

**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 Harmony DRI Community**

Harmony is a 11,030 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. The location of the community is shown on Exhibit 1. The Harmony 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 7,200 residential units; 350,000 gsf of commercial; 500,000 gsf of office; 1,000,000 gsf of light industrial, and an 18-hole golf course. The community also includes 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.

### **1.2 Description of the Harmony Community Development District**

The Harmony Community Development District is a portion of the Harmony Community originally consisting of 992.6 acres. This revised Engineer's Report includes an additional 27.60 acres which is being added to the original Harmony Community Development District. New total land area of the Harmony Community Development District is expected to be 1,020.2 acres.

The Harmony CDD lies in the center of the overall Harmony DRI project, and includes, 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 2004/2005 and a third phase in 2005/2006. The Phase I infrastructure will serve approximately half of the development program for the District (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.

<b>TABLE 1</b>			
<b>LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES</b>			
<b>LAND USE</b>	<b>ACRES</b>	<b>DENSITY</b>	<b>% OF TOTAL</b>
Residential <sup>(3)</sup>	336	2146 D.U.	33%
Village Commercial	6	40,000 GSF	1%
Commercial	21.2	399,000 GSF	2%
Office	26.6	385,000 GSF	3%
Institutional	13.5	13.5 AC	1%
Open Space/Parks	60.5		6%
Golf Course/Clubhouse	288.7	18 Holes	28%
Town Center	29.2	See Note <sup>(2)</sup>	3%
Retention/Detention Ponds <sup>(1)</sup>	60.3		6%
Road ROW	47.9		5%
Conservation/Preservation Areas	130.3		13%
<b>TOTAL</b>	<b>1020.2</b>		<b>100%</b>

- (1). Only ponds located outside golf course. Ponds within golf course are included in golf course acreage.
- (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 2146 D.U.'s allocated to the Harmony CDD.
- (3) Revised July 2004 to include additional 27.60 acre parcel at Cat Lake an additional 86 residential units.

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

### **2.1 District Boundaries**

Exhibit 2 delineates the proposed boundaries of the District. The district is surrounded by the balance of the Harmony DRI; including the Harmony High School which is part of the Harmony DRI but is not included within the CDD Boundary.. US 192 runs along the Southern Boundary of the District. Buck and Cat Lake 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 the existing Phase I Infrastructure, golf course, and Neighborhoods B-1, C-1, C-2 and D-1. Future development slated for the balance of the developable uplands within the CDD includes Neighborhoods, E, F, G, and I. Also included are the remaining commercial and office tracts within the District.

### **2.3 Existing Infrastructure**

The Harmony CDD completed construction of the Phase I Water and Wastewater Treatment Plants in 2002. The Phase I roadway and utility infrastructure was also completed in 2002.

## **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 Undergrounding of 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. 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, limerock 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 undergrounding of 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 main lines, valving, fire hydrants and connection points to individual parcels, but does not include the lines within privately owned 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, foremain, lift station, and connection points to individual parcels, but does not include the lines within privately owned parcels. 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 Toho Water Authority wastewater plant into the Harmony CDD hydropneumatic tank. Effluent reuse mains will be constructed consisting of approximately 5 miles of piping including valving and connection points to individual parcels, but does not include the lines within privately owned parcels. Treated effluent will be supplemented with stormwater and groundwater to satisfy the irrigation demands throughout the District.

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

Areas north of US 192 are located within the Orlando Utilities Commission service area. Areas south of US 192 are located within the service area of Progress Energy Corporation. (f.ka. Florida Power Corp.)

### **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. 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**

Phase I of a 19 acre Community Park adjacent to Buck Lake has been completed. This Park provides picnic facilities, passive recreation and a children's playground. This community park also includes a fishing pier and boat dock on Buck Lake. Also completed with the Phase I infrastructure are the Town Center Park and Swim Club areas.

Phase II of the Community Park (aka Lakeshore Park) are anticipated to begin in 2012. These improvements include additional boardwalks, benches and other similar amenities.

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

All off-site water and wastewater facilities were completed as part of the Phase I Project. The off-site water and wastewater facilities have been completed. The off-site facilities are now owned and operated by Toho Water Authority.

**4. Opinion of Probable Construction Costs**

Table 2 below represents a summary of the costs for the District Infrastructure.

**TABLE 2**  
**OPINION OF PROBABLE COSTS**  
**FOR THE DISTRICT INFRASTRUCTURE <sup>(1), (4)</sup>**

<b>Infrastructure</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total</b>
Master Infrastructure <sup>(2)</sup>	\$ 3,000,000	\$3,342,100	\$3,650,900	\$9,993,000
Mass Grading / Stormwater Facilities	\$ 1,800,000	\$ 150,000	\$150,000	\$2,100,000
Landscaping / Hardscape	\$ 2,450,000	\$1,200,000	\$1,000,000	\$4,650,000
Recreation / Parks	\$ 1,750,000	\$2,000,000	\$1,000,000	\$4,750,000
Land Acquisition <sup>(3)</sup>	\$ 4,700,000	\$	\$	\$4,700,000
<b>Total</b>	<b>\$ 13,700,000</b>	<b>\$6,692,100</b>	<b>\$5,800,900</b>	<b>\$ 26,193,000</b>

(1) The costs are derived from the 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 are included. These costs do not include legal, administrative operation or maintenance services.

(2) Includes roadways and drainage, underground electrical conduit and entrance ponds.

(3) Community Lake along Buck Lake

(4) Revised July 2004



**5. 2000/2001 Project – Phase 1**

**5.1 Description of the Project**

Construction commenced in late 2000 and continued through most of 2001 for the initial phase of master infrastructure.

**5.2 Permits**

Permits for construction were required prior to the start of the infrastructure construction. Permits from the following agencies were issued for the Phase I Construction.

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Waste and Wastewater)
- Florida Department of Transportation (ROW/Drainage)
- U.S. Army Corps of Engineers (Dredge and Fill)
- South Florida Water Management District (Stormwater)

**5.3 Status Update**

The Phase 1 infrastructure improvements have been completed and are operational.

**6. 2004/2005 Project – Phase 2 & 3**

**6.1 General Description of the Project**

Construction commenced in late 2004 and continued through most of 2005 for the final phases of master infrastructure. The project also included a park and landscaping to be constructed between the roadway and the adjacent conservation area.

**6.2 Description of Phase 2**

The Phase 2 project includes the design, permitting and construction of approximately 5,500 ft. of two lane roadway infrastructure with utilities and drainage. The project also includes the construction of one master storm water management pond and one wastewater lift station.

The Phase 2 Project provided the roadway and utility infrastructure required to support the completion of the following adjacent development (acreages shown are approximate):

- Charter School and Neighborhood Park: 9.8 acres
- Residential Development Parcels: 88.3 acres
- Commercial Development Parcels: 14.7 acres
- Community Recreation Amenity Parcel : 2.3 acres

### **6.21 Permits**

Permits for construction were required prior to the start of the Phase 2 Infrastructure construction. Permits from the following agencies were obtained:

- Osceola County (All Site Improvements)
- Toho Water Authority
- FDEP (Waste and Wastewater)
- Florida Department of Transportation
- South Florida Water Management District

### **6.22 Status Update**

The Phase 2 Infrastructure construction has been completed and all permits have been closed.

### **6.3 Description of Phase 3**

The Phase 3 project included the design, permitting and construction of approximately 7,000 ft. of two lane roadway infrastructure with utilities and drainage. The project also included the construction of one master storm water management pond and one wastewater lift station.

The Phase 3 Project provides the roadway and utility infrastructure required to support the completion of the following adjacent development (acreages shown are approximate):

- Residential Development Parcels: 142 acres
- Commercial Development Parcels: 21.3 acres
- Community Recreation Amenity Parcel : 7.5 acres

### **6.23 Permits**

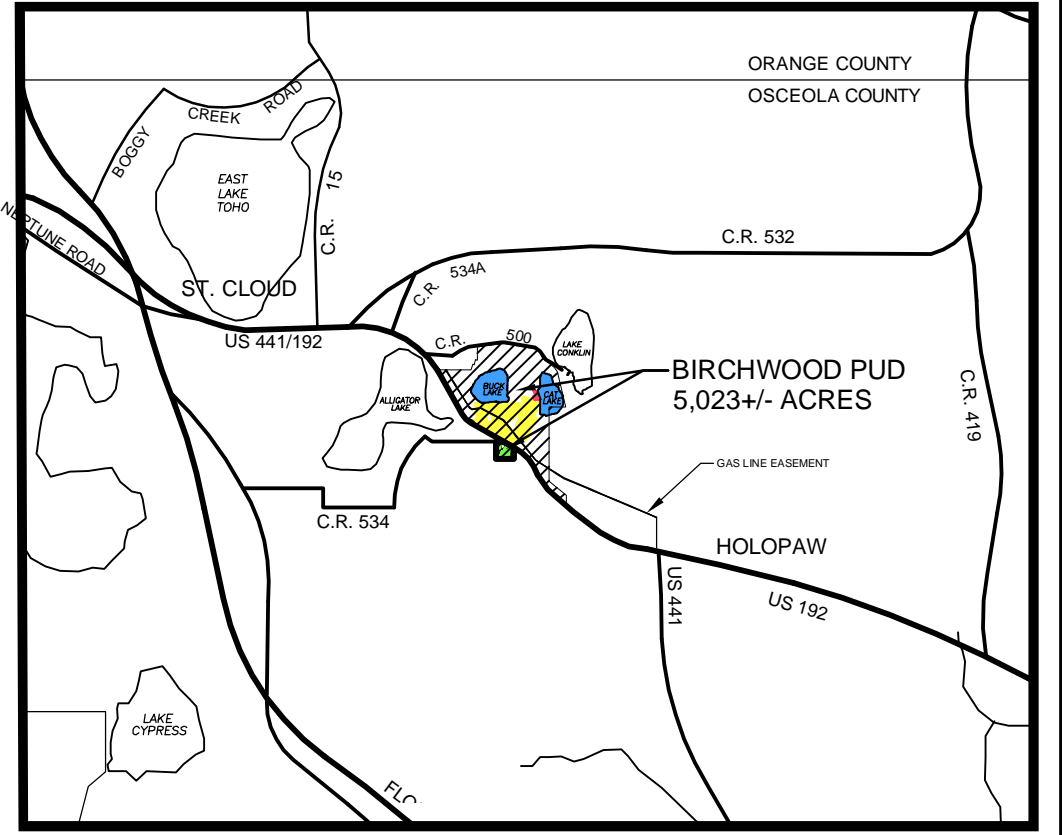
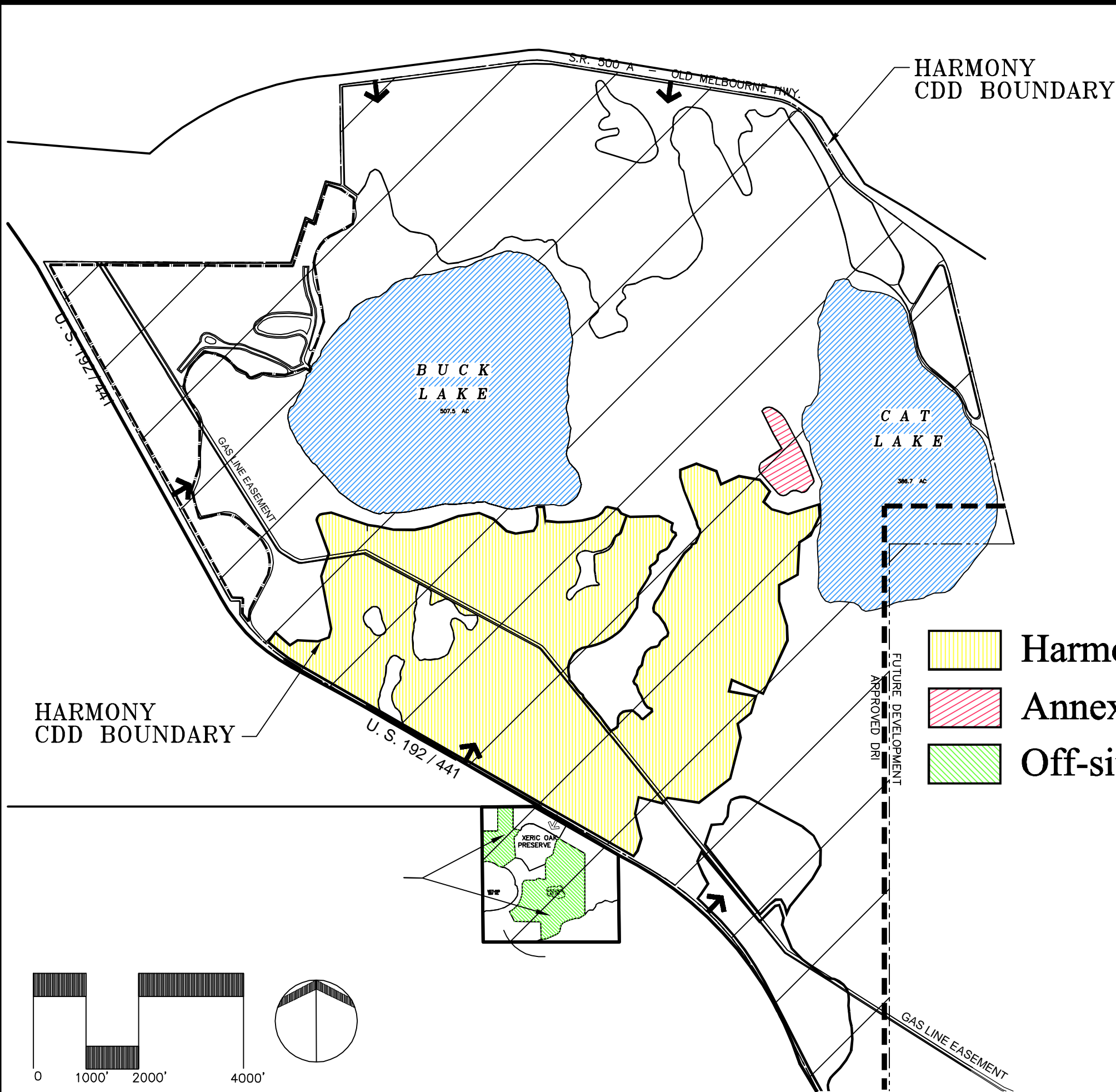
Permits for construction were required prior to the start of the Phase 3 Infrastructure construction. Permits from the following agencies were obtained:

- Osceola County (All Site Improvements)
- Toho Water Authority
- FDEP (Waste and Wastewater)
- South Florida Water Management District

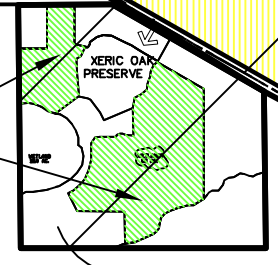
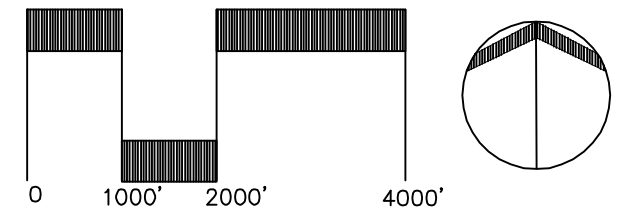
### **6.24 Status Update**

Design of the Phase 3 Infrastructure construction plans was completed in 2005 and all permits have been closed.

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Location Map



# Harmony

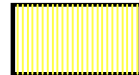
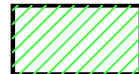

## Community Development District

Exhibit 1 - Location Map & District Boundaries

DECEMBER 2004

BUCK  
LAKE

CAT  
LAKE

-  Phase 1 Improvements
-  Phase 2 Improvements
-  Phase 3 Improvements

# Harmony

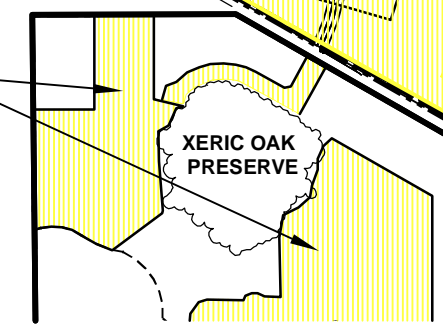
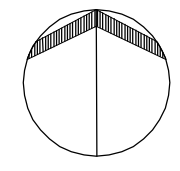
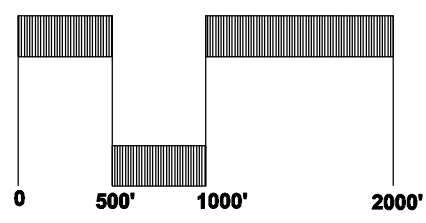
Community Development District

Exhibit 2 - District Phases

DECEMBER 2004

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

XERIC OAK  
PRESERVE



## EXHIBIT 3

### REVISED CDD LEGAL DESCRIPTION JULY 2004

A parcel of land lying in portions of Sections 24 and 25, T 26 S, R 31 E and Sections 19, 20, 29, 30, 31 and 32, T 26 S, R 32 E, Osceola County, Florida, being more particularly described as follows: Commence at the Southwest corner of Section 30, T 26 S, R 32 E (being a found 4" X 4" concrete monument), run N. 00° 27' 29" W., along the West line of said Section 30, 2116.59 feet to a point on the Southerly Right of Way line of State Road No. 500 (being a found 4" X 4" concrete monument, with the top broken); thence continue N. 00° 27' 29" W., 76.29 feet to a point on the Northerly Right of Way line of said State Road No. 500; also being the Point of Beginning; thence N.60°13'23"W., a distance of 1,004.40 feet to a point of curve to the right having a radius of 3,786.83 feet, a central angle of 14°32'15", and a chord bearing of N.52°57'16"W., 958.25 feet; thence northwesterly along the arc a distance of 960.82 feet; thence N.74°13'35"E., a distance of 19.99 feet; thence continue easterly along said line, a distance of 52.83 feet; thence N.86°39'44"E., a distance of 46.70 feet; thence N.67°55'33"E., a distance of 44.33 feet; thence N.40°27'24"E., a distance of 47.08 feet; thence N.29°24'37"E., a distance of 114.95 feet; thence N.46°10'04"E., a distance of 45.80 feet; thence N.82°04'45"E., a distance of 52.12 feet; thence S.60°31'56"E., a distance of 49.70 feet; thence S.24°48'26"E., a distance of 47.74 feet; thence S.06°46'14"E., a distance of 53.69 feet; thence S.49°19'43"E., a distance of 26.55 feet; thence S.50°30'42"E., a distance of 199.26 feet; thence S.69°32'18"E., a distance of 37.49 feet; thence N.28°10'07"E., a distance of 81.94 feet; thence N.46°39'34"E., a distance of 37.99 feet; thence N.81°44'12"E., a distance of 34.19 feet; thence S.73°24'27"E., a distance of 38.25 feet; thence S.76°15'31"E., a distance of 141.81 feet; thence N.89°56'08"E., a distance of 193.97 feet; thence N.74°42'16"E., a distance of 194.59 feet; thence N.41°25'54"E., a distance of 76.49 feet; thence N.00°01'04"E., a distance of 163.97 feet; thence N.09°49'03"W., a distance of 383.06 feet; thence N.15°23'23"W., a distance of 303.63 feet; thence N.05°05'15"W., a distance of 224.32 feet; thence N.01°10'32"E., a distance of 145.00 feet; thence N.17°58'43"E., a distance of 193.59 feet; thence N.18°34'52"E., a distance of 168.84 feet; thence N.15°47'03"W., a distance of 357.00 feet; thence N.20°53'30"W., a distance of 335.24 feet; thence N.05°57'55"W., a distance of 60.92 feet; thence N.26°52'00"E., a distance of 72.71 feet; thence N.61°02'00"E., a distance of 47.84 feet; thence N.76°44'45"E., a distance of 110.72 feet; thence N.72°42'20"E., a distance of 120.32 feet; thence S.77°41'35"E., a distance of 99.75 feet; thence S.71°00'45"E., a distance of 115.03 feet; thence S.64°04'34"E., a distance of 121.52 feet; thence S.73°52'55"E., a distance of 373.73 feet; thence S.77°46'51"E., a distance of 378.59 feet; thence S.77°14'21"E., a distance of 206.57 feet; thence S.89°48'15"E., a distance of 225.50 feet; thence N.88°05'24"E., a distance of 223.48 feet; thence N.79°47'00"E., a distance of 215.76 feet; thence N.71°31'22"E., a distance of 221.04 feet; thence N.65°31'36"E., a distance of 260.93 feet; thence N.72°24'07"E., a distance of 191.13 feet; thence N.80°28'00"E., a distance of 314.47 feet; thence S.81°33'40"E., a distance of 210.19 feet; thence S.63°38'11"E., a distance of 145.36 feet; thence S.48°41'42"E., a distance of 151.51 feet; thence S.47°07'37"E., a distance of 206.14 feet; thence S.67°16'54"E., a distance of 140.62 feet; thence S.85°22'43"E., a distance of 196.16 feet; thence N.78°57'37"E., a distance of 160.51 feet; thence N.45°52'34"E., a distance of 100.47 feet; thence N.06°07'18"E., a distance of 183.68 feet; thence N.04°22'07"W., a distance of 221.51 feet; thence S.84°38'10"E., a distance of 193.13 feet; thence S.07°16'24"E., a distance of 254.90 feet; thence S.77°49'02"E., a distance of 122.23 feet; thence N.79°04'37"E., a distance of 129.36 feet; thence S.81°34'02"E., a distance of 148.43 feet; thence N.78°59'05"E., a distance of 230.41 feet; thence N.75°58'32"E., a distance of 255.49 feet; thence N.82°27'43"E., a distance of 143.27 feet; thence N.40°02'32"E., a distance of 91.96 feet; thence N.26°34'31"E., a distance of 103.93 feet; thence N.68°16'00"E., a distance of 82.12 feet; thence S.68°32'11"E., a distance of 129.70 feet; thence N.79°31'39"E., a distance of 69.41 feet; thence S.65°08'05"E., a distance of 65.06 feet; thence S.29°16'47"E., a distance of 76.57 feet; thence S.65°38'28"E., a distance of 131.26 feet; thence N.82°33'59"E., a distance of 102.70 feet; thence S.69°49'34"E., a distance of 91.03 feet; thence S.89°40'07"E., a distance of 89.03 feet;

thence N.70°55'38"E., a distance of 83.19 feet; thence S.89°22'59"E., a distance of 221.92 feet; thence S.69°59'35"E., a distance of 98.46 feet; thence S.60°24'46"E., a distance of 184.64 feet; thence S.46°10'44"E., a distance of 142.24 feet; thence S.38°35'23"W., a distance of 91.08 feet; thence S.23°01'48"E., a distance of 32.07 feet; thence S.68°58'58"E., a distance of 56.41 feet; thence S.30°04'49"E., a distance of 56.06 feet; thence S.17°19'41"W., a distance of 79.33 feet; thence S.43°27'17"W., a distance of 80.28 feet; thence S.23°20'46"W., a distance of 136.67 feet; thence S.39°31'49"W., a distance of 88.43 feet; thence S.64°16'07"W., a distance of 145.65 feet; thence S.41°38'31"W., a distance of 55.43 feet; thence S.07°17'01"W., a distance of 78.29 feet; thence S.26°24'12"W., a distance of 71.91 feet; thence S.48°50'35"W., a distance of 147.15 feet; thence S.11°00'14"E., a distance of 74.42 feet; thence S.12°36'48"W., a distance of 79.78 feet; thence S.28°27'24"W., a distance of 122.76 feet; thence S.32°23'00"W., a distance of 268.90 feet; thence S.19°27'38"W., a distance of 84.25 feet; thence S.05°42'21"W., a distance of 78.38 feet; thence S.07°19'39"W., a distance of 126.97 feet; thence S.29°53'06"W., a distance of 150.93 feet; thence S.32°03'36"W., a distance of 198.15 feet; thence S.37°15'55"W., a distance of 120.01 feet; thence S.44°53'57"W., a distance of 190.75 feet; thence S.54°43'51"W., a distance of 209.32 feet; thence S.64°43'47"W., a distance of 197.54 feet; thence S.72°36'17"W., a distance of 190.31 feet; thence S.77°06'35"W., a distance of 183.44 feet; thence S.53°38'56"W., a distance of 167.36 feet; thence S.29°25'34"W., a distance of 164.56 feet; thence S.05°48'45"W., a distance of 159.14 feet; thence S.10°15'19"E., a distance of 189.83 feet; thence S.42°49'07"E., a distance of 288.98 feet; thence S.38°19'26"E., a distance of 267.38 feet; thence S.38°16'44"E., a distance of 330.61 feet; thence S.37°24'44"E., a distance of 317.44 feet; thence N.59°19'00"E., a distance of 97.26 feet; thence N.03°19'11"E., a distance of 154.72 feet; thence N.28°04'58"E., a distance of 115.87 feet; thence N.62°00'21"E., a distance of 139.54 feet; thence N.85°46'15"E., a distance of 134.79 feet; thence S.64°35'35"E., a distance of 101.32 feet; thence S.46°36'27"E., a distance of 161.64 feet; thence N.50°08'19"E., a distance of 175.86 feet; thence N.66°49'55"W., a distance of 70.74 feet; thence N.35°28'27"W., a distance of 147.51 feet; thence N.26°58'59"W., a distance of 225.93 feet; thence N.26°32'21"W., a distance of 164.57 feet; thence N.14°54'44"W., a distance of 96.45 feet; thence N.23°29'05"E., a distance of 68.20 feet; thence N.29°13'57"E., a distance of 76.89 feet; thence N.14°57'11"E., a distance of 115.23 feet; thence N.39°34'46"E., a distance of 97.95 feet; thence N.16°22'07"E., a distance of 76.52 feet; thence N.08°42'07"E., a distance of 126.60 feet; thence N.31°49'06"E., a distance of 104.86 feet; thence N.56°51'04"E., a distance of 133.71 feet; thence N.76°16'42"E., a distance of 122.54 feet; thence N.26°32'59"E., a distance of 109.00 feet; thence N.55°54'46"E., a distance of 157.23 feet; thence N.07°05'59"E., a distance of 43.40 feet; thence N.22°28'06"W., a distance of 136.76 feet; thence N.35°45'17"W., a distance of 204.88 feet; thence N.49°43'05"W., a distance of 125.18 feet; thence N.15°22'36"W., a distance of 72.78 feet; thence N.06°45'32"E., a distance of 95.03 feet; thence N.25°50'31"E., a distance of 125.55 feet; thence N.32°58'21"E., a distance of 244.53 feet; thence N.25°27'47"E., a distance of 184.39 feet; thence N.24°40'25"E., a distance of 162.54 feet; thence N.33°56'09"E., a distance of 209.31 feet; thence N.33°09'35"E., a distance of 230.29 feet; thence N.62°58'04"E., a distance of 89.27 feet; thence S.86°48'49"E., a distance of 35.96 feet; thence N.01°26'05"E., a distance of 48.79 feet; thence N.30°31'39"E., a distance of 116.31 feet; thence N.48°12'58"E., a distance of 120.58 feet; thence N.23°27'45"E., a distance of 135.04 feet; thence N.15°08'58"W., a distance of 110.36 feet; thence N.25°28'12"W., a distance of 244.31 feet; thence N.28°06'13"W., a distance of 172.87 feet; thence N.07°32'42"W., a distance of 154.27 feet; thence N.03°28'37"E., a distance of 117.54 feet; thence N.22°19'02"W., a distance of 78.40 feet; thence N.30°52'36"W., a distance of 144.54 feet; thence N.15°36'17"W., a distance of 150.68 feet; thence N.00°09'12"E., a distance of 160.40 feet; thence N.33°49'20"E., a distance of 47.85 feet; thence N.68°41'58"E., a distance of 50.49 feet; thence N.71°42'50"E., a distance of 81.17 feet; thence N.59°09'20"E., a distance of 121.60 feet; thence N.84°51'29"E., a distance of 106.60 feet; thence S.70°25'07"E., a distance of 119.57 feet; thence S.68°47'05"E., a distance of 293.37 feet; thence S.45°08'54"E., a distance of 59.39 feet; thence S.18°03'36"E., a distance of 205.37 feet; thence S.53°04'49"E., a distance of 53.52 feet; thence S.82°33'13"E., a distance of 123.38 feet; thence S.67°20'19"E., a distance of 125.97 feet; thence S.42°31'13"E., a distance of 98.20 feet; thence S.16°52'48"E., a distance of 60.02 feet; thence S.32°50'43"W.,

a distance of 55.58 feet; thence S.73°19'14"W., a distance of 32.39 feet; thence S.87°58'04"W., a distance of 154.06 feet; thence S.41°23'51"W., a distance of 46.70 feet; thence S.10°15'13"E., a distance of 71.86 feet; thence S.59°09'03"E., a distance of 132.74 feet; thence N.84°08'38"E., a distance of 46.37 feet; thence N.36°44'46"E., a distance of 227.34 feet; thence S.71°52'29"E., a distance of 403.14 feet; thence N.82°00'50"E., a distance of 53.60 feet; thence S.38°44'39"E., a distance of 118.22 feet; thence S.63°38'06"E., a distance of 107.96 feet; thence S.82°29'54"E., a distance of 91.47 feet; thence S.37°47'10"E., a distance of 53.12 feet; thence N.83°46'44"E., a distance of 108.72 feet; thence S.87°41'29"E., a distance of 100.10 feet; thence N.64°38'19"E., a distance of 464.69 feet; thence N.89°16'17"E., a distance of 86.03 feet; thence S.51°36'34"E., a distance of 71.23 feet; thence S.14°23'47"E., a distance of 141.83 feet; thence S.08°24'31"W., a distance of 97.45 feet; thence S.56°19'40"W., a distance of 54.91 feet; thence S.80°37'00"W., a distance of 126.99 feet; thence S.43°08'49"E., a distance of 111.73 feet; thence S.07°20'59"E., a distance of 113.82 feet; thence S.27°01'32"W., a distance of 103.02 feet; thence S.41°29'41"W., a distance of 119.95 feet; thence S.61°10'24"W., a distance of 219.05 feet; thence S.14°22'52"W., a distance of 149.33 feet; thence S.03°40'58"W., a distance of 134.37 feet; thence S.01°27'42"W., a distance of 186.11 feet; thence S.05°51'20"E., a distance of 144.67 feet; thence S.13°24'51"W., a distance of 83.29 feet; thence S.55°21'32"W., a distance of 73.01 feet; thence S.66°00'55"W., a distance of 135.99 feet; thence S.71°07'29"W., a distance of 169.55 feet; thence S.03°12'02"E., a distance of 30.53 feet; thence S.09°13'06"E., a distance of 102.63 feet; thence S.09°07'35"W., a distance of 117.47 feet; thence S.02°58'22"E., a distance of 51.08 feet; thence S.17°51'11"E., a distance of 104.63 feet; thence S.16°17'00"E., a distance of 358.03 feet; thence S.10°05'02"E., a distance of 162.39 feet; thence S.03°39'27"W., a distance of 197.38 feet; thence S.16°51'49"W., a distance of 148.41 feet; thence S.23°51'07"W., a distance of 878.40 feet; thence S.33°38'52"W., a distance of 118.39 feet; thence S.83°42'53"W., a distance of 118.24 feet; thence S.06°53'47"W., a distance of 103.56 feet; thence S.23°49'34"W., a distance of 233.30 feet; thence S.43°12'56"W., a distance of 204.79 feet; thence S.55°45'48"W., a distance of 174.66 feet; thence S.24°17'36"E., a distance of 221.13 feet; thence S.23°23'54"W., a distance of 129.21 feet; thence N.84°58'18"W., a distance of 148.70 feet; thence S.81°37'01"W., a distance of 365.07 feet; thence N.54°09'54"W., a distance of 194.69 feet; thence S.50°56'07"W., a distance of 56.06 feet; thence S.13°18'43"W., a distance of 225.35 feet; thence N.80°13'47"E., a distance of 153.38 feet; thence S.76°14'33"E., a distance of 145.22 feet; thence S.65°22'29"E., a distance of 124.00 feet; thence S.35°13'45"E., a distance of 104.11 feet; thence S.02°14'08"W., a distance of 58.30 feet; thence S.02°19'27"W., a distance of 90.74 feet; thence S.85°05'17"W., a distance of 166.46 feet; thence N.67°11'31"W., a distance of 138.10 feet; thence N.84°08'17"W., a distance of 106.42 feet; thence S.62°39'24"W., a distance of 75.70 feet; thence S.10°57'22"W., a distance of 49.06 feet; thence S.50°05'40"W., a distance of 156.67 feet; thence S.85°45'45"W., a distance of 77.83 feet; thence S.42°46'38"W., a distance of 146.62 feet; thence N.42°31'21"W., a distance of 165.33 feet; thence N.18°00'29"W., a distance of 510.78 feet; thence N.00°46'35"W., a distance of 120.44 feet; thence N.77°00'27"W., a distance of 93.95 feet; thence S.41°23'28"W., a distance of 271.07 feet; thence S.50°13'07"W., a distance of 212.96 feet; thence S.60°53'42"W., a distance of 221.24 feet; thence S.38°17'29"E., a distance of 205.40 feet; thence S.84°56'38"E., a distance of 254.32 feet; thence S.70°17'22"E., a distance of 363.80 feet; thence S.30°48'39"E., a distance of 168.60 feet; thence N.79°42'48"E., a distance of 224.81 feet; thence S.54°47'14"E., a distance of 115.98 feet; thence S.89°58'07"E., a distance of 115.42 feet; thence N.39°35'05"E., a distance of 200.09 feet; thence N.48°45'27"E., a distance of 162.90 feet; thence N.86°21'05"E., a distance of 118.53 feet; thence S.72°06'01"E., a distance of 166.49 feet; thence S.13°03'41"E., a distance of 71.44 feet; thence S.53°08'57"W., a distance of 148.71 feet; thence S.38°03'49"W., a distance of 139.86 feet; thence S.55°40'56"W., a distance of 212.67 feet; thence S.55°54'10"W., a distance of 284.66 feet; thence N.87°25'11"W., a distance of 111.40 feet; thence N.82°03'47"W., a distance of 235.19 feet; thence S.88°30'44"W., a distance of 230.97 feet; thence S.58°51'57"W., a distance of 100.76 feet; thence N.67°43'09"W., a distance of 99.94 feet; thence N.64°55'29"W., a distance of 147.57 feet; thence N.88°50'59"W., a distance of 265.00 feet; thence S.14°34'58"W., a distance of 158.79 feet; thence S.02°59'21"W., a distance of 154.69 feet; thence S.21°44'41"E.,



a distance of 159.48 feet; thence S.07°03'24"W., a distance of 142.64 feet; thence S.19°07'55"E., a distance of 177.70 feet; thence S.22°03'35"W., a distance of 99.38 feet; thence S.35°27'00"W., a distance of 112.21 feet; thence S.20°14'12"W., a distance of 105.00 feet; thence S.64°27'24"W., a distance of 59.16 feet; thence S.32°08'29"W., a distance of 83.78 feet, to a point on the Northerly Right of Way line of State Road No. 500; thence N.60°13'23"W., along said Northerly Right of Way line, a distance of 6,437.64 feet to the POINT OF BEGINNING.

Containing 995.95 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

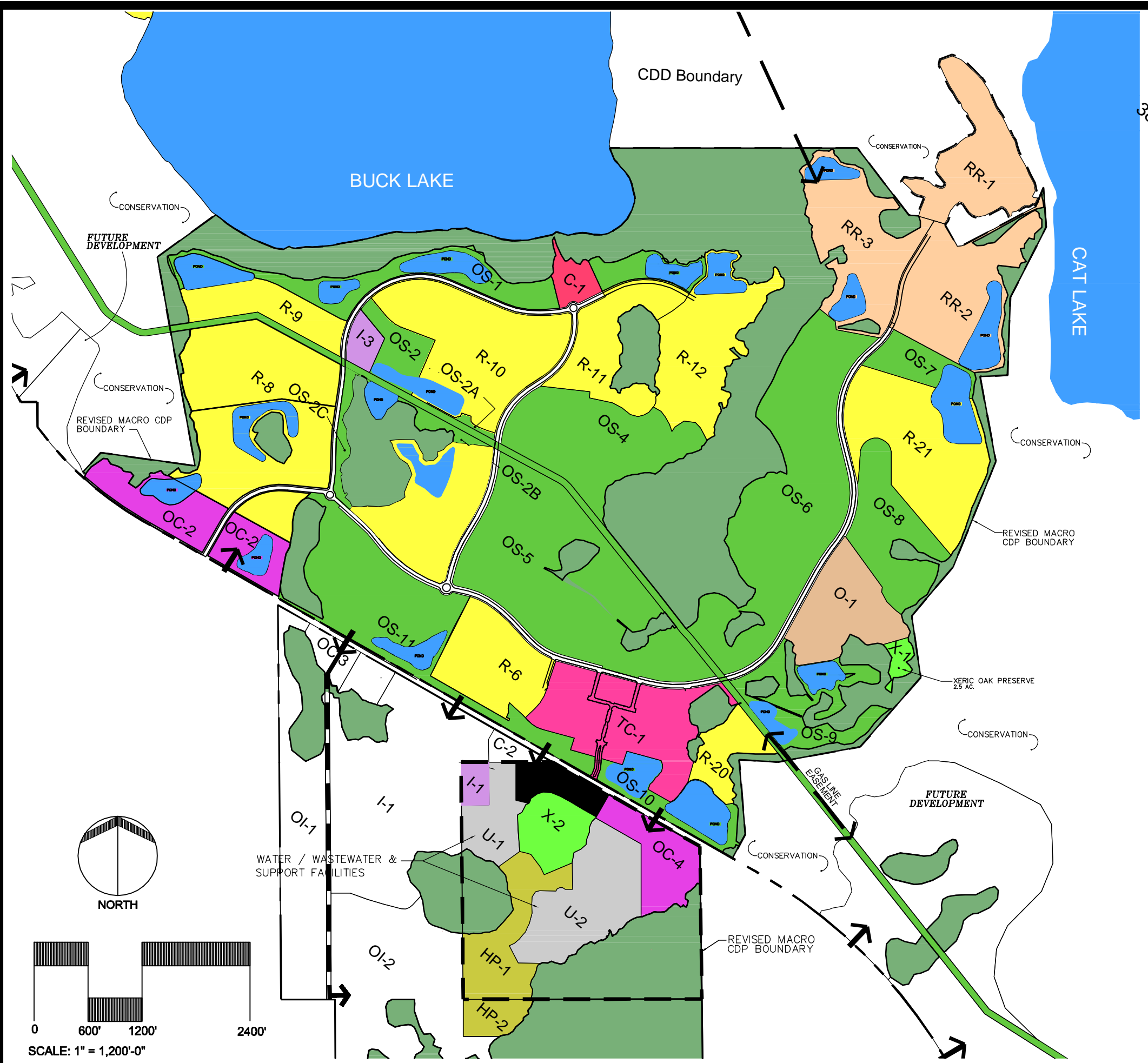
A PARCEL OF LAND LYING IN A PORTION OF SECTION 20, TWP. 26 S., RGE. 32 E., OSCEOLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of Golf Course Tract-2, BIRCHWOOD GOLF COURSE, as filed and recorded in Plat book 15, Pages 139 thru 151 of the Public Records of Osceola County, Florida, thence S44°31'06"E, along the North line of said Golf course Tract-2, a distance of 230.80 Feet; thence N47°17'35"E, a distance of 1,650.55 Feet to the POINT OF BEGINNING; thence N71°52'29"W, a distance of 281.42 Feet; thence S36°44'46"W, a distance of 24.87 Feet; thence N19°24'01"W, a distance of 28.74 Feet; thence N17°28'45"E, a distance of 69.28 Feet; thence N21°52'35"E, a distance of 114.36 Feet; thence N16°47'15"E, a distance of 35.29 Feet; thence N57°16'34"W, a distance of 34.79 Feet; thence N79°07'01"W, a distance of 64.43 Feet; thence N56°10'56"W, a distance of 45.81 Feet; thence N41°57'26"W, a distance of 62.02 Feet; thence N49°52'48"W, a distance of 63.52 Feet; thence N43°45'11"W, a distance of 49.51 Feet; thence N36°56'21"E, a distance of 43.05 Feet; thence S79°01'14"E, a distance of 76.46 Feet; thence N78°18'38"E, a distance of 48.53 Feet; thence S82°45'34"E, a distance of 77.27 Feet; thence S72°54'13"E, a distance of 76.22 Feet; thence S47°26'59"E, a distance of 63.43 Feet; thence S66°39'29"E, a distance of 75.78 Feet; thence S88°31'47"E, a distance of 39.23 Feet; thence N54°29'17"E, a distance of 27.29 Feet; thence N16°23'31"E, a distance of 40.73 Feet; thence N38°30'07"W, a distance of 79.60 Feet; thence N38°52'04"W, a distance of 73.62 Feet; thence N19°54'05"W, a distance of 69.78 Feet; thence N21°40'03"E, a distance of 66.17 Feet; thence N17°35'56"E, a distance of 89.15 Feet; thence N73°25'07"E, a distance of 45.14 Feet; thence N63°00'36"E, a distance of 62.20 Feet; thence N62°54'30"E, a distance of 88.62 Feet; thence N42°45'18"E, a distance of 66.43 Feet; thence N54°05'27"E, a distance of 75.16 Feet; thence N70°28'53"E, a distance of 81.49 Feet; thence N53°40'50"E, a distance of 37.53 Feet; thence N18°28'09"E, a distance of 40.82 Feet; thence N16°51'36"W, a distance of 44.95 Feet; thence N30°15'46"W, a distance of 48.82 Feet; thence N37°37'20"W, a distance of 65.82 Feet; thence N21°17'01"W, a distance of 51.62 Feet; thence N51°24'58"W, a distance of 46.52 Feet; thence N37°07'35"W, a distance of 36.72 Feet; thence N16°50'45"W, a distance of 58.14 Feet; thence N38°18'38"W, a distance of 52.44 Feet; thence N28°47'18"W, a distance of 80.22 Feet; thence N34°42'15"W, a distance of 76.53 Feet; thence N26°48'39"W, a distance of 146.15 Feet; thence N23°43'08"W, a distance of 74.52 Feet; thence N23°23'13"W, a distance of 53.10 Feet; thence N09°11'18"E, a distance of 54.32 Feet; thence N69°11'27"E, a distance of 135.30 Feet; thence S68°53'04"E, a distance of 105.24 Feet; thence S50°08'36"E, a distance of 49.09 Feet; thence S46°06'34"E, a distance of 65.70 Feet; thence S46°16'18"E, a distance of 114.83 Feet; thence S42°39'45"E, a distance of 63.76 Feet; thence S49°46'55"E, a distance of 32.97 Feet; thence S33°06'13"E, a distance of 134.71 Feet; thence S19°11'01"E, a distance of 78.61 Feet; thence S23°18'52"E, a distance of 139.63 Feet; thence S35°11'54"E, a distance of 52.97 Feet; thence S34°27'00"E, a distance of 69.99 Feet; thence S27°46'55"E, a distance of 83.58 Feet; thence S25°29'04"E, a distance of 49.44 Feet; thence S26°04'50"E, a distance of 117.32 Feet; thence S32°13'27"E, a distance of 51.21 Feet; thence S13°29'17"E, a distance of 62.51 Feet; thence S18°29'33"E, a distance of 75.16 Feet; thence S29°14'10"E, a distance of 50.99 Feet; thence S28°49'01"E, a distance of 114.70 Feet; thence S23°17'45"E, a distance of 103.79 Feet;

thence S26°53'06"E, a distance of 113.14 Feet; thence S11°52'11"E, a distance of 85.32 Feet; thence S28°01'08"W, a distance of 67.30 Feet; thence S36°24'51"E, a distance of 20.08 Feet; thence S87°07'49"E, a distance of 47.27 Feet; thence S27°12'00"W, a distance of 73.23 Feet; thence N64°13'58"W, a distance of 21.01 Feet; thence S54°52'16"W, a distance of 55.04 Feet; thence N80°21'14"W, a distance of 37.10 Feet; thence S61°37'25"W, a distance of 48.51 Feet; thence S50°27'00"W, a distance of 31.97 Feet; thence S57°52'17"W, a distance of 46.03 Feet; thence S77°35'13"W, a distance of 45.87 Feet; thence S07°14'09"W, a distance of 41.29 Feet; thence S78°11'30"W, a distance of 22.01 Feet; thence N22°15'56"W, a distance of 27.48 Feet; thence N28°37'27"W, a distance of 59.66 Feet; thence N52°13'55"W, a distance of 44.94 Feet; thence N86°09'42"W, a distance of 23.13 Feet; thence S54°11'10"W, a distance of 30.64 Feet; thence S61°49'06"W, a distance of 77.67 Feet; thence S62°40'09"W, a distance of 55.28 Feet; thence S62°35'39"W, a distance of 37.79 Feet; thence S81°48'40"W, a distance of 27.08 Feet; thence S74°47'27"W, a distance of 50.75 Feet; thence N71°17'46"W, a distance of 64.80 Feet; thence N49°49'43"W, a distance of 52.42 Feet; thence N34°42'30"W, a distance of 123.29 Feet; thence N72°29'00"W, a distance of 41.56 Feet; thence S52°48'21"W, a distance of 68.11 Feet; thence S37°57'59"W, a distance of 74.92 Feet; thence S21°58'04"W, a distance of 61.38 Feet; thence S14°02'40"W, a distance of 40.84 Feet; thence S36°03'31"W, a distance of 57.78 Feet; thence S30°18'03"E, a distance of 8.52 Feet to the POINT OF BEGINNING.

Containing 27.54 Acres, more or less.

TOTAL 1023.49 ACRES, MORE OR LESS.



**LANDUSE LEGEND**

	WETLAND CONSERVATION	4736.96 AC.
	LAKES	965.00 AC.
	OS- OPEN SPACE	509.97 AC.
	X- XERIC PRESERVE	14.56 AC.
	HP- HABITAT PRESERVE	26.22 AC.
	RIGHT OF WAY	33.48 AC.
	TC-1 TOWN CENTER *	37.23 AC.
	R- RESIDENTIAL	1904.63 AC.
	RU- RURAL RESIDENTIAL *	2241.20 AC.
	RR- RESORT RESIDENTIAL *	134.52 AC.
	O-1 OFFICE	23.56 AC.
	OC- OFFICE-COMMERCIAL	67.04 AC.
	OI- OFFICE- LIGHT INDUSTRIAL	197.10 AC.
	I- INSTITUTIONAL	81.42 AC.
	C- COMMERCIAL	16.34 AC.
	U- UTILITIES	41.67 AC.
<b>TOTAL</b>		<b>11030.90 AC.</b>

# Harmony

## Community Development District

Exhibit 4 - Harmony Macro CDP 1 DECEMBER 2004