$8,474.16	\$0.00
EA	\$7,183.84	\$7,183.84	\$7,183.84	\$0.00
EA	\$50.00	\$250.00	\$250.00	\$0.00
EA	\$50.00	\$650.00	\$650.00	\$0.00
LBS	\$75.00	\$150.00	\$150.00	\$0.00
LBS	\$75.00	\$375.00	\$375.00	\$0.00
LBS	\$75.00	\$75.00	\$75.00	\$0.00
LBS	\$25.00	\$25.00	\$25.00	\$0.00
LBS	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
SUBTOTAL =		\$98,340.47	\$98,340.47	\$0.00

EA	\$400.00	\$5,600.00	\$5,600.00	\$0.00
SUBTOTAL =		\$5,600.00	\$0.00	\$5,600.00

CCU Owned			
Total	\$2,364,153.11	\$1,799,176.28	\$564,976.83
Privately Owned			
Total	\$164,400.00	\$68,000.00	\$96,400.00
TOTAL =	\$2,528,553.11	\$1,867,176.28	\$661,376.83

RECLAIM

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
R-1	8" PVC RECLAIM MAIN (C900, DR-18)	3,118	LF	\$51.40	\$160,265.20	\$160,265.20	\$0.00
R-2	8" PVC RECLAIM MAIN (C900, DR-14)	115	LF	\$58.91	\$6,774.65	\$6,774.65	\$0.00
R-3	4" Reclaim Meter Assembly w/ SCADA	1	EA	\$142,220.00	\$142,220.00	\$142,220.00	\$0.00
R-4	16" x 8" Hot-Tap to Existing Main	1	EA	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00
R-5	11 Degree Bend	2	LBS	\$100.00	\$200.00	\$200.00	\$0.00
R-6	22 Degree Bend	6	LBS	\$100.00	\$600.00	\$600.00	\$0.00
R-7	45 Degree Bend	10	LBS	\$100.00	\$1,000.00	\$1,000.00	\$0.00
R-8	90 Degree Bend	1	LBS	\$100.00	\$100.00	\$100.00	\$0.00
R-9	16" x 8" Tee	1	EA	\$32.00	\$32.00	\$32.00	\$0.00
R-10	Backflow Prevention Valve	1	EA	\$400.00	\$400.00	\$400.00	\$0.00
R-11	Marker Ball	40	EA	\$50.00	\$2,000.00	\$2,000.00	\$0.00
R-12	14" Steel Casing	26	LF	\$180.00	\$4,680.00	\$4,680.00	\$0.00
				TOTAL =	\$324,271.85	\$324,271.85	\$0.00
				CCU Owned Total	\$324,271.85	\$324,271.85	\$0.00
				Privately Owned Total	\$0.00	\$0.00	\$0.00

EARTHWORK

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
EW-1	Single Row Silt Fence	16,340	LF	\$2.25	\$36,765.00	\$0.00	\$36,765.00
EW-2	Double Row Silt Fence	5,135	LF	\$3.60	\$18,486.00	\$0.00	\$18,486.00
EW-3	Sod (1' Behind Curb)	4,496	SY	\$2.75	\$12,364.00	\$8,109.75	\$4,254.25
TOTAL =					\$67,615.00	\$8,109.75	\$59,505.25

PAVING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
P-1	Signing & Marking - Entire Project	1	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00
P-2	3/4" Asphaltic Concrete (Type S-III) First Lift	10,355	SY	\$7.00	\$72,485.00	\$72,485.00	\$0.00
P-3	3/4" Asphaltic Concrete (Type S-III) Second Lift	10,355	SY	\$7.00	\$72,485.00	\$0.00	\$72,485.00
P-4	6" Limerock Base (Compacted and Primed)	10,355	SY	\$18.00	\$186,390.00	\$186,390.00	\$0.00
P-5	12" Stabilized Subgrade	13,248	SY	\$3.50	\$46,368.00	\$46,368.00	\$0.00
P-6	Type "F" Curb	3,426	LF	\$17.50	\$59,955.00	\$59,955.00	\$0.00
P-7	Type "A" Curb	128	LF	\$20.00	\$2,560.00	\$2,560.00	\$0.00
P-8	2' Valley Gutter	5,092	LF	\$15.00	\$76,380.00	\$76,380.00	\$0.00
P-9	ADA Warning Pads	12	EA	\$345.00	\$4,140.00	\$4,140.00	\$0.00
P-10	5" Concrete Sidewalk	6,415	SY	\$58.00	\$372,070.00	\$0.00	\$372,070.00
TOTAL =					\$942,833.00	\$498,278.00	\$444,555.00
Phase 1B							
P-11	3/4" Asphaltic Concrete (Type S-III) First Lift	7,347	SY	\$7.00	\$51,429.00	\$51,429.00	\$0.00
P-12	3/4" Asphaltic Concrete (Type S-III) Second Lift	7,347	SY	\$7.00	\$51,429.00	\$0.00	\$51,429.00
P-13	6" Limerock Base (Compacted and Primed)	7,347	SY	\$18.00	\$132,246.00	\$132,246.00	\$0.00
P-14	12" Stabilized Subgrade	9,426	SY	\$3.50	\$32,991.00	\$32,991.00	\$0.00
P-15	Type "F" Curb	1,699	LF	\$17.50	\$29,732.50	\$29,732.50	\$0.00
P-16	Type "A" Curb	145	LF	\$20.00	\$2,900.00	\$2,900.00	\$0.00
P-17	2' Valley Gutter	4,358	LF	\$15.00	\$65,370.00	\$65,370.00	\$0.00
P-18	ADA Warning Pads	6	EA	\$345.00	\$2,070.00	\$2,070.00	\$0.00
P-19	5" Concrete Sidewalk	3,360	SY	\$58.00	\$194,880.00	\$0.00	\$194,880.00
TOTAL =					\$563,047.50	\$0.00	\$246,309.00
Phase 1C							
P-20	3/4" Asphaltic Concrete (Type S-III) First Lift	7,160	SY	\$7.00	\$50,120.00	\$0.00	\$50,120.00
P-21	3/4" Asphaltic Concrete (Type S-III) Second Lift	7,160	SY	\$7.00	\$50,120.00	\$0.00	\$50,120.00
P-22	6" Limerock Base (Compacted and Primed)	7,160	SY	\$18.00	\$128,880.00	\$0.00	\$128,880.00
P-23	12" Stabilized Subgrade	9,279	SY	\$3.50	\$32,476.50	\$0.00	\$32,476.50
P-24	Type "F" Curb	795	LF	\$17.50	\$13,912.50	\$0.00	\$13,912.50
P-25	2' Valley Gutter	5,538	LF	\$15.00	\$83,070.00	\$0.00	\$83,070.00
P-26	ADA Warning Pads	2	EA	\$345.00	\$690.00	\$0.00	\$690.00
P-27	5" Concrete Sidewalk	3,519	SY	\$58.00	\$204,102.00	\$0.00	\$204,102.00
TOTAL =					\$563,371.00	\$0.00	\$563,371.00
Phase 1D							
P-28	3/4" Asphaltic Concrete (Type S-III) First Lift	22,708	SY	\$7.00	\$158,956.00	\$158,956.00	\$0.00
P-29	3/4" Asphaltic Concrete (Type S-III) Second Lift	22,708	SY	\$7.00	\$158,956.00	\$0.00	\$158,956.00
P-30	6" Limerock Base (Compacted and Primed)	22,708	SY	\$18.00	\$408,744.00	\$408,744.00	\$0.00
P-31	12" Stabilized Subgrade	30,748	SY	\$3.50	\$107,618.00	\$107,618.00	\$0.00
P-32	Type "F" Curb	10,094	LF	\$17.50	\$176,645.00	\$176,645.00	\$0.00
P-33	Type "A" Curb	3,326	LF	\$20.00	\$66,520.00	\$66,520.00	\$0.00
P-34	2' Valley Gutter	4,020	LF	\$15.00	\$60,300.00	\$60,300.00	\$0.00
P-35	ADA Warning Pads	34	EA	\$345.00	\$11,730.00	\$11,730.00	\$0.00
P-36	5" Concrete Sidewalk	7,971	SY	\$58.00	\$462,318.00	\$0.00	\$462,318.00
P-37	Gatehouse Pavers*	12,513	SF	\$2.25	\$28,154.25	\$28,154.25	\$0.00
P-38	Roundabout Pavers	9,552	SF	\$2.25	\$21,492.00	\$21,492.00	\$0.00
P-39	Type "D" Curb	664	LF	\$19.00	\$12,616.00	\$12,616.00	\$0.00
TOTAL =					\$1,674,049.25	\$1,052,775.25	\$621,274.00
Phase 1E							
P-40	3/4" Asphaltic Concrete (Type S-III) First Lift	1,483	SY	\$7.00	\$10,381.00	\$10,381.00	\$0.00
P-41	3/4" Asphaltic Concrete (Type S-III) Second Lift	1,483	SY	\$7.00	\$10,381.00	\$0.00	\$10,381.00
P-42	6" Limerock Base (Compacted and Primed)	1,483	SY	\$18.00	\$26,694.00	\$26,694.00	\$0.00
P-43	12" Stabilized Subgrade	1,952	SY	\$3.50	\$6,832.00	\$6,832.00	\$0.00
P-44	Type "F" Curb	57	LF	\$17.50	\$997.50	\$997.50	\$0.00
P-45	Type "A" Curb	129	LF	\$20.00	\$2,580.00	\$2,580.00	\$0.00
P-46	2' Valley Gutter	1,003	LF	\$15.00	\$15,045.00	\$15,045.00	\$0.00
P-47	5" Concrete Sidewalk	591	SY	\$58.00	\$34,278.00	\$0.00	\$34,278.00
TOTAL =					\$107,188.50	\$0.00	\$44,659.00
SUBTOTAL =					\$3,850,489.25	\$1,551,053.25	\$1,920,168.00

DRAINAGE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Phase 1A							
D-1	12" HDPE	1297	LF	\$32.00	\$41,504.00	\$41,504.00	\$0.00
D-2	15" HDPE	516	LF	\$35.00	\$18,060.00	\$18,060.00	\$0.00
D-3	Yard Drain	19	EA	\$1,280.00	\$24,320.00	\$24,320.00	\$0.00
D-4	15" Storm Pipe	462	LF	\$52.00	\$24,024.00	\$24,024.00	\$0.00
D-5	18" Storm Pipe	603	LF	\$69.00	\$41,607.00	\$41,607.00	\$0.00
D-6	24" Storm Pipe	568	LF	\$100.00	\$56,800.00	\$56,800.00	\$0.00
D-7	30" Storm Pipe	376	LF	\$142.00	\$53,392.00	\$53,392.00	\$0.00
D-8	36" Storm Pipe	2,562	LF	\$186.00	\$476,532.00	\$476,532.00	\$0.00
D-9	18" Flared End	2	EA	\$3,374.00	\$6,748.00	\$6,748.00	\$0.00
D-10	36" Flared End	11	EA	\$5,726.00	\$62,986.00	\$62,986.00	\$0.00
D-11	Valley Gutter Inlet	16	EA	\$5,295.00	\$84,720.00	\$84,720.00	\$0.00
D-12	Grate Inlet	15	EA	\$5,283.00	\$79,245.00	\$79,245.00	\$0.00
D-13	Type 9 Inlet	8	EA	\$5,546.00	\$44,368.00	\$44,368.00	\$0.00
D-14	Control Structure	2	EA	\$7,500.00	\$15,000.00	\$15,000.00	\$0.00
D-15	Junction Box	3	EA	\$5,062.00	\$15,186.00	\$15,186.00	\$0.00
SUBTOTAL =				\$1,044,492.00	\$1,044,492.00	\$0.00	\$0.00
Phase 1B							
D-16	12" HDPE	1782	LF	\$32.00	\$57,024.00	\$57,024.00	\$0.00
D-17	Yard Drain	19	EA	\$1,280.00	\$24,320.00	\$24,320.00	\$0.00
D-18	15" Storm Pipe	20	LF	\$52.00	\$1,040.00	\$1,040.00	\$0.00
D-19	18" Storm Pipe	359	LF	\$69.00	\$24,771.00	\$24,771.00	\$0.00
D-20	24" Storm Pipe	273	LF	\$100.00	\$27,300.00	\$27,300.00	\$0.00
D-21	30" Storm Pipe	646	LF	\$142.00	\$91,732.00	\$91,732.00	\$0.00
D-22	36" Storm Pipe	1,155	LF	\$186.00	\$214,830.00	\$214,830.00	\$0.00
D-23	30" Flared End	3	EA	\$4,789.00	\$14,367.00	\$14,367.00	\$0.00
D-24	36" Flared End	6	EA	\$5,726.00	\$34,356.00	\$34,356.00	\$0.00
D-25	Valley Gutter Inlet	11	EA	\$5,295.00	\$58,245.00	\$58,245.00	\$0.00
D-26	Grate Inlet	2	EA	\$5,283.00	\$10,566.00	\$10,566.00	\$0.00
D-27	Type 9 Inlet	5	EA	\$5,546.00	\$27,730.00	\$27,730.00	\$0.00
D-28	Control Structure	2	EA	\$7,500.00	\$15,000.00	\$15,000.00	\$0.00
D-29	Junction Box	1	EA	\$5,062.00	\$5,062.00	\$5,062.00	\$0.00
SUBTOTAL =				\$606,343.00	\$0.00	\$0.00	\$0.00
Phase 1C							
D-30	12" HDPE	1919	LF	\$32.00	\$61,408.00	\$0.00	\$61,408.00
D-31	15" HDPE	402	LF	\$35.00	\$14,070.00	\$0.00	\$14,070.00
D-32	Yard Drain	40	EA	\$1,280.00	\$51,200.00	\$0.00	\$51,200.00
D-33	15" Storm Pipe	160	LF	\$52.00	\$8,320.00	\$0.00	\$8,320.00
D-34	18" Storm Pipe	51	LF	\$69.00	\$3,519.00	\$0.00	\$3,519.00
D-35	24" Storm Pipe	1,125	LF	\$100.00	\$112,500.00	\$0.00	\$112,500.00
D-36	30" Storm Pipe	348	LF	\$142.00	\$49,416.00	\$0.00	\$49,416.00
D-37	36" Storm Pipe	606	LF	\$186.00	\$112,716.00	\$0.00	\$112,716.00
D-38	42" Storm Pipe	209	LF	\$238.00	\$49,742.00	\$0.00	\$49,742.00
D-39	24" Flared End	1	EA	\$3,766.00	\$3,766.00	\$0.00	\$3,766.00
D-40	36" Flared End	2	EA	\$5,726.00	\$11,452.00	\$0.00	\$11,452.00
D-41	42" Flared End	1	EA	\$6,700.00	\$6,700.00	\$0.00	\$6,700.00
D-42	Valley Gutter Inlet	14	EA	\$5,295.00	\$74,130.00	\$0.00	\$74,130.00
D-43	Grate Inlet	9	EA	\$5,283.00	\$47,547.00	\$0.00	\$47,547.00
D-44	Type 9 Inlet	2	EA	\$5,546.00	\$11,092.00	\$0.00	\$11,092.00
D-45	Control Structure	1	EA	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00
D-46	Junction Box	1	EA	\$5,062.00	\$5,062.00	\$0.00	\$5,062.00
SUBTOTAL =				\$630,140.00	\$0.00	\$0.00	\$630,140.00
Phase 1D							
D-47	12" HDPE	380	LF	\$32.00	\$12,160.00	\$12,160.00	\$0.00
D-48	15" HDPE	115	LF	\$35.00	\$4,025.00	\$4,025.00	\$0.00
D-49	Yard Drain	10	EA	\$1,280.00	\$12,800.00	\$12,800.00	\$0.00

D-50	15" Storm Pipe	159	LF	\$52.00	\$8,268.00	\$8,268.00	\$0.00
D-51	18" Storm Pipe	1,098	LF	\$69.00	\$75,762.00	\$75,762.00	\$0.00
D-52	24" Storm Pipe	982	LF	\$100.00	\$98,200.00	\$98,200.00	\$0.00
D-53	30" Storm Pipe	23	LF	\$142.00	\$3,266.00	\$3,266.00	\$0.00
D-54	36" Storm Pipe	1,577	LF	\$186.00	\$293,322.00	\$293,322.00	\$0.00
D-55	42" Storm Pipe	153	LF	\$238.00	\$36,414.00	\$36,414.00	\$0.00
D-56	18" Flared End	3	EA	\$3,374.00	\$10,122.00	\$10,122.00	\$0.00
D-57	24" Flared End	6	EA	\$3,766.00	\$22,596.00	\$22,596.00	\$0.00
D-58	36" Flared End	7	EA	\$5,726.00	\$40,082.00	\$40,082.00	\$0.00
D-59	30" Mitered End	2	EA	\$4,789.00	\$9,578.00	\$9,578.00	\$0.00
D-60	42" Mitered End	2	EA	\$6,700.00	\$13,400.00	\$13,400.00	\$0.00
D-61	Valley Gutter Inlet	11	EA	\$5,295.00	\$58,245.00	\$58,245.00	\$0.00
D-62	Grate Inlet	10	EA	\$5,283.00	\$52,830.00	\$52,830.00	\$0.00
D-63	Type 9 Inlet	21	EA	\$5,546.00	\$116,466.00	\$116,466.00	\$0.00
D-64	19" X 30" ERCP	148	LF	\$135.00	\$19,980.00	\$19,980.00	\$0.00
SUBTOTAL =				\$887,516.00	\$887,516.00	\$887,516.00	\$0.00

Phase 1E

D-65	36" Storm Pipe	414	LF	\$186.00	\$77,004.00	\$77,004.00	\$0.00
D-66	36" Flared End	2	EA	\$5,726.00	\$11,452.00	\$11,452.00	\$0.00
D-67	Valley Gutter Inlet	2	EA	\$5,295.00	\$10,590.00	\$10,590.00	\$0.00
D-68	Control Structure	1	EA	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00
SUBTOTAL =				\$106,546.00	\$0.00	\$0.00	\$0.00

TOTAL =	\$3,275,037.00	\$1,932,008.00	\$630,140.00
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LIGHTING

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
L-1	Street Lights	1	LS	\$125,000.00	\$125,000.00	\$100,000.00	\$25,000.00
TOTAL =				\$125,000.00	\$100,000.00	\$25,000.00	

LANDSCAPE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (06-24-25)	Balance Remaining
L-1	Code Minimum Landscape & Secondary Irrigation	1	LS	\$170,000.00	\$170,000.00	\$100,000.00	\$70,000.00
				TOTAL =	\$170,000.00	\$100,000.00	\$70,000.00

OFFSITE

Item #	Description	Estimated Quantity	Unit	Unit Price	Amount	Reduction Amount (03-10-25)	Balance Remaining
Paving							
O-1	1.5" Asphaltic Concrete (Type S-I) First Lift	2,829	SY	\$7.00	\$19,803.00	\$19,803.00	\$0.00
O-2	1.5" Asphaltic Concrete (Type S-I) Second Lift	2,829	SY	\$7.00	\$19,803.00	\$19,803.00	\$0.00
O-3	10" Limerock Base (Compacted and Primed)	2,829	SY	\$18.00	\$50,922.00	\$50,922.00	\$0.00
O-4	12" Stabilized Subgrade	3,117	SY	\$3.00	\$9,351.00	\$9,351.00	\$0.00
O-5	Signage and Striping	1	LS	\$12,220.00	\$12,220.00	\$12,220.00	\$0.00
				SUBTOTAL =	\$112,099.00	\$112,099.00	\$0.00
Drainage							
O-6	24" RCP	138	LF	\$100.00	\$13,800.00	\$13,800.00	\$0.00
O-7	19" X 30" ERCP	148	LF	\$200.00	\$29,600.00	\$29,600.00	\$0.00
O-8	Grate Inlet	2	EA	\$5,283.00	\$10,566.00	\$10,566.00	\$0.00
O-9	30" Mitered End	2	EA	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00
				SUBTOTAL =	\$62,966.00	\$62,966.00	\$0.00
				TOTAL =	\$175,065.00	\$175,065.00	\$0.00

APPROVED*By Roy Benjamin at 1:12 pm, Apr 22, 2026*

CHARLOTTE COUNTY

Site Image for BRR-26-08



9/42/23 East County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.

(NOT TO SCALE)

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