

**ENGINEER'S REPORT  
FOR  
THE HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

Prepared for:

**Board of Supervisors  
The Harmony Community Development District**

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# 1. Introduction

## 1.1 Description of the Birchwood DRI Community

Birchwood is a 5,023.7 acre master planned Development of Regional Impact project designed as a mixed use community. It is located along U.S. 192 in eastern Osceola County. An additional 5,000 acres of undeveloped land is adjacent to and immediately east of the approved DRI. The location of the 10,000+ acres is shown on Exhibit 1. The Birchwood Community will be designed as a Traditional Neighborhood Development featuring 70% open space, including nearly 1,000 acres of natural lakes known as Buck Lake and Cat Lake. The development program consists of 4,824 residential units; 474,000 gsf of commercial; 79,000 gsf of village commercial; 385,000 gsf of office; an 18 hole golf course; numerous community and village parks; an interconnected bikeway and pedestrian path system; a Town Center providing a mix of uses for the entire community; institutional uses including fire, police, EMS, public schools, library, Harmony Institute, and places of worship; on-site water and wastewater facilities; large wetland preserves; upland preservation areas for gopher tortoises, sandhill cranes, and rare plant species; an interconnected water management system; and a wastewater reuse system to minimize water consumption.

The Harmony Community Development District is a portion of the Birchwood Community, consisting of 992.6 acres. Harmony lies in the center of the overall Birchwood project, featuring the Town Center, a number of parks, and the golf course (See Exhibit 4). The District will construct two phases of major infrastructure. Construction of the first phase will occur during 2000/2001, followed by a second phase in 2003. The Phase I infrastructure will serve approximately half of the development program (See Table 1) including the 18 hole golf course. See Exhibit 2 for a depiction of these phases of development.

Table 1 below presents the development program for the Harmony Community Development District. This program has been approved by Osceola County at the DRI, zoning, and site plan levels of approval. As of the date of this report, a minor amendment to the site plan (Macro CDP) approval was being processed to account for actual surveyed wetland lines. This request will be considered a routine matter by the County.

TABLE 1  
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

LAND USE	ACRES	DENSITY	% OF TOTAL
Residential	305.0	2060 D.U.	31
Village Commercial	6.7	40,000 GSF	1
Commercial	21.1	399,000 GSF	2
Office	23.5	385,000 GSF	3
Institutional	16.6	13.5 AC	1
Open Space/Parks	50.9		5
Golf Course/Clubhouse	296.6	18 Holes	30
Town Center	27.4	See Note 2	3
Retention/Detention Ponds <sup>(1)</sup>	60.3		6
Road ROW	47.9		5
Conservation/Preservation Areas	<u>136.6</u>		<u>13</u>
<b>TOTAL</b>	<b>992.6</b>		<b>100</b>

Note 1: Only ponds located outside golf course. Ponds within golf course included in golf course acreage.

Note 2: Town Center consists of residential, commercial, office, institutional, open space, and parks. Density for the development uses are included in the density D.U./GSF figures designated in this table. For example, the residential D.U.'s to be located within the Town Center will be part of the 2060 D.U.'s allocated to the Harmony CDD.

## **2. District Boundary and Properties Served**

### **2.1 District Boundaries**

Exhibit 1 delineates the proposed boundaries of the District. The District is surrounded by the balance of the Birchwood DRI, all of which is presently undeveloped. US 192 runs along the southern boundary of the District. Buck and Cat Lakes serve as the northern boundary of the District, and their contributory wetlands define the eastern and western boundaries of the District.

### **2.2 Description of Properties Served**

Exhibit 3 provides the legal description of the District. The existing land within the District consists of rolling agricultural fields integrated with a wetland system contiguous to Buck and Cat Lakes. Groundwater is approximately 1-4 feet below natural grade during the wet season.

### **2.3 Existing Infrastructure**

There is no existing water, sewer, drainage or roadway infrastructure within the District. These services will be provided by the District.

## **3. Proposed District Infrastructure**

### **3.1 Summary of the Proposed District Infrastructure**

The District infrastructure will generally consist of the following:

- Roadways
- Water, Wastewater and Electrical Infrastructure
- Stormwater Management Facilities
- Landscaping/Hardscape
- Recreation and Parks
- Off-site Water and Wastewater Plants/Infrastructure Connections

### **3.2 Roadways**

The roadways within the District will consist of 4-lane divided, 2 lane divided and 2 lane individual sections. These roadways will be designed as collector roadways serving the individual development tracts within the District. The District will construct these roadways and convey the improvements to Osceola County from back of curb to back of curb. Sidewalks and bikeways will be constructed adjacent to the roadways, and they will be owned by the District. Roadways will consist of a subgrade, soil cement base, curbing, striping and

signage in conformance with the Land Development Regulations of Osceola County. Approximately 5 miles of collector roadway will be constructed in the District.

### **3.3 Water, Wastewater & Electrical Infrastructure**

This infrastructure will consist of potable water mains, wastewater gravity mains and forcemains, lift stations, effluent reuse/irrigation mains and underground electrical cable. These facilities will be constructed in accordance with the Land Development Regulations of Osceola County, the Florida Department of Environmental Protection, the South Florida Water Management District and the Birchwood Development Order.

The potable water system will include the necessary valving, fire hydrants and individual services to serve individual lots and development parcels. The system design provides for domestic demand plus a fire flow of 3000 gpm. Approximately 5 miles of water mains will be constructed.

The wastewater infrastructure will include gravity lines, forcemain, lift station, and individual lot services sufficient to serve all individual lots and development parcels in the District. Approximately 3.7 miles of gravity lines, 3.2 miles of forcemain and 2 lift stations will be constructed by the District.

An effluent reuse system will be constructed to serve as the primary irrigation system for the project. Highly treated effluent will be discharged from the wastewater plant into hydropneumatic tank. Effluent reuse mains consisting of approximately 5 miles of mains including valving and individual services to individual lots and development parcels will be constructed. Treated effluent will be supplemented with stormwater and groundwater to satisfy the irrigation demands throughout the District.

Electrical cable will be constructed adjacent to all collector roadways sufficient to serve all individual lots and development parcels. Street lighting will also be included along the collector roadways.

The District is located within the City of St. Cloud electric utility service area. The City of St. Cloud has a joint service arrangement with both Florida Power Corporation and Kissimmee Utility Authority.

### **3.4 Stormwater Management Facilities**

A master stormwater system will be constructed in accordance with the requirements of the South Florida Water Management District, Osceola County and the Birchwood Development Order. This system will consist of interconnected wet retention/detention ponds which will be designed as unfenced project amenities. Stormwater runoff from development parcels will be routed via a secondary drainage system into the retention/detention ponds. These ponds will ultimately discharge into adjacent and nearby wetlands through the District. Design criteria include meeting water quality and quantity criteria, and providing compensating storage for any development within the 100 year floodplain areas.

### **3.5 Landscaping/Hardscape**

Landscaping/hardscape will be provided along the project collector roadways, the project entrance on US 192, throughout the Town Center, and within parks and recreation areas. Xeriscape landscaping will be emphasized throughout to minimize irrigation water demands and to maintain a natural look within the community. Existing native vegetation will be used where possible.

### **3.6 Recreation and Parks**

Recreation and park areas are planned within the District. The District parks will include a 6.1 acre active park near the project entrance. This park will provide equestrian uses and open space. A 27.4 acre Community Park is to be constructed adjacent to Buck Lake. This park will provide picnic facilities and an observation tower overlooking Buck Lake. A boat ramp and boat dock will be constructed on Buck Lake adjacent to the Community Park. A 9.4 acre active park is located in the northwestern portion of the District. This active park will include lighted ball fields, tennis courts and similar activities. Finally, a 3 acre park will be located in the center of the Town Center. This will be sodded and will include pedestrian pathways, lighting and a kiosk.

In addition to the parks, an equestrian center and equestrian trail system will be constructed for use by residents of the District.

### **3.7 Off-site Water and Wastewater Facilities/Interconnecting Infrastructure**

The District Utility Engineer, Boyd Environmental Engineering, Inc., has prepared a separate reporting documenting these facilities.

### **3.8 Contingency**

A contingency factor has been added to the cost estimate provided in Table 2. In the event contingency dollars remain after the infrastructure is completed, any remaining dollars will be needed to expand the roads.

## **4. Opinion of Probable Construction Costs**

Table 2 below represents a summary of the costs for the District infrastructure, and land acquisition and off-site facilities. The water, sewer and reuse lines and lift stations within the collector road system as well as off-site are documented under separate cover in the District Utility Engineer's Report.

**TABLE 2**  
**OPINION OF PROBABLE COSTS FOR THE DISTRICT INFRASTRUCTURE**

<b>Infrastructure</b>	<b>Cost<sup>(1)</sup></b>		<b>Total</b>
	<b>Phase I</b>	<b>Phase 2</b>	
Underground Electric/Street Lighting	1,150,000	1,250,000	2,400,000
Roadways/Entrance Ponds/Secondary Drainage	2,300,000	2,300,000	4,600,000
Mass Grading/Stormwater Facilities	1,800,000	0	1,800,000
Landscaping/Hardscape	2,450,000	2,075,000	4,525,000
Recreation/Parks	1,750,000	2,200,000	3,950,000
Land Acquisition <sup>(2)</sup>	4,700,000	0	4,700,000
<b>SUB-TOTAL</b>	<b>14,150,000</b>	<b>7,825,000</b>	<b>21,975,000</b>
Contingency	1,030,000	570,000	1,600,000
	<b>15,180,000</b>	<b>8,395,000</b>	<b>23,575,000</b>

(1) The costs are derived from expected quantities of infrastructure multiplied by unit costs typical of the industry in Central Florida. All costs were based on master plans for each infrastructure item. Provision for professional fees and contingencies, were added to the total construction cost estimate. The costs do not include legal, administrative, operation or maintenance services necessary to finance, construct and operate the District infrastructure.

(2) Community Park along Buck Lake.

## **5. 2000/2001 Project – Phase 1**

### **5.1 Description of the Project**

Construction is projected to commence in late 2000 and continue through most of 2001 for the initial phase of master infrastructure. Once completed, this first phase infrastructure will allow the sale and use of the marketable properties within the first phase of the District.

### **5.2 Permits**

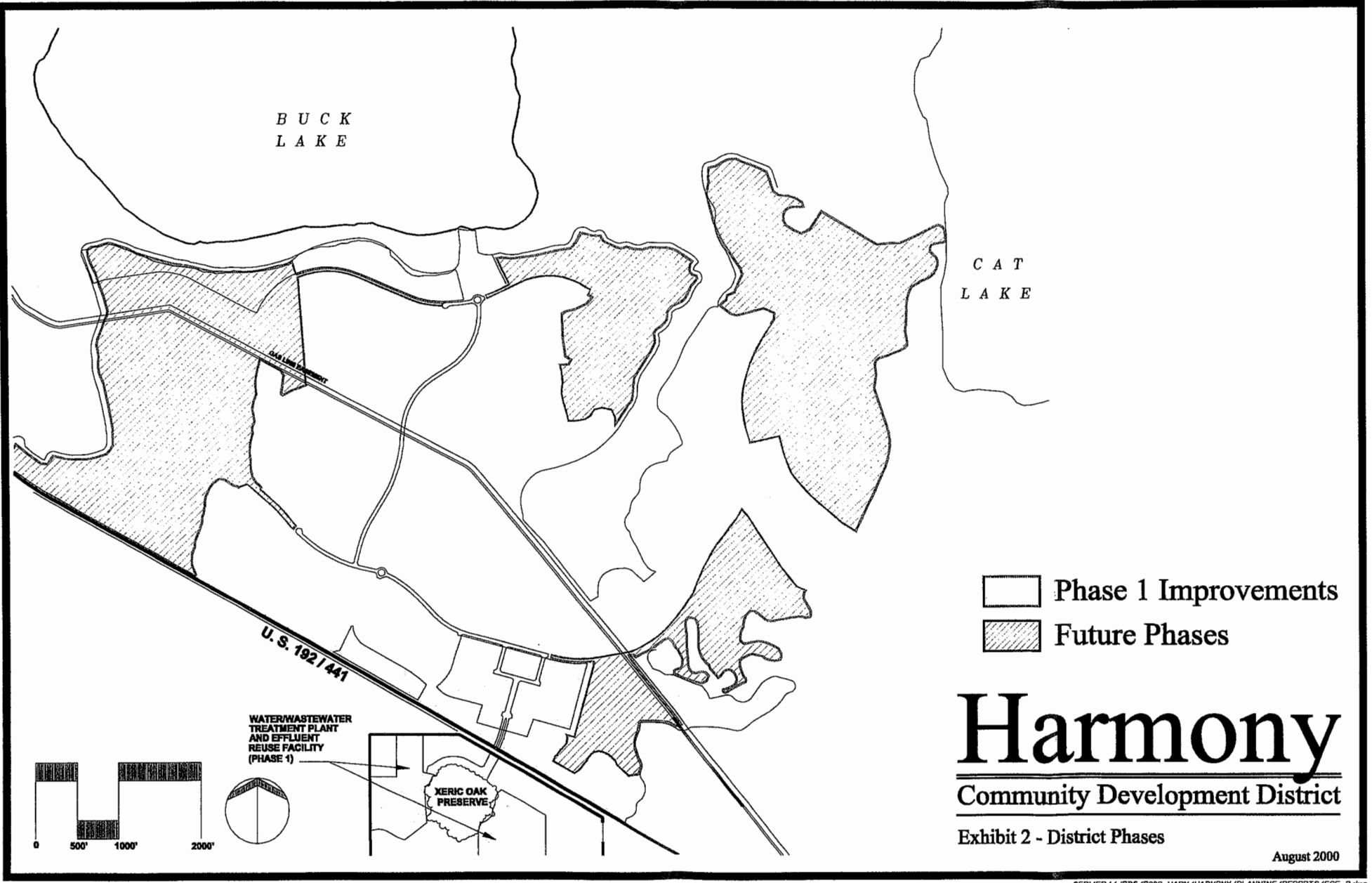
Permits for construction are required prior to the start of infrastructure construction. Permits from the following agencies will be required:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Waster and Wastewater)
- Florida Department of Transportation (ROW/Drainage)
- U.S. Army Corps of Engineers (Dredge and Fill)
- South Florida Water Management District (Water Use/Phase I ERP)
- ECFRPC/DCA (Compliance with Development Order)

The District Engineer hereby certifies that all permits necessary to complete the 2000/2001 Phase I project have either been obtained, or will be obtained, following a customary and normal permitting process.







BUCK  
LAKE

CAT  
LAKE

U. S. 192 / 441

- Phase 1 Improvements
- Future Phases

# Harmony

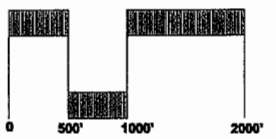
Community Development District

Exhibit 2 - District Phases

August 2000

WATER/WASTEWATER  
TREATMENT PLANT  
AND EFFLUENT  
REUSE FACILITY  
(PHASE 1)

XERIC OAK  
PRESERVE



**EXHIBIT 3**  
**HARMONY – COMMUNITY DEVELOPMENT DISTRICT**  
**LEGAL DESCRIPTION**

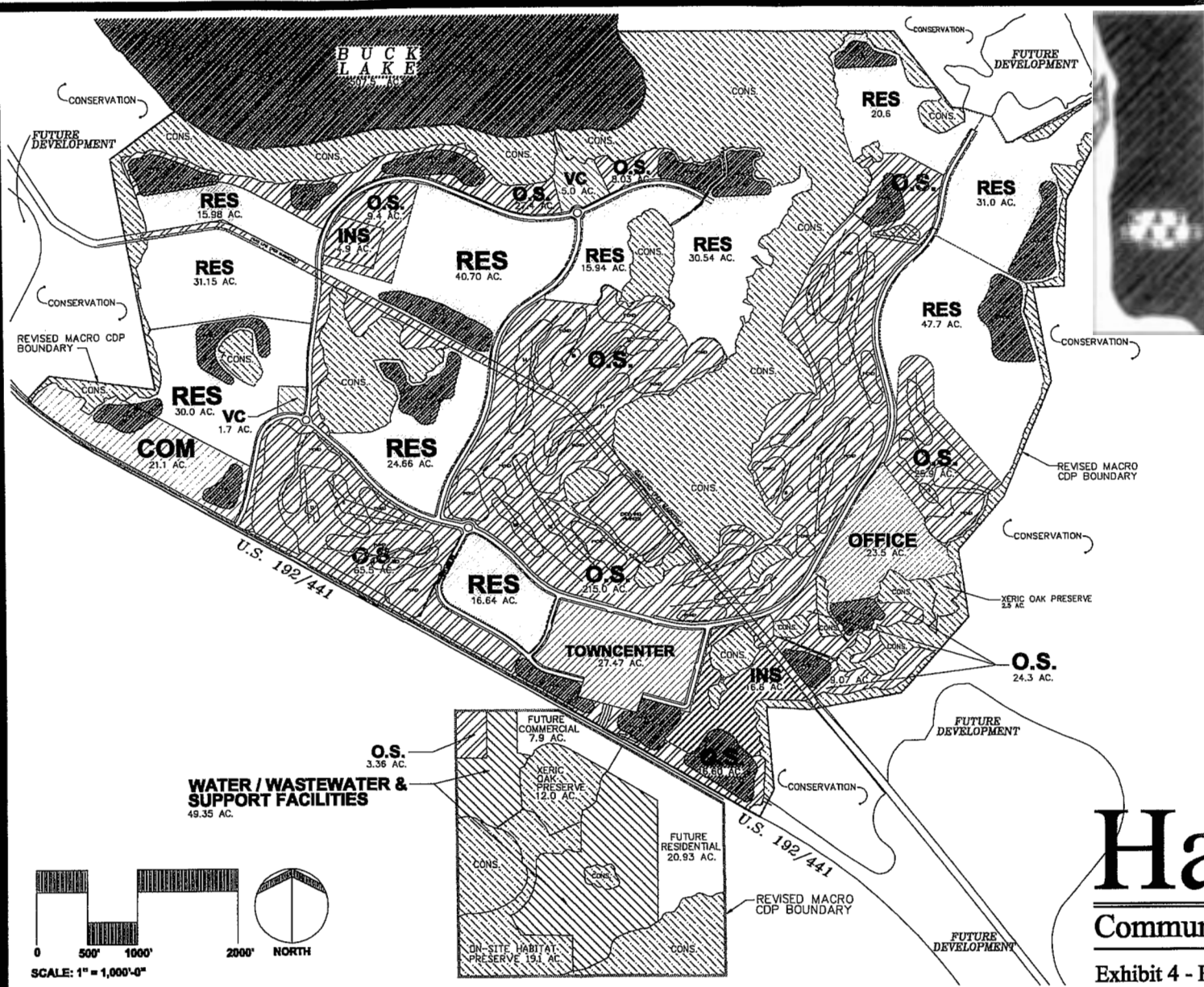
A PARCEL OF LAND LYING IN SECTIONS 18, 19, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST AND IS SECTIONS 24 AND 25, TOWNSHIP 26 SOUTH, RANGE 31 EAST, DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST; THENCE RUN S89°56'25"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1495.82 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #441 AND #192, ALSO KNOWN AS STATE HIGHWAY #24 AND #500; THENCE RUN N60°13'25"W ALONG SAID RIGHT OF WAY LINE, 2033.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE N60°13'25"W, 5441.41 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°23'26", A RADIUS OF 3769.83 FEET, AN ARC LENGTH OF 946.85 FEET, A CHORD BEARING OF N53°01'42"W AND A CHORD DISTANCE OF 944.36 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN THE FOLLOWING COURSES AND DISTANCES N74°13'41"E, 52.83 FEET; N86°39'51"E, 46.70 FEET; N67°55'40"E, 44.33 FEET; N40°27'30"E, 47.08 FEET; N29°24'43"E, 114.95 FEET; N46°10'11"E, 45.80 FEET; N8°20'45"E, 52.12 FEET; S60°31'49"E, 49.70 FEET; S24°48'19"E, 47.74 FEET; S06°46'08"E, 53.69 FEET; S49°19'36"E, 26.55 FEET; S50°30'35"E, 199.26 FEET; S6°9'32"11"E, 37.49 FEET; N28°10'14"E, 81.94 FEET; 46°39'41"E, 37.99 FEET; N81°44'19"E, 34.19 FEET; S73°24'20"E, 38.25 FEET; S76°15'24"E, 141.81 FEET; N89°56'15"E, 193.97 FEET; N74°42'23"E, 194.59 FEET; N41°26'00"E, 76.49 FEET; N0°00'11"E, 163.97 FEET; N09°48'56"W, 383.06 FEET; N15°23'16"W, 303.63 FEET; N05°05'09"W, 224.32 FEET; N01°10'39"E, 145.00 FEET; N17°58'49"E, 193.59 FEET; N18°34'59"E, 168.84 FEET; N15°46'56"W, 357.00 FEET; N20°53'23"W, 335.24 FEET; N05°57'48"W, 60.92 FEET; N26°52'07"E, 72.71 FEET; N6°10'20"E, 47.84 FEET; N76°4'52"E, 110.72 FEET; N72°42'27"E, 120.32 FEET; S77°41'29"E, 99.75 FEET; S71°00'39"E, 115.03 FEET; S64°04'27"E, 121.52 FEET; S73°52'48"E, 373.73 FEET; S77°46'44"E, 378.59 FEET; S77°14'14"E, 206.57 FEET; S89°48'08"E, 225.50 FEET; N88°05'31"E, 223.48 FEET; N79°47'07"E, 215.76 FEET; N71°31'29"E, 221.04 FEET; N65°31'42"E, 260.93 FEET; N72°24'14"E, 191.13 FEET; N80°28'07"E, 314.47 FEET; S81°33'33"E, 210.19 FEET; S63°38'04"E, 145.36 FEET; S48°41'35"E, 151.51 FEET; S47°07'30"E, 206.14 FEET; S67°16'48"E, 140.62 FEET; S85°22'36"E, 196.16 FEET; N78°57'44"E, 160.51 FEET; N45°52'40"E, 100.47 FEET; N06°07'25"E, 183.68 FEET; N04°22'00"W, 221.51 FEET; S84°38'03"E, 193.13 FEET; S07°16'17"E, 254.90 FEET; S77°48'56"E, 122.23 FEET; N79°04'44"E, 129.36 FEET; S81°33'56"E, 148.43 FEET; N78°59'12"E, 230.41 FEET; N75°58'39"E, 255.49 FEET; N82°27'50"E, 143.27 FEET; N40°02'39"E, 91.95 FEET; N26°34'38"E, 103.93 FEET; N68°16'07"E, 82.12 FEET; S68°32'04"E, 129.70 FEET; N79°31'45"E, 69.41 FEET; S65°07'59"E, 65.06 FEET; S29°16'41"E, 76.57 FEET; S65°38'22"E, 131.26 FEET; N82°34'06"E, 102.70 FEET; S69°49'27"E, 91.03 FEET; S89°40'00"E, 89.03 FEET; N70°55'44"E, 83.19 FEET; S89°22'52"E, 221.92 FEET; S69°59'28"E, 98.46 FEET; S60°24'40"E, 184.64 FEET; S46°10'37"E, 142.24 FEET; S38°35'30"W, 91.08 FEET; S23°01'42"E, 32.07 FEET; S68°58'51"E, 56.41 FEET; S30°04'42"E, 56.06 FEET; S17°19'48"W, 79.33 FEET; S43°27'24"W, 80.28 FEET; S23°20'53"W, 136.67 FEET; S39°31'56"W, 88.43 FEET; S64°16'14"W, 145.65 FEET; S41°38'38"W, 55.43 FEET; S07°17'07"W, 78.29 FEET; S26°24'19"W, 71.91 FEET; S48°50'42"W, 147.15 FEET; S11°00'07"E, 74.42 FEET; S12°36'55"W, 79.78 FEET; S28°27'31"W, 122.76 FEET; S32°23'07"W, 268.90 FEET; S19°27'45"W, 84.25 FEET; S05°42'27"W, 78.38 FEET; S07°19'46"W, 126.97 FEET; S29°53'13"W, 150.93 FEET; S32°03'43"W, 198.15 FEET; S37°16'02"W, 120.01 FEET; S44°54'04"W, 190.75 FEET; S54°43'58"W, 209.32 FEET; S64°43'54"W, 197.54 FEET; S72°36'24"W, 190.31 FEET; S77°05'42"W, 183.44 FEET; S53°39'03"W, 167.36 FEET; S29°25'41"W, 164.56 FEET; S05°48'52"W, 159.14 FEET; S10°15'13"E, 189.83 FEET; S42°49'00"E, 288.98 FEET; S38°19'19"E, 267.38 FEET; S38°16'37"E, 330.61 FEET; S37°24'37"E, 317.44 FEET; N59°19'07"E, 97.26 FEET; N03°19'18"E, 154.72 FEET; N28°05'05"E, 115.87 FEET; N62°00'28"E, 139.54 FEET; N35°46'22"E, 134.79 FEET; S64°35'28"E, 101.32 FEET; S46°36'21"E, 161.64 FEET; N50°08'26"E, 175.86 FEET; N66°49'48"W, 70.74 FEET; N35°28'20"W, 147.51

FEET; N26°58'52"W, 225.93 FEET; N26°32'14"W, 164.57 FEET; N14°54'38"W, 96.45 FEET; N23°29'12"E, 68.20 FEET; N29°14'03"E, 76.89 FEET; N14°57'17"E, 115.23 FEET; N39°34'53"E, 97.95 FEET; N16°22'13"E, 76.52 FEET; N08°42'13"E, 126.60 FEET; N31°49'13"E, 104.86 FEET; N56°51'11"E, 133.71 FEET; N76°16'49"E, 122.54 FEET; N26°33'06"E, 109.00 FEET; N55°54'53"E, 157.23 FEET; N07°06'06"E, 43.40 FEET; N22°28'00"W, 136.76 FEET; N35°45'10"W, 204.88 FEET; N49°42'58"W, 125.18 FEET; N15°22'29"W, 72.78 FEET; N06°45'39"E, 95.03 FEET; N25°50'38"E, 125.55 FEET; N32°58'28"E, 244.53 FEET; N25°27'54"E, 184.39 FEET; N24°40'31"E, 162.54 FEET; N33°56'16"E, 209.31 FEET; N33°09'41"E, 230.29 FEET; N62°58'11"E, 89.27 FEET; S86°48'42"E, 35.96 FEET; N01°26'11"E, 48.79 FEET; N30°31'46"E, 116.31 FEET; N48°13'05"E, 120.58 FEET; N23°27'52"E, 135.04 FEET; N15°08'51"W, 110.36 FEET; N25°28'06"W, 244.31 FEET; N28°06'06"W, 172.87 FEET; N07°32'36"W, 154.27 FEET; N03°28'43"E, 117.54 FEET; N22°18'56"W, 78.40 FEET; N30°52'29"W, 144.54 FEET; N15°36'11"W, 150.68 FEET; N00°09'19"E, 160.40 FEET; N33°49'27"E, 47.85 FEET; N68°42'05"E, 50.49 FEET; N71°42'57"E, 81.17 FEET; N59°09'27"E, 121.60 FEET; N84°51'35"E, 106.60 FEET; S70°25'00"E, 119.57 FEET; S68°46'58"E, 293.37 FEET; S45°08'47"E, 59.39 FEET; S18°03'29"E, 205.37 FEET; S53°04'43"E, 53.52 FEET; S82°33'06"E, 123.38 FEET; S67°20'12"E, 125.97 FEET; S42°31'07"E, 98.20 FEET; S16°52'41"E, 60.02 FEET; S32°50'50"W, 55.58 FEET; S73°19'20"W, 32.39 FEET; S87°58'11"W, 154.06 FEET; S41°23'58"W, 46.70 FEET; S10°15'06"E, 71.86 FEET; S59°08'56"E, 132.74 FEET; N84°08'45"E, 46.37 FEET; N36°44'52"E, 227.34 FEET; S71°52'22"E, 403.14 FEET; N82°00'57"E, 53.60 FEET; S38°44'32"E, 118.22 FEET; S63°37'59"E, 107.96 FEET; S82°29'47"E, 91.47 FEET; S37°47'03"E, 53.12 FEET; N83°46'51"E, 108.72 FEET; S87°41'23"E, 100.10 FEET; N64°38'26"E, 464.69 FEET; N89°16'24"E, 86.03 FEET; S51°36'27"E, 71.23 FEET; S14°23'41"E, 141.83 FEET; S08°24'38"W, 97.45 FEET; S56°19'47"W, 54.91 FEET; S80°37'06"W, 126.99 FEET; S43°08'43"E, 111.73 FEET; S07°20'52"E, 113.82 FEET; S27°01'39"W, 103.02 FEET; S41°29'48"W, 119.95 FEET; S61°10'31"W, 219.05 FEET; S14°22'58"W, 149.33 FEET; S03°41'05"W, 134.37 FEET; S01°27'49"W, 186.11 FEET; S05°51'13"E, 144.67 FEET; S13°24'58"W, 83.29 FEET; S55°21'39"W, 73.01 FEET; S66°01'02"W, 135.99 FEET; S71°07'35"W, 169.55 FEET; S03°11'55"E, 30.53 FEET; S09°12'59"E, 102.63 FEET; S09°07'42"W, 117.47 FEET; S02°58'15"E, 51.08 FEET; S17°51'05"E, 104.63 FEET; S16°16'53"E, 358.03 FEET; S10°04'56"E, 162.39 FEET; S03°39'34"W, 197.38 FEET; S16°51'56"W, 148.41 FEET; S23°51'14"W, 878.40 FEET; S33°38'59"W, 118.39 FEET; S83°43'00"W, 118.24 FEET; S06°53'54"W, 103.56 FEET; S23°49'41"W, 233.30 FEET; S43°13'03"W, 204.79 FEET; S55°45'55"W, 174.66 FEET; S24°17'29"E, 221.13 FEET; S23°24'01"W, 129.21 FEET; N84°58'12"W, 148.70 FEET; S81°37'08"W, 365.07 FEET; N54°09'47"W, 194.69 FEET; S50°56'14"W, 56.06 FEET; S13°18'50"W, 225.35 FEET; N80°13'54"E, 153.38 FEET; S76°14'27"E, 145.22 FEET; S65°22'22"E, 124.00 FEET; S35°13'38"E, 104.11 FEET; S02°17'29"W, 149.04 FEET; S85°05'24"W, 166.46 FEET; N67°11'25"W, 138.10 FEET; N84°08'10"W, 106.42 FEET; S62°39'31"W, 75.70 FEET; S10°57'28"W, 49.06 FEET; S50°05'47"W, 156.67 FEET; S85°45'52"W, 77.83 FEET; S42°46'45"W, 146.62 FEET; N42°31'15"W, 165.33 FEET; N18°00'22"W, 510.78 FEET; N00°46'28"W, 120.44 FEET; N77°00'20"W, 93.95 FEET; S41°23'34"W, 271.07 FEET; S50°13'14"W, 212.96 FEET; S60°53'49"W, 221.24 FEET; S38°17'22"E, 205.40 FEET; S84°56'31"E, 254.32 FEET; S70°17'16"E, 363.80 FEET; S30°48'33"E, 168.60 FEET; N79°42'54"E, 224.81 FEET; S54°47'08"E, 115.98 FEET; S89°58'00"E, 115.42 FEET; N39°35'12"E, 200.09 FEET; N48°45'33"E, 162.90 FEET; N86°21'12"E, 118.53 FEET; S72°05'54"E, 166.49 FEET; S13°03'34"E, 71.44 FEET; S53°09'04"W, 148.71 FEET; S38°03'56"W, 139.86 FEET; S55°41'03"W, 212.67 FEET; S55°54'17"W, 284.66 FEET; N87°25'04"W, 111.40 FEET; N82°03'40"W, 235.19 FEET; S88°30'51"W, 230.97 FEET; S58°52'04"W, 100.76 FEET; N67°43'02"W, 99.94 FEET; N64°55'23"W, 147.57 FEET; N88°50'52"W, 265.00 FEET; S14°35'05"W, 158.79 FEET; S02°59'28"W, 154.69 FEET; S21°44'34"E, 159.48 FEET; S07°03'31"W, 142.64 FEET; S19°07'48"E, 177.70 FEET; S22°03'42"W, 99.38 FEET; S35°27'06"W, 112.21 FEET; S20°14'19"W, 105.00 FEET; S64°27'31"W, 59.16 FEET; S32°08'36"W, 66.18 FEET; N60°13'25"W, 2000.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 992.594 ACRES MORE OR LESS.



**LAND USE ACREAGE BREAKDOWN**

LAND USE	ACRES
RESIDENTIAL	305.0
VILLAGE COMMERCIAL	6.7
COMMERCIAL	21.1
OFFICE	23.5
INSTITUTIONAL	16.6
OPEN SPACE/PARKS	50.9
GOLF COURSE/CLUBHOUSE	286.6
TOWN CENTER	27.4
RETENTION/DETENTION PONDS <sup>(1)</sup>	60.3
ROAD R.O.W./LANDSCAPE UTILITY TRACTS	47.9
CONSERVATION/PRESERVATION AREAS	136.6
OFF-SITE UTILITY TRACTS	
<b>TOTAL</b>	<b>992.6</b>

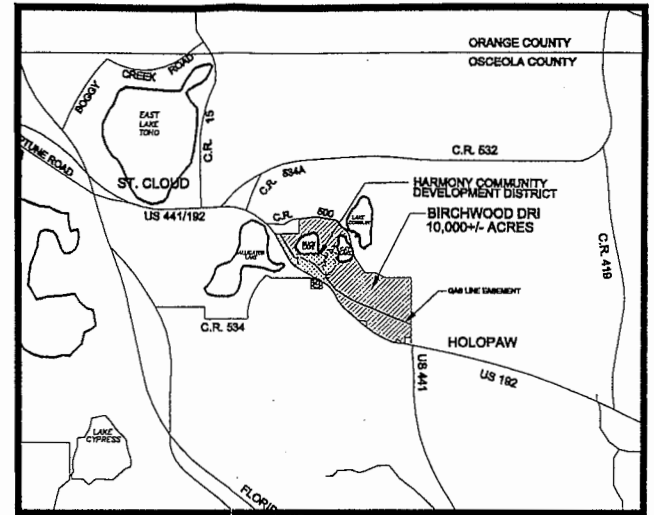
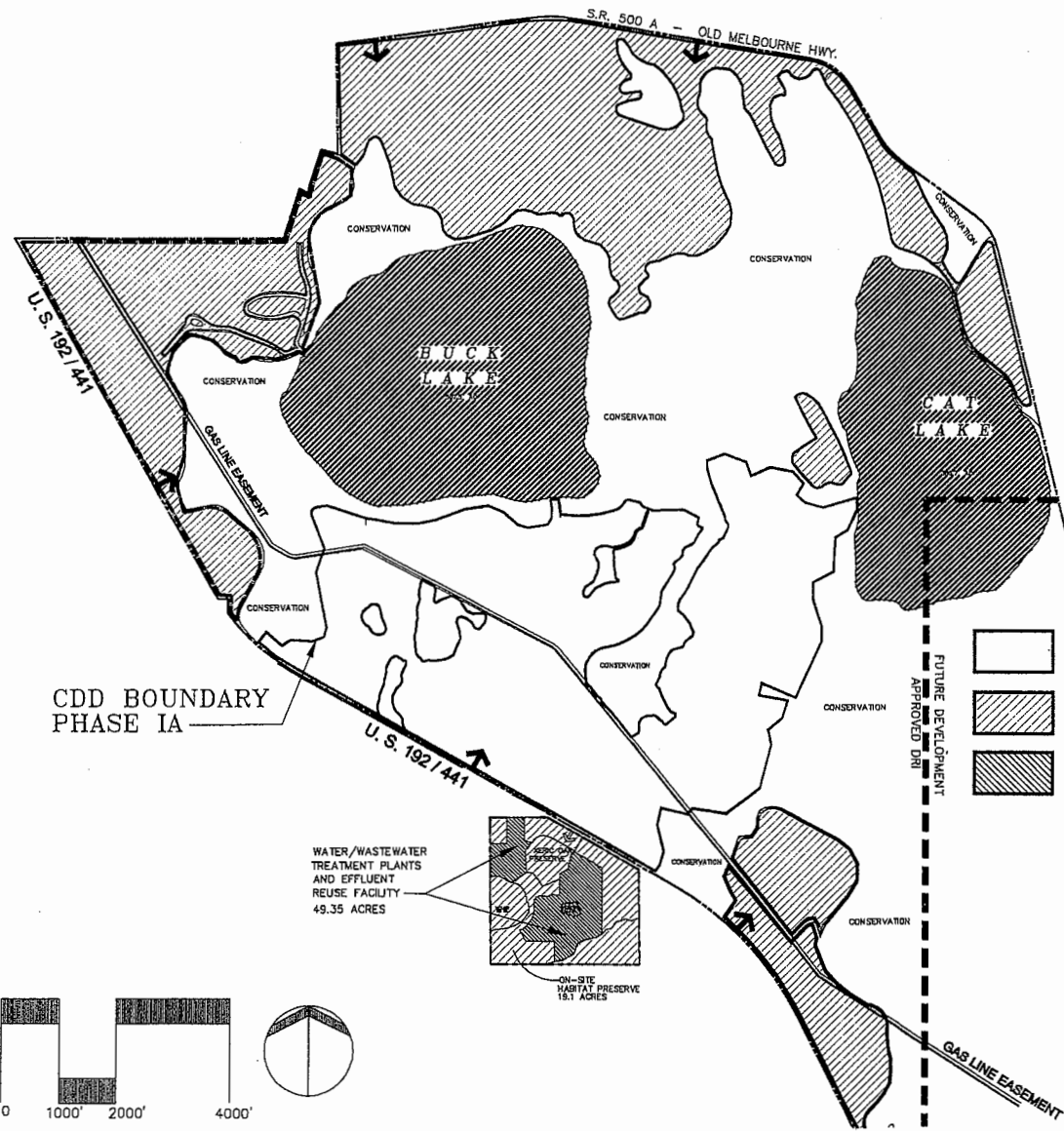
NOTE 1: ONLY PONDS LOCATED OUTSIDE OF GOLF COURSE. PONDS WITHIN GOLF COURSE INCLUDED IN GOLF COURSE ACREAGE.

**WATER / WASTEWATER & SUPPORT FACILITIES**  
48.35 AC.




# Harmony

Community Development District

Exhibit 4 - Harmony Macro CDP 1 August 2000



Location Map

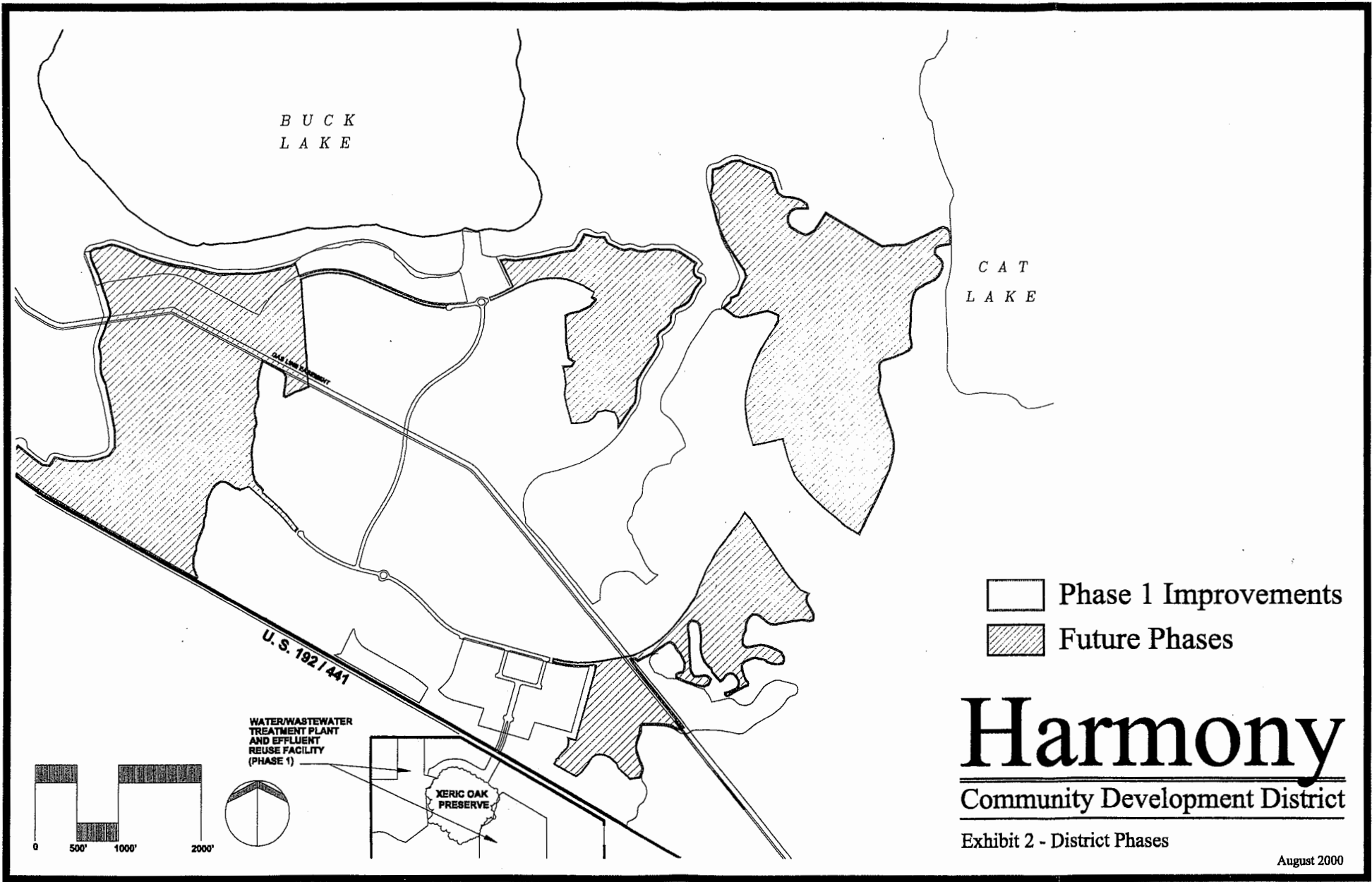
-  Harmony CDD
-  Remainder of Birchwood DRI (approved)
-  Off-site Facilities

# Harmony

## Community Development District

Exhibit 1 - Location Map & District Boundaries

AUGUST 2000



B U C K  
L A K E

C A T  
L A K E

U. S. 192 / 441

- Phase 1 Improvements
- Future Phases

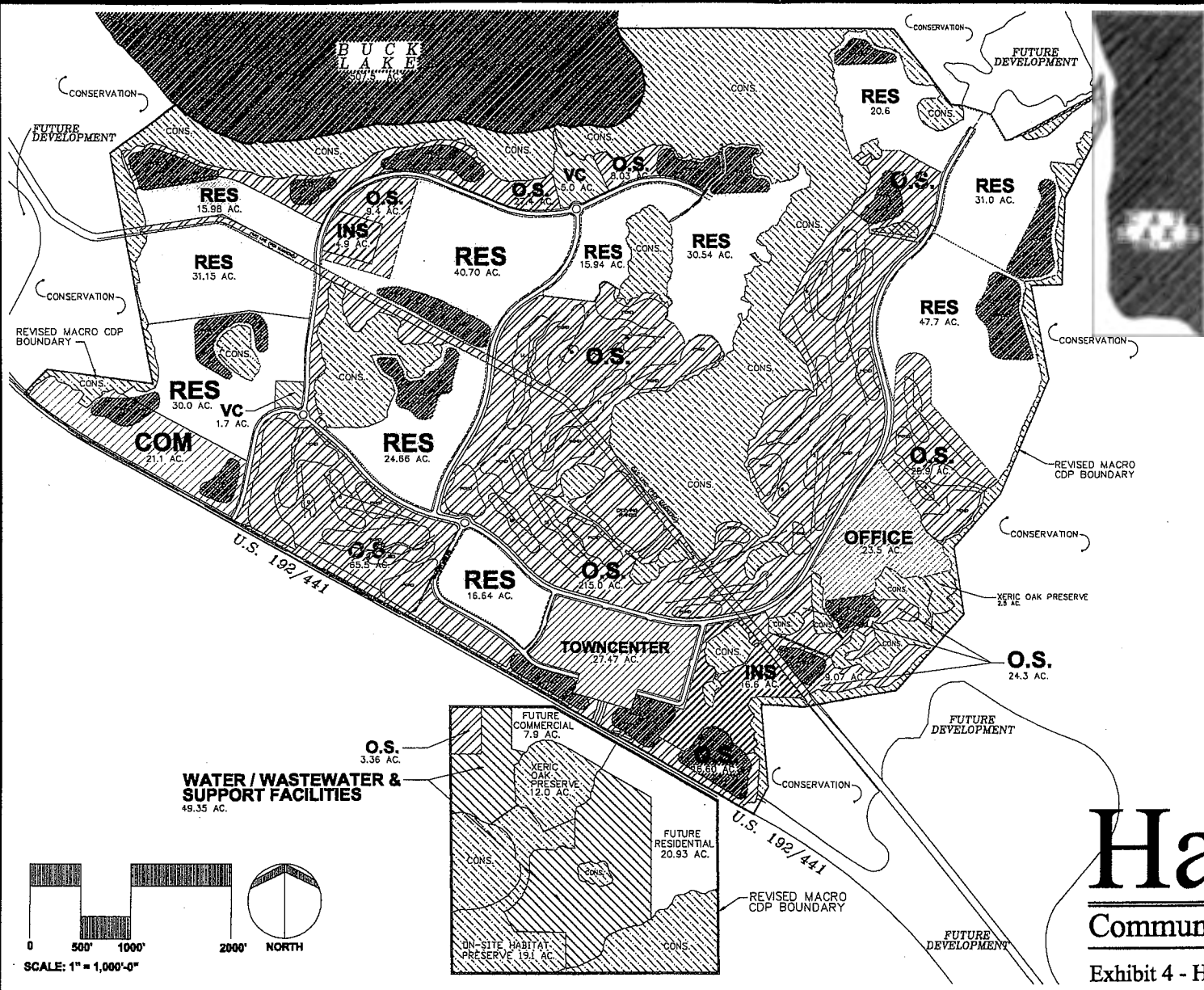
# Harmony

Community Development District

Exhibit 2 - District Phases

August 2000



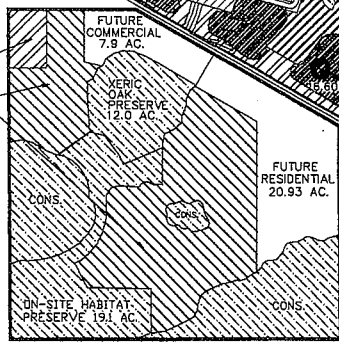
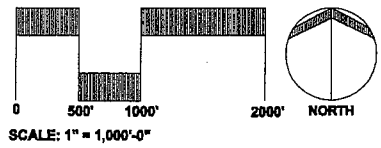


**LAND USE ACREAGE BREAKDOWN**

LAND USE	ACRES
RESIDENTIAL	305.0
VILLAGE COMMERCIAL	8.7
COMMERCIAL	21.1
OFFICE	23.5
INSTITUTIONAL	16.6
OPEN SPACE/PARKS	50.9
GOLF COURSE/CLUBHOUSE	296.6
TOWN CENTER	27.4
RETENTION/DETENTION PONDS <sup>(1)</sup>	60.3
ROAD R.O.W./LANDSCAPE UTILITY TRACTS	47.9
CONSERVATION/PRESERVATION AREAS	136.6
OFF-SITE UTILITY TRACTS	
<b>TOTAL</b>	<b>962.8</b>

NOTE 1: ONLY PONDS LOCATED OUTSIDE OF GOLF COURSE. PONDS WITHIN GOLF COURSE INCLUDED IN GOLF COURSE ACREAGE.

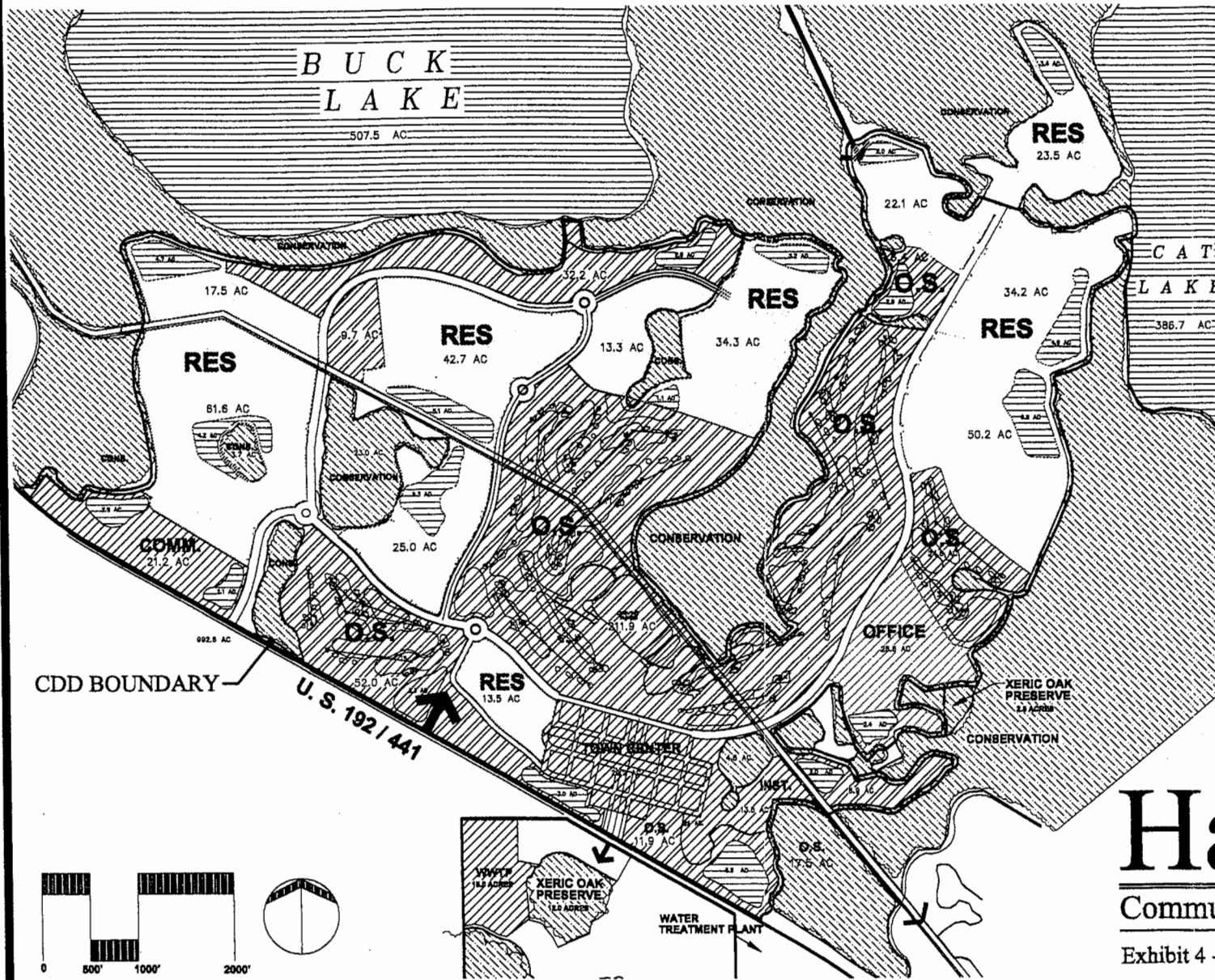
**WATER / WASTEWATER & SUPPORT FACILITIES**  
49.35 AC.



# Harmony

## Community Development District

Exhibit 4 - Harmony Macro CDP 1 August 2000



**LAND USE ACREAGE BREAKDOWN**

LAND USE	ACRES
RESIDENTIAL	314.4
VILLAGE COMMERCIAL	—
COMMERCIAL	21.2
OFFICE	28.8
INSTITUTIONAL	13.5
OPEN SPACE/PARKS	80.5
GOLF COURSE/CLUBHOUSE	288.7
TOWN CENTER	29.2
RETENTION/DETENTION PONDS <sup>1)</sup>	60.3
ROAD R.O.W.	47.8
CONSERVATION/PRESERVATION AREAS	130.3
<b>TOTAL</b>	<b>992.6</b>

NOTE 1: ONLY PONDS LOCATED OUTSIDE OF GOLF COURSE. PONDS WITHIN GOLF COURSE INCLUDED IN GOLF COURSE ACREAGE.

# Harmony

Community Development District

Exhibit 4 - District Development Plan

March 2000