

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

October 8, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Westview South Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://westviewsouthcdd.net/>

October 1, 2025

Board of Supervisors
Westview South Community Development District

Dear Board Members:

The Board of Supervisors of the Westview South Community Development District will hold a Regular Meeting on October 8, 2025 at 2:00 p.m., or as soon thereafter as the matter may be heard, at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Designate Date, Time and Place of a Public Hearing to Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement; Authorizing Publication; and Providing an Effective Date
4. Consideration of Resolution 2026-02, Ratifying, Confirming, and Approving the Sale of the Westview South Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One – 2025 Project Area); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being In Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Consideration of Proposals in Response to RFP for Landscape and Irrigation Maintenance Services
 - A. Respondents
 - I. United Land Services
 - II. Floralawn
 - III. Yellowstone Landscape
 - IV. Duval Landscape Management, LLC
 - B. Board Discussion and Evaluation/Ranking
 - C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Ratification Items

- A. LT Westview, LLC Requisition Number 2 Assessment Area 1 – 2025 Project Area [\$1,828,584.18]
- B. Castle Management, LLC Field Operations Agreement

7. Acceptance of Unaudited Financial Statements as of August 31, 2025

8. Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes

9. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Atwell, LLC*
- C. Field Operations: *Castle Group*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Status Report - Field Operations
 - Lake Pros Field Service Report
 - NEXT MEETING DATE: November 12, 2025 at 2:00 PM

○ QUORUM CHECK

SEAT 1	PATRICK “ROB” BONIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SUSAN KANE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	NORA SCHUSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LOGAN LANTRIP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANDREA FIDLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members’ Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,

Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF A PUBLIC HEARING TO CONSIDER A LAKE AND TRESPASS RULE; PROVIDING FOR INTERIM USE AND ENFORCEMENT; AUTHORIZING PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Westview South Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District's Board of Supervisors ("**Board**") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board desires to consider the adoption of a rule addressing the use of the District's lakes, and authorizing trespass and other enforcement ("**Lake and Trespass Rule**");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT:

1. PUBLIC HEARING; AUTHORIZING INTERIM USE. A Public Hearing will be held to adopt the Lake and Trespass Rule on _____, 2025, at 2:00 p.m., Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. In order to ensure the health, safety and welfare of District residents and the public, the Lake and Trespass Rule shall be immediately in force and effect on an interim basis, and through the time of the public hearing.

2. PUBLICATION. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of October, 2025.

ATTEST:

**WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Lake and Trespass Rule

EXHIBIT A

PROPOSED LAKE AND TRESPASS RULE

EXHIBIT 1

In accordance with Chapters 190 and 120, *Florida Statutes*, and on _____, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Westview South Community Development District adopted the following Lake and Trespass Rule. All prior policies of the District governing this subject matter are hereby rescinded.

LAKE AND TRESPASS RULE

Introduction

1. The Westview South Community Development District (the “**District**”) owns certain real property, including but not limited to stormwater retention ponds (“**Ponds**”) comprising a portion of the District’s stormwater management system (“**Stormwater Management System**”), conservation and mitigation areas, and other open spaces (“**District Property**”).
2. The Ponds, as identified in **Attachment A** attached hereto, are components of the Stormwater Management System and are designed to function as retention ponds to facilitate the District’s treatment of stormwater run-off and overflow. As a result, contaminants may be present in the water. The Stormwater Management System is not intended or maintained for recreational purposes.
3. The District’s conservation and mitigation areas, common areas and open spaces are not intended or maintained for recreational use by motorized vehicles.
4. Nothing herein shall prohibit or limit the District’s ability to operate and maintain District Property consistent with the requirements of the applicable permits and approvals, and applicable law.
5. The District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District Property.

Use of District’s Stormwater Management System

1. Swimming or wading, boating or use of other watercrafts (whether motorized or non-motorized, flotation devices, etc.), or other recreational activities in the Stormwater Management System by any person is prohibited. However, shoreline fishing is permitted on a catch and release basis from sunrise until sunset.
2. Pets are not allowed in the Stormwater Management System.
3. No docks or other structures, whether permanent or temporary, may be constructed and placed in or around the Stormwater Management System unless properly permitted and approved by the District and other applicable governmental agencies.
4. No foreign materials may be disposed of in the Stormwater Management System, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, pet waste, or any other material that is not naturally occurring or which may be detrimental to the system.
5. Any hazardous condition concerning the Stormwater Management System must immediately be reported to the District Manager and the proper authorities.
6. Property owners and residents are responsible for their tenants’, guests’ and invitees’ adherence to these policies.

Unauthorized Vehicle Use on District Property

1. The District prohibits the use of unauthorized vehicles on District Property.

Trespass Authorization

1. District Staff, including the District's and any of the staff or representatives of the District Manager, have the authority to act on behalf of the District with respect to the enforcement of the District's rules and policies, including but not limited to taking any actions necessary to the enforcement and/or prosecution of a trespass violation on behalf of the District and pursuant to Florida law.
2. In addition, the District Manager is authorized to issue to the District's residents and to the County Sherriff's Office a trespass letter, providing authorization with respect to the enforcement of trespass laws as they relate to the District's prohibition of activities within the Stormwater Management System or on District Property.

Additional Enforcement; Penalties/Fines

For any violation of this Rule, and pursuant to Sections 190.012(3), 120.69, F.S., the District shall have the right to impose a fine of up to the amount of \$1,000 per violation and collect such fine and attorney's fees as provided pursuant to Florida law.

Severability

If any section, paragraph, clause or provision of this Rule shall be held to be invalid or ineffective for any reason, the remainder of this Rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

ATTACHMENT A: MAP OF DISTRICT STORMWATER PONDS

EXHIBIT 2
WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Office: 561-571-0010

_____, 2025

Osceola County Sheriff's Office
2601 E. Irlo Bronson Memorial Highway
Kissimmee, Florida 34744

Re: Westview South Community Development District Authorization for
Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

I serve as District Manager for the Westview South Community Development District (the "**District**") and am authorized to issue this letter on behalf of the District. Pursuant to District Resolution 2025-____, a copy of which is enclosed with this letter, please be advised that:

1. The District's policies forbid recreational and other activities on District property, including but not limited to swimming and boating on the stormwater retention ponds and the use of unauthorized vehicles on District property (note that fishing is permitted on a catch and release basis from District ponds); and
2. The District hereby authorizes any law enforcement officer to order trespassers to leave the District's property for violation of the District's Rule (as stated in Item 1 above), and to otherwise enforce the provisions of Sections 810.08 and 810.09, *Florida Statutes*, and any other applicable law against any such trespassers; and
3. The following are authorized to contact law enforcement officers in Osceola County, Florida and provide this written authorization to law enforcement officers for the purpose of enforcing the District's rule (as stated in Item 1 above) and Florida law:

Name/Position	Address

4. The Board of Supervisors and staff of the Westview South Community Development District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Should you have any questions regarding this authorization, please contact me at (561)571-0010.

Sincerely,

District Manager

Enclosure A: Resolution 2025-____ (with attachments)

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA ONE – 2025 PROJECT AREA); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Westview South Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2025 (Assessment Area One – 2025 Project Area), in the par amount of \$25,040,000 (“Series 2025 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2025 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2025 Bonds on August 14, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE Westview South COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2025-03 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2025-04 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2025-03 and 2025-04 on file with the District Manager and as included in the transcript for the Series 2025 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 8th day of October, 2025.

ATTEST:

**WESTVIEW SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

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WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

5B

Westview South CDD

RFP: LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

EVALUATION MATRIX

RESPONDENT	TECHNICAL CAPABILITY	EXPERIENCE	UNDERSTANDING SCOPE OF WORK	PRICE (COST)	PRICE (REASONABLENESS)	TOTAL POINTS
	30 POINTS	40 POINTS	10 POINTS	10 POINTS	10 POINTS	100 POINTS
UNITED LAND SERVICES						
FLORALAWN						
YELLOWSTONE LANDSCAPE						
DUVAL LANDSCAPE MANAGEMENT, LLC						

Signature of Board Chair

Printed Name of Board Chair

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

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RATIFICATION ITEMS

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS A

**WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(ASSESSMENT AREA ONE - 2025 PROJECT AREA)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Westview South Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of July 1, 2023, as supplemented by that certain Third Supplemental Trust Indenture dated as of July 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2**
- (B) Identify Acquisition Agreement, if applicable; ***Acquisition Agreement, dated July 6, 2023***
- (C) Name of Payee: ***LT Westview, LLC***
- (D) Amount Payable: ***\$1,828,584.18***
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Acquisition of Westview Pod B - Neighborhood 4 Improvements (Storm & Sanitary Sewer Only)***
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund.***

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Series 2025 Project; and
- 4. each disbursement represents a Cost of the Series 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT

By: Wanda Schuster
Responsible Officer

Date: 8/11/25

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the Series 2025 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the Series 2025 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the Series 2025 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the Series 2025 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Series 2025 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Series 2025 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

[SIGNATURE ON FOLLOWING PAGE]
Consulting Engineer

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT

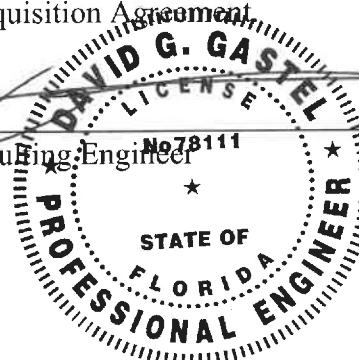
By: [SIGNATURE ON PRIOR PAGE]
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the Series 2025 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the Series 2025 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the Series 2025 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the Series 2025 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Series 2025 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Series 2025 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

Consulting Engineer



_____, 2025

Westview South Community Development District
c/o District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Westview Pod B - Neighborhood 4
Improvements (Storm & Sanitary Sewer Only)

Dear District Manager,

Pursuant to that certain *Acquisition Agreement*, dated July 6, 2023 ("**Acquisition Agreement**"), by and between the Westview South Community Development District ("**District**") and LT Westview, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available, the District agrees to pay from future bond proceeds the amount of **\$1,828,584.18** which represents the actual cost of constructing and/or creating the Improvements and Work Product.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turnover from the District and to Tohopekaliga Water Authority, all of the District's rights, title and interest in the utility improvements, including but not limited to completing any punch list items at the Developer's expense, warranting any such utility improvements to the extent required by Tohopekaliga Water Authority, and posting and maintaining any required maintenance bonds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

[CONTINUED ON FOLLOWING PAGE]

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

Sincerely,

**WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

**LT WESTVIEW, LLC, a Delaware limited liability
company**



By: TM Westview Member, LLC, a Delaware
limited liability company

Name: Nora Schuster

Title: Chairperson



Name: Dan La Rosa

Title: Vice President

EXHIBIT A
Description of Westview Pod B - Neighborhood 4 Improvements
(Storm & Sanitary Sewer Only)

Westview Pod B - Neighborhood 4 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, within or upon rights-of-way located within or upon rights-of-way designated as Grenadines Lane, Barbuda Lane, Laggio Lane, Sapote Court, Pimenta Court, Dennery Bay Road, Guava Court, Morant Bay Path, and all “Utility Easements” and “Drainage and Utility Easements,” each as identified in the proposed plat known as *Westview Pod B - Neighborhood 4*, attached hereto as **Exhibit B**.

Westview Pod B - Neighborhood 4 Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Laggio Lane, Sapote Court, Pimenta Court, Dennery Bay Road, Guava Court, Morant Bay Path, all “Drainage and Access Easements,” “Drainage Easements,” and all “Drainage and Utility Easements,” each as identified in the proposed plat known as *Westview Pod B - Neighborhood 4*, attached hereto as **Exhibit B**.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

<u>Improvement</u>	<u>Total Contract Price</u>	<u>Amount Complete to Date</u>	<u>Balance Owed & Retainage</u>
Sanitary Sewer	\$790,856.92	\$ 735,305.98	\$ 55,550.94
Storm Sewer	<u>\$1,195,867.06</u>	<u>\$ 1,093,278.20</u>	<u>\$102,588.86</u>
	\$1,986,723.98	\$1,828,584.18	\$158,139.80

EXHIBIT B

Proposed Westview Pod B - Neighborhood 4 Plat

WESTVIEW POD B - NEIGHBORHOOD 4

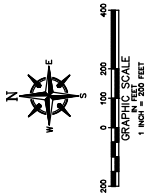
A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 4 AND 9, TOWNSHIP 27 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

NOTES:

1. SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83) 1983 DATUM. POSITIONS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83) 1983 DATUM. BEING THE NORTH RIGHT OF WAY LINE OF KOA STREET AS SHOWN ON THE PLAT.
2. ALL LOTS THAT INTERSECT CURVILINEAR RIGHT OF WAY LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
3. TRACT C IS A C/FX TRACT AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
4. TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5 ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT, TO BE CONVEYED BY A SEPARATE INSTRUMENT.
5. TRACTS P-1 AND P-2 ARE ELEY LANE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE AEN AT WESTVIEW HOMEOWNERS ASSOCIATION, INC. TO BE CONVEYED BY A SEPARATE INSTRUMENT.
6. TRACTS P-1 AND P-2 ARE ELEY LANE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE AEN AT WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT.
7. TRACTS FD-1 AND FD-2 ARE FUTURE DEVELOPMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
8. TRACT FD-1 AND FD-2 ARE FUTURE DEVELOPMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT, TO BE CONVEYED BY A SEPARATE INSTRUMENT.
9. PER F.S.S. 177.091(2)(b), ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE AND TELEVISION SERVICES. THE UTILITIES SHALL BE CONVEYED BY A SEPARATE INSTRUMENT. THE OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELEY LANE TRACT. THE UTILITIES SHALL BE CONVEYED BY A SEPARATE INSTRUMENT. THE UTILITIES SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, OR CABLE COMPANY. THE UTILITIES SHALL BE CONVEYED BY A SEPARATE INSTRUMENT. THE UTILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10. UNLESS OTHERWISE DEPICTED, THERE IS A 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 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TRACT TABLE		
TRACT	PURPOSE	DWERSHIP & MAINTENANCE
G	CPX	DWNER OF RECORD
FD-1	FUTURE DEVELOPMENT	DWNER OF RECORD
FD-2	FUTURE DEVELOPMENT	DWNER OF RECORD
DB-1	OPEN SPACE	WESTVIEW SOUTH CDD
DB-2	OPEN SPACE	WESTVIEW SOUTH CDD
DB-3	OPEN SPACE	WESTVIEW SOUTH CDD
DB-4	OPEN SPACE	WESTVIEW SOUTH CDD
DB-5	OPEN SPACE	WESTVIEW SOUTH CDD
P-1	FLEX LAWN	WESTVIEW HOMEOWNERS ASSOCIATION
P-2	FLEX LAWN	WESTVIEW HOMEOWNERS ASSOCIATION
SW-1	STORMWATER POND	WESTVIEW SOUTH CDD
SW-2	STORMWATER POND	WESTVIEW SOUTH CDD
SW-3	STORMWATER POND	WESTVIEW SOUTH CDD
W-1	PRESERVED WETLAND	WESTVIEW SOUTH CDD

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S80°42'00"W	72.97'
L2	T02°08'E	17.66'
L3	S30°29'37"E	1.23'
L4	S47°48'34"E	17.20'
L5	S60°59'34"E	12.51'
L6	S55°53'54"E	14.14'
L7	S58°17'52"E	18.28'
L8	S78°57'50"E	15.32'
L9	S89°54'17"E	18.48'
L10	S88°25'09"E	15.87'
L11	S34°20'01"E	92.87'
L12	S72°37'40"E	47.47'
L13	S05°31'05"E	57.39'
L14	S42°43'11"E	57.01'
L15	S88°58'37"E	8.91'

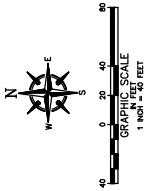
CURVE #	CURVE TABLE				CORD LENGTH
	RAIUS	DELTA	CORD BEG.	CORD END.	
C1	130.00	839.987	21.287	50543.432E	148.74
C2	860.00	839.987	10.287	50543.432E	148.74
C3	1817.14	879.287	15.81	N00031.51E	15.81
C4	1689.17	879.287	18.807	N00332.51E	19.107
C5	134.00	970.287	176.81	N00450.07E	164.387
C6	1950.00	502.287	171.83	S7056.21E	171.58
C7	950.00	912.207	205.457	S4370.08E	205.037
C8	120.00	814.207	252.007	N4747.11E	172.37
C9	850.00	572.187	644.817	S7150.70E	622.35
C10	50.00	171.687	7.547	S0000.00E	7.547
C11	25.00	171.687	7.547	S0000.00E	7.547
C12	25.00	131.100	5.757	S0424.034E	5.747
C13	25.00	131.100	5.757	S0424.034E	5.747
C14	25.00	57.287	8.107	S07724.91E	8.107
C15	25.00	57.287	21.887	N08770.07E	2.337
C16	50.00	57.287	19.887	S05140.33E	19.487
C17	50.00	879.647	76.757	S04971.02E	31.807
C18	50.00	879.647	76.757	S04971.02E	68.437
C19	200.00	4117.337	92.857	S7070.45E	142.347
C20	50.00	4117.337	92.857	N4136.28E	83.807



L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S30°22'03.77"	1.73
L4	S47°34'34.7"	17.20
L5	S60°50'35.44"	12.81
L6	S60°50'35.44"	14.14
L7	S59°17'50.2"	16.32
L8	S78°51'50.7"	15.32
L9	S60°34'17.7"	18.48
L10	S60°22'00.92"	15.87
L11	S34°20'01.2"	92.87
L12	S72°39'40.7"	47.47
L13	S60°31'06.5"	87.39
L14	S42°43'31.1"	57.81
L15	S68°50'31.3"	131.62
L17	N60°07'48.7"	6.50
L18	S20°50'12.2"	2.83
L62	N24°00'01.2"	37.77
L63	N60°26'01.7"	37.84
L64	N34°54'02.7"	35.15

JOHNSTON'S
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L.B. 966
900 Cross Prindle Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

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A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C10	950.00	14.3611°	82.34°	58.2175°	788.78°
C11	750.00	14.3611°	82.34°	58.2175°	100.84°
C12	1600.00	19.3938°	86.84°	101.13322°	109.47°
C13	1800.00	19.3938°	86.84°	50.948248°	406.84°
C14	1468.50	47.937°	127.67°	107.82700°	107.65°
C15	1525.00	47.937°	127.67°	51.070911°	236.63°
C16	1468.50	134.008°	350.32°	50.749038°	349.49°
C17	25.00	14.3611°	19.35°	50.939111°	33.36°
C18	775.00	14.3611°	19.35°	58.2175°	100.89°
C19	1500.00	19.3938°	86.84°	101.13322°	109.47°
C20	200.00	39.244°	134.33°	50.948248°	80.02°
C21	750.00	14.3611°	82.34°	58.2175°	42.43°
C22	750.00	14.3611°	82.34°	58.2175°	164.89°
C23	900.00	19.3938°	86.84°	50.948248°	33.36°
C24	101.50	130.001°	347.96°	10.00700°	346.82°
C25	800.00	25.7118°	73.44°	58.2175°	240.78°
C26	800.00	25.7118°	73.44°	58.2175°	73.03°
C27	1468.50	47.937°	127.67°	107.82700°	81.38°
C28	1500.00	47.937°	127.67°	51.070911°	62.28°
C29	1500.00	47.937°	127.67°	51.070911°	61.36°
C30	1500.00	47.937°	127.67°	51.070911°	61.36°
C31	1500.00	47.937°	127.67°	51.070911°	54.53°
C32	1500.00	47.937°	127.67°	51.070911°	48.14°
C33	200.00	14.3611°	19.35°	50.939111°	28.32°
C34	1500.00	19.3938°	86.84°	101.13322°	38.30°
C35	1468.50	47.937°	127.67°	107.82700°	6.81°
C36	1500.00	47.937°	127.67°	51.070911°	38.29°
C37	1500.00	47.937°	127.67°	51.070911°	48.39°
C38	1500.00	47.937°	127.67°	51.070911°	48.39°
C39	1500.00	47.937°	127.67°	51.070911°	48.39°
C40	1500.00	47.937°	127.67°	51.070911°	48.39°
C41	1500.00	47.937°	127.67°	51.070911°	48.39°
C42	1500.00	47.937°	127.67°	51.070911°	48.39°
C43	1500.00	47.937°	127.67°	51.070911°	48.39°
C44	1500.00	47.937°	127.67°	51.070911°	48.39°
C45	1500.00	47.937°	127.67°	51.070911°	48.39°
C46	1500.00	47.937°	127.67°	51.070911°	48.39°
C47	1500.00	47.937°	127.67°	51.070911°	48.39°
C48	1500.00	47.937°	127.67°	51.070911°	48.39°
C49	1500.00	47.937°	127.67°	51.070911°	48.39°
C50	1500.00	47.937°	127.67°	51.070911°	48.39°
C51	1500.00	47.937°	127.67°	51.070911°	48.39°
C52	1500.00	47.937°	127.67°	51.070911°	48.39°
C53	1500.00	47.937°	127.67°	51.070911°	48.39°
C54	1500.00	47.937°	127.67°	51.070911°	48.39°
C55	1500.00	47.937°	127.67°	51.070911°	48.39°
C56	1500.00	47.937°	127.67°	51.070911°	48.39°
C57	1500.00	47.937°	127.67°	51.070911°	48.39°
C58	1500.00	47.937°	127.67°	51.070911°	48.39°
C59	1500.00	47.937°	127.67°	51.070911°	48.39°
C60	1500.00	47.937°	127.67°	51.070911°	48.39°
C61	1500.00	47.937°	127.67°	51.070911°	48.39°
C62	1500.00	47.937°	127.67°	51.070911°	48.39°
C63	1500.00	47.937°	127.67°	51.070911°	48.39°
C64	1500.00	47.937°	127.67°	51.070911°	48.39°
C65	1500.00	47.937°	127.67°	51.070911°	48.39°
C66	1500.00	47.937°	127.67°	51.070911°	48.39°
C67	1500.00	47.937°	127.67°	51.070911°	48.39°
C68	1500.00	47.937°	127.67°	51.070911°	48.39°
C69	1500.00	47.937°	127.67°	51.070911°	48.39°
C70	1500.00	47.937°	127.67°	51.070911°	48.39°
C71	1500.00	47.937°	127.67°	51.070911°	48.39°
C72	1500.00	47.937°	127.67°	51.070911°	48.39°
C73	1500.00	47.937°	127.67°	51.070911°	48.39°
C74	1500.00	47.937°	127.67°	51.070911°	48.39°
C75	1500.00	47.937°	127.67°	51.070911°	48.39°
C76	1500.00	47.937°	127.67°	51.070911°	48.39°
C77	1500.00	47.937°	127.67°	51.070911°	48.39°
C78	1500.00	47.937°	127.67°	51.070911°	48.39°
C79	1500.00	47.937°	127.67°	51.070911°	48.39°
C80	1500.00	47.937°	127.67°	51.070911°	48.39°
C81	1500.00	47.937°	127.67°	51.070911°	48.39°
C82	1500.00	47.937°	127.67°	51.070911°	48.39°
C83	1500.00	47.937°	127.67°	51.070911°	48.39°
C84	1500.00	47.937°	127.67°	51.070911°	48.39°
C85	1500.00	47.937°	127.67°	51.070911°	48.39°
C86	1500.00	47.937°	127.67°	51.070911°	48.39°
C87	1500.00	47.937°	127.67°	51.070911°	48.39°
C88	1500.00	47.937°	127.67°	51.070911°	48.39°
C89	1500.00	47.937°	127.67°	51.070911°	48.39°
C90	1500.00	47.937°	127.67°	51.070911°	48.39°
C91	1500.00	47.937°	127.67°	51.070911°	48.39°
C92	1500.00	47.937°	127.67°	51.070911°	48.39°
C93	1500.00	47.937°	127.67°	51.070911°	48.39°
C94	1500.00	47.937°	127.67°	51.070911°	48.39°
C95	1500.00	47.937°	127.67°	51.070911°	48.39°
C96	1500.00	47.937°	127.67°	51.070911°	48.39°
C97	1500.00	47.937°	127.67°	51.070911°	48.39°
C98	1500.00	47.937°	127.67°	51.070911°	48.39°
C99	1500.00	47.937°	127.67°	51.070911°	48.39°
C100	1500.00	47.937°	127.67°	51.070911°	48.39°

LINE #		LINE TABLE	
LINE #	DIRECTION	LINE #	TABLE
L21	S14-S30.11"W	L21.3	24.13
L22	S77.23-S49.6"E	L22.6	6.80
L23	N68.41-S46.7"W	L23.6	6.50
L24	N44.03-S59.7"E	L24.6	6.84
L25	S53.54-S30.0"E	L25.11	11.10
L26	S50.02-S38.7"E	L26.13	13.80
L27	N44.59-S45.5"E	L27.13	13.00
L28	N37.75-S11.3"E	L28.16	16.04
L29	N41.71-S25.5"E	L29.18	20.18
L30	N43.51-S26.7"E	L30.18	18.08
L31	S30.76-S37.8"E	L31.20	20.07
L32	N13.50-S1.3"E	L32.21	11.20
L33	N09.70-S0.42"E	L33.22	16.53
L34	S09.00-S0.54"W	L34.22	15.52
L35	S63.31-S28.6"E	L35.23	6.80
L36	S62.37-S36.3"E	L36.24	7.98
L37	N40.54-S17.2"E	L37.25	11.97
L41	S34.30-S1.21"E	L41.26	14.20

LINE TABLE		
LINE	DIRECTION	LENGTH
L42	S37°31'32"E	21.18'
L43	S44°41'02"E	18.76'
L44	S58°14'07"E	14.46'
L45	S57°30'03"E	11.34'
L46	S40°01'31"E	15.21'
L47	S42°23'21"E	11.61'
L48	S44°34'39"E	22.94'
L49	S54°17'50"E	18.17'
L50	S56°30'47"E	23.09'
L51	S67°54'08"E	30.33'
L52	S62°04'12"E	17.68'
L53	S71°10'13"E	18.77'
L54	S73°33'11"E	21.90'
L55	S66°52'36"E	17.28'
L56	S57°42'30"E	10.92'
L57	S71°28'29"E	13.68'
L58	N67°03'32"W	10.00'
L59	S45°04'34"E	10.00'

CURVE #	CURVE TABLE					CHORD LENGTH
	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	
C339	50.00	18.437	48.87	N75°34'07"E	46.71	
C340	50.00	18.437	48.87	N75°34'07"E	46.71	
C341	50.00	18.437	48.87	N75°34'07"E	46.71	
C342	50.00	17.945	33.31	N80°22'15"E	33.82	
C343	76.00	17.945	33.31	N80°22'15"E	33.82	
C344	76.00	17.945	33.31	N80°22'15"E	33.82	
C345	726.00	19.017	23.36	S80°53'51"E	23.86	
C346	726.00	19.017	23.36	S80°53'51"E	23.86	
C347	726.00	19.017	23.36	S80°53'51"E	23.86	
C348	726.00	19.017	23.36	S80°53'51"E	23.86	
C349	726.00	19.017	23.36	S80°53'51"E	23.86	
C350	726.00	19.017	23.36	S80°53'51"E	23.86	
C351	726.00	19.017	23.36	S80°53'51"E	23.86	
C352	726.00	19.017	23.36	S80°53'51"E	23.86	
C353	1581.00	27.311	75.07	N73°52'26"E	59.33	
C354	1581.00	27.311	75.07	N73°52'26"E	59.33	
C355	1581.00	27.311	75.07	N73°52'26"E	59.33	
C356	200.00	20.945	53.27	N83°00'06"E	62.57	
C357	200.00	20.945	53.27	N83°00'06"E	62.57	
C358	176.00	20.945	53.27	N83°00'06"E	62.57	
C359	600.00	27.248	24.58	S80°54'05"E	24.91	
C360	600.00	27.248	24.58	S80°54'05"E	24.91	
C361	600.00	27.248	24.58	S80°54'05"E	24.91	
C362	600.00	27.248	24.58	S80°54'05"E	24.91	
C363	200.00	11.9004	54.75	N89°12'38"E	54.06	
C364	200.00	11.9004	54.75	N89°12'38"E	54.06	
C365	176.00	11.9004	54.75	N89°12'38"E	54.06	
C366	176.00	11.9004	54.75	N89°12'38"E	54.06	
C367	176.00	11.9004	54.75	N89°12'38"E	54.06	
C368	176.00	11.9004	54.75	N89°12'38"E	54.06	
C369	176.00	11.9004	54.75	N89°12'38"E	54.06	
C370	176.00	11.9004	54.75	N89°12'38"E	54.06	
C371	176.00	11.9004	54.75	N89°12'38"E	54.06	
C372	176.00	11.9004	54.75	N89°12'38"E	54.06	
C373	176.00	11.9004	54.75	N89°12'38"E	54.06	
C374	176.00	11.9004	54.75	N89°12'38"E	54.06	
C375	176.00	11.9004	54.75	N89°12'38"E	54.06	
C376	176.00	11.9004	54.75	N89°12'38"E	54.06	
C377	176.00	11.9004	54.75	N89°12'38"E	54.06	
C378	176.00	11.9004	54.75	N89°12'38"E	54.06	
C379	176.00	11.9004	54.75	N89°12'38"E	54.06	
C380	176.00	11.9004	54.75	N89°12'38"E	54.06	
C381	176.00	11.9004	54.75	N89°12'38"E	54.06	
C382	176.00	11.9004	54.75	N89°12'38"E	54.06	
C383	176.00	11.9004	54.75	N89°12'38"E	54.06	
C384	176.00	11.9004	54.75	N89°12'38"E	54.06	
C385	176.00	11.9004	54.75	N89°12'38"E	54.06	
C386	176.00	11.9004	54.75	N89°12'38"E	54.06	
C387	176.00	11.9004	54.75	N89°12'38"E	54.06	
C388	176.00	11.9004	54.75	N89°12'38"E	54.06	
C389	176.00	11.9004	54.75	N89°12'38"E	54.06	
C390	176.00	11.9004	54.75	N89°12'38"E	54.06	

JOHNSTON'S
SURVEYING, LLC

L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140



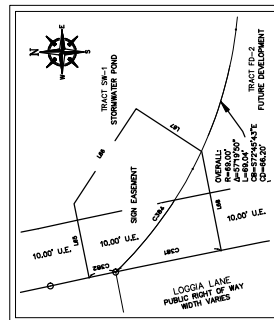
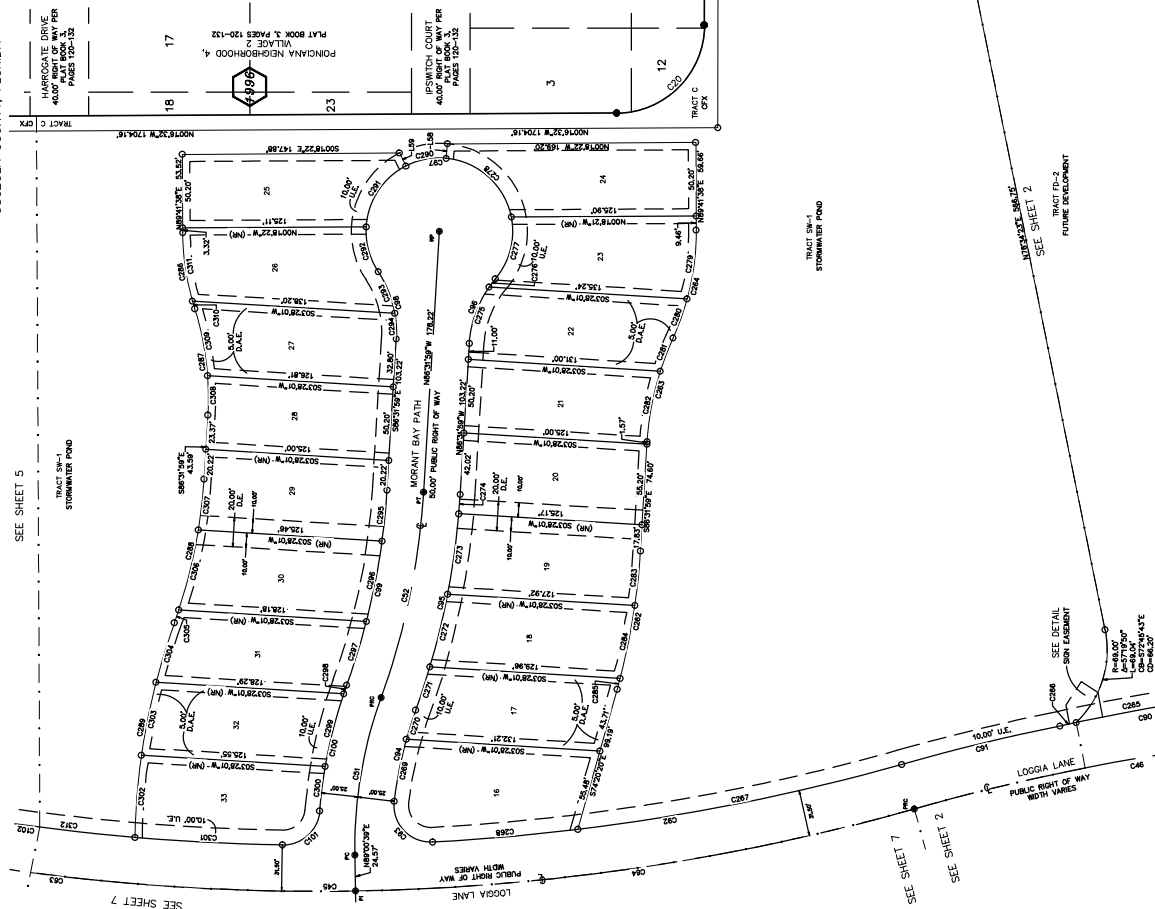
GRAPHIC SCALE
IN FEET
1 INCH = 40 FEET

A REPEAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

PAGE

CURVE #	RADIUS	CURVE TABLE			CORD LENGTH
		DELTA	CHORD BEARING	CHORD	
C00	900.00'	90.00°	93.82°	94.000000'	766.04'
C01	1000.00'	90.00°	92.22°	94.288673'	866.02'
C02	1000.00'	90.00°	92.22°	94.288673'	866.02'
C03	1000.00'	173.724°	84.68°	100.958239'	486.07'
C04	1000.00'	173.724°	84.68°	100.958239'	486.07'
C05	900.00'	192.00°	81.00°	57.981565'	142.93'
C06	1000.00'	193.92°	83.02°	50.042565'	406.04'
C07	1000.00'	193.92°	83.02°	50.042565'	406.04'
C08	1000.00'	144.00°	86.00°	50.971466'	386.02'
C09	967.122°	144.00°	86.00°	100.911377'	386.14'
C10	1000.00'	144.00°	86.00°	100.911377'	386.14'
C11	1000.00'	144.00°	86.00°	100.911377'	386.14'
C12	1000.00'	144.00°	86.00°	100.911377'	386.14'
C13	903.741°	143.87°	84.641515°	32.023534'	36.203'
C14	275.00'	132.00°	64.00°	17.942555°	63.86°
C15	900.00'	162.00°	60.00°	57.981565'	150.08°
C16	75.00'	33.95121°	48.85°	48.007353°	47.43°
C17	90.00'	233.54123°	321.45°	103.28702°	86.00°
C18	75.00'	33.95121°	48.85°	48.007353°	47.43°
C19	475.00'	192.00°	136.25°	57.981565'	136.79°
C20	475.00'	192.00°	136.25°	57.981565'	136.79°
C21	475.00'	192.00°	136.25°	57.981565'	136.79°
C22	475.00'	192.00°	136.25°	57.981565'	136.79°
C23	475.00'	192.00°	136.25°	57.981565'	136.79°
C24	475.00'	192.00°	136.25°	57.981565'	136.79°
C25	475.00'	192.00°	136.25°	57.981565'	136.79°
C26	475.00'	192.00°	136.25°	57.981565'	136.79°
C27	475.00'	192.00°	136.25°	57.981565'	136.79°
C28	475.00'	192.00°	136.25°	57.981565'	136.79°
C29	475.00'	192.00°	136.25°	57.981565'	136.79°
C30	475.00'	192.00°	136.25°	57.981565'	136.79°
C31	475.00'	192.00°	136.25°	57.981565'	136.79°
C32	475.00'	192.00°	136.25°	57.981565'	136.79°
C33	475.00'	192.00°	136.25°	57.981565'	136.79°
C34	475.00'	192.00°	136.25°	57.981565'	136.79°
C35	475.00'	192.00°	136.25°	57.981565'	136.79°
C36	475.00'	192.00°	136.25°	57.981565'	136.79°
C37	475.00'	192.00°	136.25°	57.981565'	136.79°
C38	475.00'	192.00°	136.25°	57.981565'	136.79°
C39	475.00'	192.00°	136.25°	57.981565'	136.79°
C40	475.00'	192.00°	136.25°	57.981565'	136.79°
C41	475.00'	192.00°	136.25°	57.981565'	136.79°
C42	475.00'	192.00°	136.25°	57.981565'	136.79°
C43	475.00'	192.00°	136.25°	57.981565'	136.79°
C44	475.00'	192.00°	136.25°	57.981565'	136.79°
C45	475.00'	192.00°	136.25°	57.981565'	136.79°
C46	475.00'	192.00°	136.25°	57.981565'	136.79°
C47	475.00'	192.00°	136.25°	57.981565'	136.79°
C48	475.00'	192.00°	136.25°	57.981565'	136.79°
C49	475.00'	192.00°	136.25°	57.981565'	136.79°
C50	475.00'	192.00°	136.25°	57.981565'	136.79°
C51	475.00'	192.00°	136.25°	57.981565'	136.79°
C52	475.00'	192.00°	136.25°	57.981565'	136.79°
C53	475.00'	192.00°	136.25°	57.981565'	136.79°
C54	475.00'	192.00°	136.25°	57.981565'	136.79

LINE TABLE		
LINE #	DIRECTION	LENGTH
L58	N64°44'56"W	9.94'
L59	S62°49'37"W	10.00'
L65	N78°34'42"E	12.86'
L66	S56°05'41"E	19.33'
L67	S33°04'19"W	13.32'
L68	S78°59'00"W	17.23'



DETAIL SCALE: 1" = 10'

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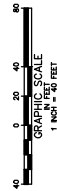
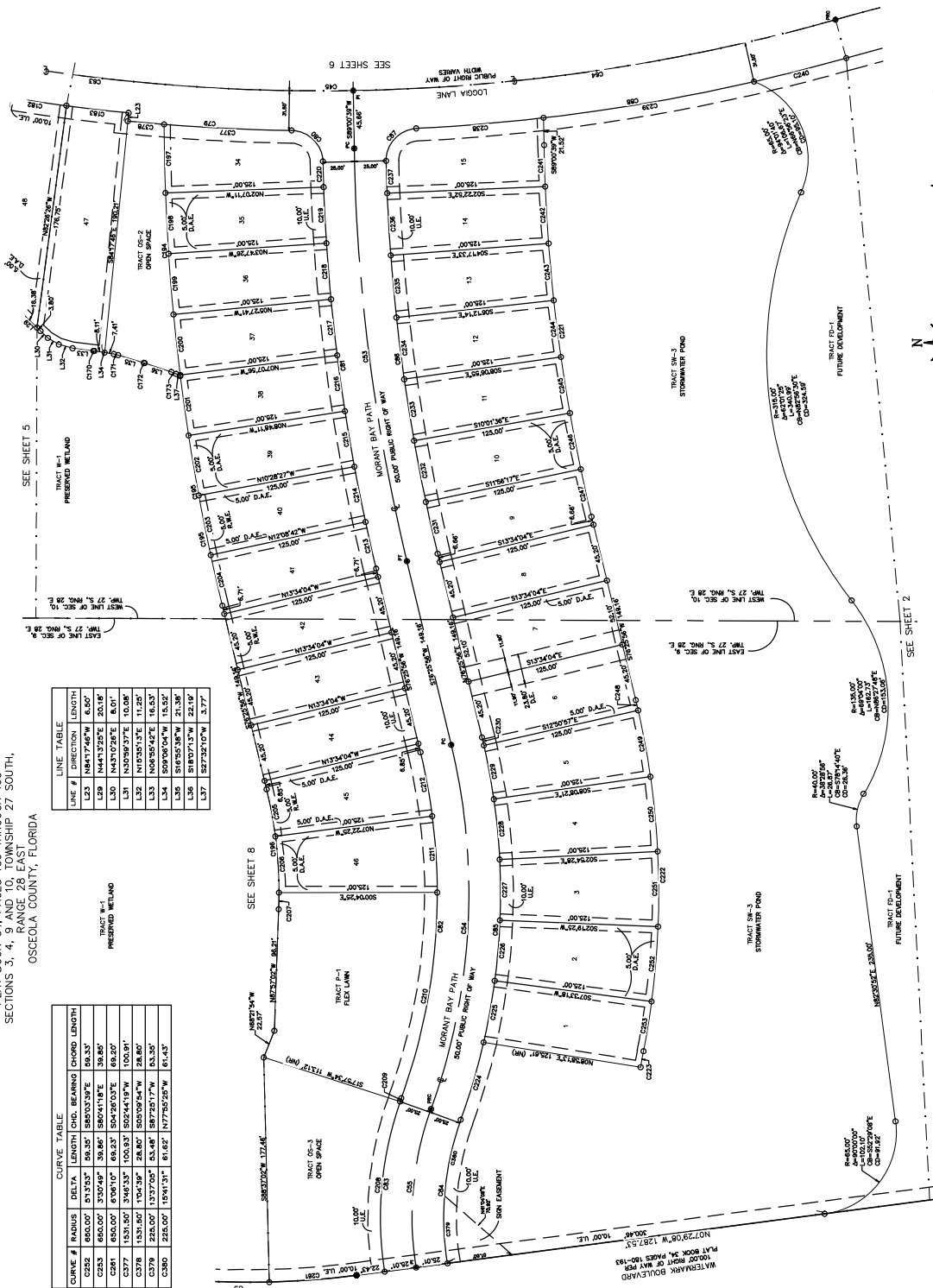
L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

Kissimmee, Florida 34744-8893
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 7 OF 9

CURVE #	RADIUS	DELTA	LENGTH CHD. BEARING	CHORD LENGTH
C252	660.00'	51°53"	59.36'	S85°03'39"E 59.33'
C253	650.00'	3°30'49"	59.36'	S80°41'18"E 39.65'
C261	650.00'	6°06'10"	69.23'	S04°26'03"E 68.20'
C377	1531.50'	3°46'33"	100.93'	S02°44'19"W 100.91'
C378	1531.50'	1°04'39"	28.80'	S05°09'54"W 28.80'
C379	225.00'	13°37'05"	61.62'	S87°25'17"W 93.35'
C380	225.00'	1°39'31"	53.48'	N77°55'21"W 61.43'

CURVE #	RADIUS	DELTA	CURVE TABLE			CORDO LENGTH
			CHORD BEARING	CHORD BEARING	CHORD BEARING	
01	650.00	97.917°	74.937	521.071°	703.58°	
02	650.00	90.222°	64.387	521.071°	682.95°	
03	650.00	82.527°	53.837	521.071°	662.32°	
04	650.00	74.832°	43.287	521.071°	641.69°	
05	650.00	67.137°	32.737	521.071°	621.06°	
06	650.00	59.442°	22.187	521.071°	600.43°	
07	650.00	51.747°	11.637	521.071°	579.80°	
08	650.00	44.052°	1.087	521.071°	559.17°	
09	650.00	36.357°	0.537	521.071°	538.54°	
10	650.00	28.662°	0.087	521.071°	517.91°	
11	650.00	20.967°	0.037	521.071°	497.28°	
12	650.00	13.272°	0.037	521.071°	476.65°	
13	650.00	5.577°	0.037	521.071°	456.02°	
14	650.00	0.000°	0.037	521.071°	435.39°	
15	650.00	0.000°	0.037	521.071°	414.76°	
16	650.00	0.000°	0.037	521.071°	394.13°	
17	650.00	0.000°	0.037	521.071°	373.50°	
18	650.00	0.000°	0.037	521.071°	352.87°	
19	650.00	0.000°	0.037	521.071°	332.24°	
20	650.00	0.000°	0.037	521.071°	311.61°	
21	650.00	0.000°	0.037	521.071°	290.98°	
22	650.00	0.000°	0.037	521.071°	270.35°	
23	650.00	0.000°	0.037	521.071°	249.72°	
24	650.00	0.000°	0.037	521.071°	229.09°	
25	650.00	0.000°	0.037	521.071°	208.46°	
26	650.00	0.000°	0.037	521.071°	187.83°	
27	650.00	0.000°	0.037	521.071°	167.20°	
28	650.00	0.000°	0.037	521.071°	146.57°	
29	650.00	0.000°	0.037	521.071°	125.94°	
30	650.00	0.000°	0.037	521.071°	105.31°	
31	650.00	0.000°	0.037	521.071°	84.68°	
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97	650.00	0.000°	0.037	521.071°	0.00°	
98	650.00	0.000°	0.037	521.071°	0.00°	
99	650.00	0.000°	0.037	521.071°	0.00°	
100	650.00	0.000°	0.037	521.071°	0.00°	



L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
tel. (407) 847-2179 Fax (407) 847-6140

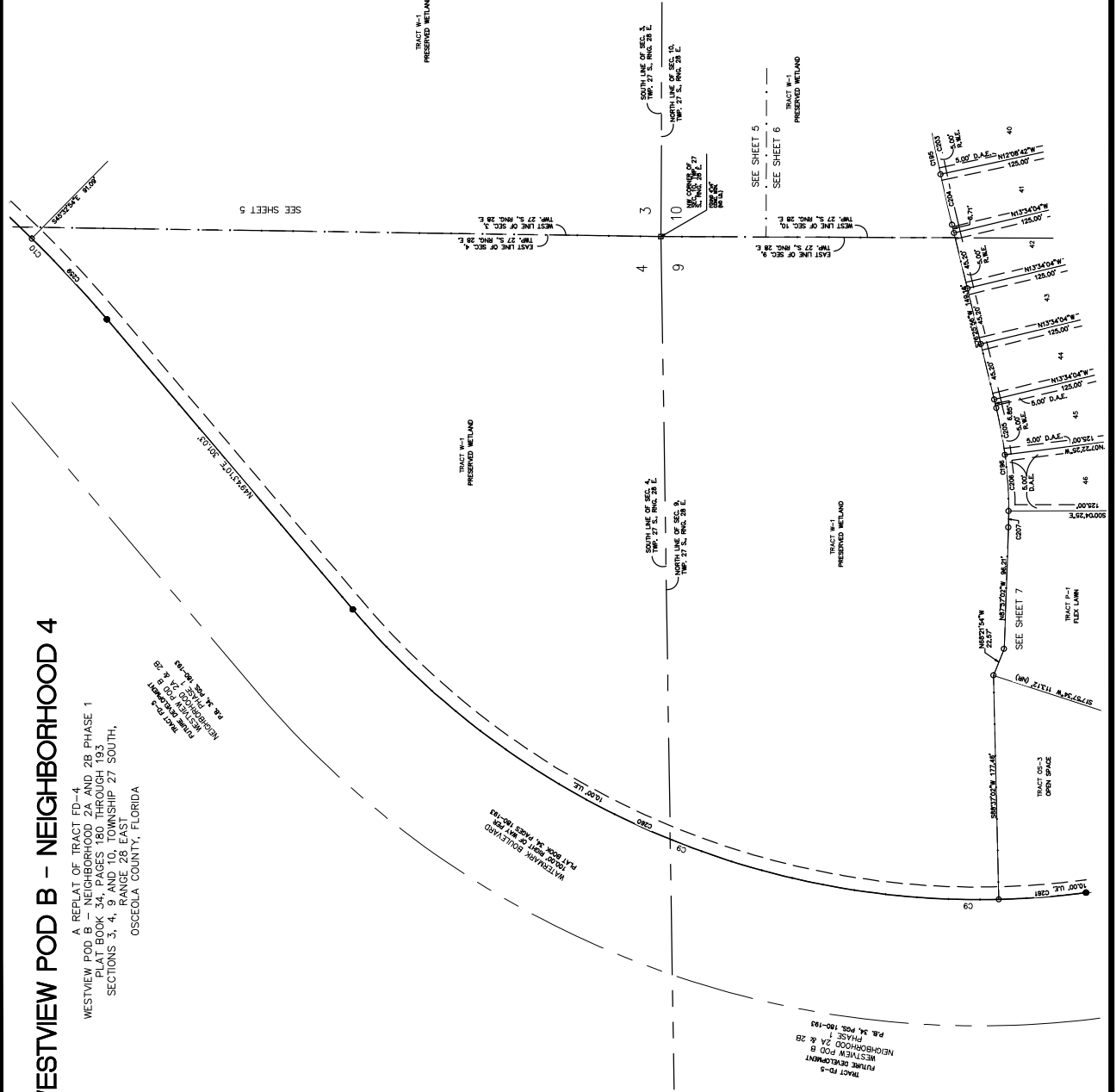
WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

SHEET 8 OF 9

PLAT
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CURVE TABLE				
CURVE #	RADIUS	DELTA	CHD. BEARING	CHORD LENGTH
C9	650.00'	57°12'18"	S21°07'01"W	822.36'
C10	650.00'	49°43'10"	S24°51'30"E	786.76'
C186	1650.00'	6°24'17"	S79°38'05"W	184.35'
C185	350.00'	15°27'02"	N84°44'27"E	85.10'
C203	1650.00'	1°40'15"	S79°51'28"W	48.12'
C204	1650.00'	1°29'22"	S77°08'37"W	40.97'
C205	350.00'	6°11'38"	S77°44'	37.84'
C206	350.00'	7°18'00"	N86°16'35"E	44.96'
C207	350.00'	2°07'23"	S89°05'44"E	12.97'
C208	650.00'	5°18'04"	S87°34'	87.34'
C209	650.00'	5°18'04"	S87°34'	87.34'
C210	650.00'	5°18'04"	S87°34'	87.34'
C211	650.00'	5°18'04"	S87°34'	87.34'



JOHNSTON'S
SURVEYING, LLC
L.B. 866
8000 Chesapeake Parkway
Kissimmee, Florida 34744-6695
Tel. (407) 847-2179 Fax (407) 847-6140

PLAT
BOOK

PAGE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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CORPORATE DECLARATION AND AGREEMENT
[WESTVIEW POD B - NEIGHBORHOOD 4 IMPROVEMENTS
(STORM & SANITARY SEWER ONLY)]

I, Brian Brunhofer, as Vice President of TM Westview Member, LLC, a Delaware limited liability company, as Manager of LT Westview, LLC ("**Developer**"), do hereby state as follows:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Brian Brunhofer, and I am Vice President of TM Westview Member, LLC, a Delaware limited liability company as Manager of the Developer. I have authority to make this Declaration on behalf of Developer.
3. Developer is the developer of certain lands within the Westview South Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Engineer's Report (Restated)*, dated May 31, 2023, as supplemented by the *Second Supplemental Engineer's Report*, dated March 2025 ("**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements and work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and work product that have been completed to date and states the amounts that Developer has spent on those improvements and work product.
6. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
7. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A**.

Executed this 11th day of August, 2025.

LT WESTVIEW, LLC, a Delaware limited liability company

By: TM Westview Member, LLC, a Delaware limited liability company

[Signature]
Name: Dan La Rosa

Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of August, 2025, by Dan La Rosa as Vice President of TM Westview Member, LLC, a Delaware limited liability company, as Manager of LT Westview, LLC, a Delaware limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF Florida

Name: Anabelle Ferrari
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Westview Pod B - Neighborhood 4 Improvements (Storm & Sanitary Sewer Only)

EXHIBIT A
Description of Westview Pod B - Neighborhood 4 Improvements
(Storm & Sanitary Sewer Only)

Westview Pod B - Neighborhood 4 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, within or upon rights-of-way located within or upon rights-of-way designated as Grenadines Lane, Barbuda Lane, Laggio Lane, Sapote Court, Pimenta Court, Dennery Bay Road, Guava Court, Morant Bay Path, and all “Utility Easements” and “Drainage and Utility Easements,” each as identified in the proposed plat known as *Westview Pod B - Neighborhood 4*, attached hereto as **Exhibit B**.

Westview Pod B - Neighborhood 4 Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Laggio Lane, Sapote Court, Pimenta Court, Dennery Bay Road, Guava Court, Morant Bay Path, all “Drainage and Access Easements,” “Drainage Easements,” and all “Drainage and Utility Easements,” each as identified in the proposed plat known as *Westview Pod B - Neighborhood 4*, attached hereto as **Exhibit B**.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

<u>Improvement</u>	<u>Total Contract Price</u>	<u>Amount Complete to Date</u>	<u>Balance Owed & Retainage</u>
Sanitary Sewer	\$790,856.92	\$ 735,305.98	\$ 55,550.94
Storm Sewer	<u>\$1,195,867.06</u>	<u>\$ 1,093,278.20</u>	<u>\$102,588.86</u>
	\$1,986,723.98	\$1,828,584.18	\$158,139.80

EXHIBIT B

Proposed Westview Pod B - Neighborhood 4 Plat

WESTVIEW POD B - NEIGHBORHOOD 4

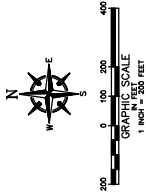
A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 4 AND 9, TOWNSHIP 27 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

NOTES:

1. SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83) 1983 DATUM. POSITIONS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83) 1983 DATUM. BEING THE NORTH RIGHT OF WAY LINE OF KOA STREET AS SHOWN ON THE PLAT.
2. ALL LOTS THAT INTERSECT CURVILINEAR RIGHT OF WAY LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
3. TRACT C IS A C/FX TRACT AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
4. TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5 ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT, TO BE CONVEYED BY A SEPARATE INSTRUMENT.
5. TRACTS P-1 AND P-2 ARE ELEY LANE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE AEN AT WESTVIEW HOMEOWNERS ASSOCIATION, INC. TO BE CONVEYED BY A SEPARATE INSTRUMENT.
6. TRACTS P-1 AND P-2 ARE ELEY LANE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE AEN AT WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT.
7. TRACTS FD-1 AND FD-2 ARE FUTURE DEVELOPMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
8. TRACT FD-1 AND FD-2 ARE FUTURE DEVELOPMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT, TO BE CONVEYED BY A SEPARATE INSTRUMENT.
9. PER F.S.S. 177.091(2)(b), ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE AND TELEVISION SERVICES. THE UTILITIES SHALL BE CONVEYED BY A SEPARATE INSTRUMENT. THE OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELEY LANE TRACT. THE UTILITIES SHALL BE CONVEYED BY A SEPARATE INSTRUMENT. THE UTILITIES SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, OR CABLE COMPANY. THE UTILITIES SHALL BE CONVEYED BY A SEPARATE INSTRUMENT. THE UTILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10. UNLESS OTHERWISE DEPICTED, THERE IS A 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 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603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 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TRACT TABLE		
TRACT	PURPOSE	DONORSHIP & MAINTENANCE
C	CITY	
FD-1	FUTURE DEVELOPMENT	DONOR OF RECORD
FD-2	FUTURE DEVELOPMENT	DONOR OF RECORD
DS-1	OPEN SPACE	WESTVIEW SOUTH CDD
DS-2	OPEN SPACE	WESTVIEW SOUTH CDD
DS-3	OPEN SPACE	WESTVIEW SOUTH CDD
DS-4	OPEN SPACE	WESTVIEW SOUTH CDD
DS-5	OPEN SPACE	WESTVIEW SOUTH CDD
P-1	FLEX LAWN	WESTVIEW HOMEOWNERS ASSOCIATION
P-2	FLEX LAWN	WESTVIEW HOMEOWNERS ASSOCIATION
SW-1	STORMWATER POND	WESTVIEW SOUTH CDD
SW-2	STORMWATER POND	WESTVIEW SOUTH CDD
SW-3	STORMWATER POND	WESTVIEW SOUTH CDD
W-1	PRESERVED WETLAND	WESTVIEW SOUTH CDD

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S80°42'00"W	72.97'
L2	T02°08'E	17.66'
L3	S30°29'37"E	1.23'
L4	S47°48'34"E	17.20'
L5	S60°59'34"E	12.51'
L6	S55°53'54"E	14.14'
L7	S58°17'52"E	18.28'
L8	S78°57'50"E	15.32'
L9	S83°54'17"E	18.48'
L10	S89°25'09"E	15.87'
L11	S34°20'01"E	92.87'
L12	S72°37'40"E	47.47'
L13	S05°31'05"E	57.39'
L14	S42°43'11"E	57.01'
L15	S88°58'37"E	58.81'

CURVE #	CURVE TABLE				CORD LENGTH
	RAIUS	DELTA	CORD BEG.	CORD END.	
C1	130.00	839.987	21.287	505434.372	148.74
C2	860.00	839.987	101.287	505434.372	148.74
C3	1817.14	879.287	15.81	N000351.7	15.81
C4	1689.17	879.287	18.807	N00352.58	19.107
C5	134.00	879.287	176.81	N00352.58	164.387
C6	1950.00	502.925	171.83	S70561.71	171.58
C7	950.00	502.925	202.837	S83702.08	202.537
C8	120.00	914250.7	195.457	N43717.11	175.37
C9	850.00	914250.7	644.87	S71701.70	622.35
C10	50.00	1716.07	7.54	S84136.29	7.54
C11	25.00	1716.07	7.54	S84136.29	7.54
C12	25.00	1317.00	5.75	S84210.54	5.75
C13	25.00	1317.00	8.107	S87734.91	8.107
C14	25.00	2192.37	23.887	N88735.07	23.37
C15	50.00	2192.37	19.887	S50540.37	19.487
C16	50.00	879.562	76.757	S84971.02	76.457
C17	50.00	879.562	76.757	S84971.02	69.437
C18	200.00	4117.37	92.85	S70714.50	142.34
C19	50.00	4117.37	92.85	N41362.98	83.86

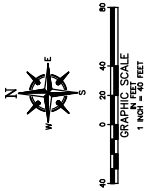


JOHNSTON'S
SURVEYING, LLC

L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 3 OF 9

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S30°20'37"E	1.23
L4	S47°34'34"E	17.20
L5	S60°50'35"E	12.81
L6	S60°53'55"E	14.14
L7	S59°17'50"E	16.32
L8	S78°51'52"E	15.32
L9	S65°34'17"E	18.48
L10	S69°23'09"E	15.87
L11	S34°20'01"E	92.87
L12	S72°37'40"E	47.47
L13	S63°31'06"E	87.39
L14	S42°43'31"E	57.81
L15	S68°50'31"E	131.62
L17	N69°07'48"E	6.50
L18	S20°55'22"E	2.83
L62	N24°00'12"E	37.77
L63	N66°26'10"E	37.84
L64	N34°56'02"E	37.65

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Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT 2A- AND 2B PHASE 1
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

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PLAT
BOOK

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CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH CHD. BEARING
C10	950.00'	48°37'10"	824.38' N24°51'35"E 788.76'
C50	750.00'	14°30'11"	191.15' S82°41'50"E 190.64'
C62	1500.00'	6°05'38"	189.54' N11°33'22"E 159.47'
C83	1500.00'	15°35'55"	408.00' S06°48'25"W 406.94'
C77	1468.00'	4°22'03"	107.67' N12°30'09"E 107.60'
C78	1525.00'	8°33'57"	236.86' S10°05'12"W 236.63'
C102	1468.00'	13°40'05"	350.32' S07°46'05"W 349.49'
C103	25.00'	90°00'00"	38.21' S89°56'11"W 38.36'
C104	25.00'	90°00'00"	38.21' S89°56'11"W 38.36'
C105	75.00'	36°00'00"	42.82' S71°33'54"W 42.82'
C106	80.00'	25°34'23"	221.43' S07°00'00"E 80.00'
C107	75.00'	36°00'00"	42.82' S71°33'54"W 42.82'
C108	75.00'	14°36'11"	184.98' S82°41'50"E 184.98'
C109	25.00'	90°00'00"	38.21' S89°56'11"W 38.36'
C110	1531.50'	13°00'10"	347.56' N05°00'00"E 346.82'
C152	550.00'	25°17'15"	242.14' S65°39'29"W 240.78'
C153	200.00'	21°02'22"	73.44' N83°52'02"W 73.03'
C154	175.00'	26°33'55"	82.13' S60°36'31"E 81.38'
C159	550.00'	6°48'15"	65.31' S76°13'59"E 65.28'
C160	550.00'	6°33'42"	61.39' S65°14'07"E 61.36'
C161	550.00'	6°33'42"	61.39' S65°14'07"E 61.36'
C162	550.00'	5°41'38"	54.65' S55°11'28"E 54.63'
C163	250.00'	14°05'17"	49.26' N05°24'15"W 49.14'
C164	250.00'	6°55'25"	24.16' N75°25'25"W 24.16'
C165	175.00'	17°30'57"	53.78' S68°18'00"E 53.57'
C167	1850.00'	4°41'48"	135.25' S21°51'77"W 135.22'
C168	25.00'	92°41'09"	41.87' N48°53'04"E 41.7'
C169	25.00'	92°41'21"	41.87' N48°53'04"E 41.7'
C170	25.00'	21°02'22"	73.44' S65°39'29"W 73.03'
C171	25.00'	7°48'34"	3.41' N13°00'51"E 3.41'
C172	1650.00'	1°38'35"	42.50' S13°51'54"W 42.51'
C173	1650.00'	1°31'21"	53.44' S12°15'19"W 53.44'
C174	1650.00'	1°31'21"	53.44' S12°15'19"W 53.44'
C175	1468.00'	3°56'54"	101.06' N12°32'25"E 101.04'
C176	1468.00'	3°56'54"	101.06' N12°32'25"E 101.04'
C177	1468.00'	3°56'54"	101.06' N12°32'25"E 101.04'
C178	1468.00'	3°56'54"	101.06' N12°32'25"E 101.04'
C179	1525.00'	1°28'55"	39.29' S13°51'54"W 39.29'
C180	1525.00'	1°28'55"	39.29' S13°51'54"W 39.29'
C181	1525.00'	1°28'55"	39.29' S13°51'54"W 39.29'
C182	1525.00'	1°28'55"	39.29' S13°51'54"W 39.29'
C183	1525.00'	1°28'55"	39.29' S13°51'54"W 39.29'
C184	25.00'	2°56'10"	3.37' N48°53'04"E 3.37'
C185	25.00'	10°52'25"	4.74' N50°43'54"W 4.74'
C186	25.00'	2°31'14"	3.41' N43°38'58"W 3.41'
C187	25.00'	9°17'16"	4.00' N43°38'58"W 4.00'
C188	25.00'	2°18'57"	1.01' N43°21'19"W 1.01'
C189	25.00'	5°22'21"	2.34' N58°11'58"W 2.34'
C190	25.00'	9°52'31"	4.31' N67°00'58"W 4.30'
C191	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C192	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C193	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C194	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C195	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C196	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C197	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C198	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C199	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C200	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C201	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C202	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C203	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C204	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C205	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C206	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C207	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C208	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C209	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C210	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C211	25.00'	1°28'58"	0.70' N74°45'12"W 0.70'
C212	1468.00'	7°33'55"	113.30' S05°35'45"W 113.76'
C313	1468.00'	2°10'25"	35.71' S12°35'25"W 35.71'
C314	950.00'	1°23'28"	178.32' S81°55'22"E 178.63'
C315	175.00'	23°34'09"	67.41' S79°18'17"E 66.89'
C316	950.00'	1°49'49"	28.79' S79°18'17"E 28.79'
C317	950.00'	3°07'39"	62.22' S79°12'37"E 62.20'
C318	950.00'	3°07'39"	62.22' S79°12'37"E 62.20'
C319	950.00'	3°07'39"	62.22' S79°12'37"E 62.20'
C320	950.00'	3°07'39"	62.22' S79°12'37"E 62.20'
C321	950.00'	3°07'39"	62.22' S79°12'37"E 62.20'
C322	200.00'	8°43'12"	30.44' N82°55'40"W 30.41'
C323	200.00'	9°48'51"	34.32' N71°09'14"E 34.27'
C324	175.00'	5°00'03"	17.82' S71°09'14"E 17.81'
C325	175.00'	16°14'08"	49.29' S82°11'49"E 49.42'
C326	175.00'	16°14'08"	49.29' S82°11'49"E 49.42'
C327	175.00'	3°57'39"	53.29' S79°12'37"E 53.28'
C328	175.00'	3°57'39"	53.29' S79°12'37"E 53.28'
C329	175.00'	3°57'39"	53.29' S79°12'37"E 53.28'
C330	175.00'	3°57'39"	53.29' S79°12'37"E 53.28'
C331	175.00'	3°57'39"	53.29' S79°12'37"E 53.28'
C332	175.00'	3°57'39"	53.29' S79°12'37"E 53.28'
C333	175.00'	3°57'39"	53.29' S79°12'37"E 53.28'
C334	175.00'	3°57'39"	53.29' S79°12'37"E 53.28'

LINE TABLE			
LINE #	DIRECTION	LENGTH	BEARING
L1	S17°39'21"E	241.3	
L2	S17°39'21"E	241.3	
L3	S17°39'21"E	241.3	
L4	S17°39'21"E	241.3	
L5	S17°39'21"E	241.3	
L6	S17°39'21"E	241.3	
L7	S17°39'21"E	241.3	
L8	S17°39'21"E	241.3	
L9	S17°39'21"E	241.3	
L10	S17°39'21"E	241.3	
L11	S17°39'21"E	241.3	
L12	S17°39'21"E	241.3	
L13	S17°39'21"E	241.3	
L14	S17°39'21"E	241.3	
L15	S17°39'21"E	241.3	
L16	S17°39'21"E	241.3	
L17	S17°39'21"E	241.3	
L18	S17°39'21"E	241.3	
L19	S17°39'21"E	241.3	
L20	S17°39'21"E	241.3	
L21	S17°39'21"E	241.3	
L22	S17°39'21"E	241.3	
L23	S17°39'21"E	241.3	
L24	S17°39'21"E	241.3	
L25	S17°39'21"E	241.3	
L26	S17°39'21"E	241.3	
L27	S17°39'21"E	241.3	
L28	S17°39'21"E	241.3	
L29	S17°39'21"E	241.3	
L30	S17°39'21"E	241.3	
L31	S17°39'21"E	241.3	
L32	S17°39'21"E	241.3	
L33	S17°39'21"E	241.3	
L34	S17°39'21"E	241.3	
L35	S17°39'21"E	241.3	
L36	S17°39'21"E	241.3	
L37	S17°39'21"E	241.3	
L38	S17°39'21"E	241.3	
L39	S17°39'21"E	241.3	
L40	S17°39'21"E	241.3	
L41	S17°39'21"E	241.3	
L42	S17°39'21"E	241.3	
L43	S17°39'21"E	241.3	
L44	S17°39'21"E	241.3	
L45	S17°39'21"E	241.3	
L46	S17°39'21"E	241.3	
L47	S17°39'21"E	241.3	
L48	S17°39'21"E	241.3	
L49	S17°39'21"E	241.3	
L50	S17°39'21"E	241.3	
L51	S17°39'21"E	241.3	
L52	S17°39'21"E	241.3	
L53	S17°39'21"E	241.3	
L54	S17°39'21"E	241.3	
L55	S17°39'21"E	241.3	
L56	S17°39'21"E	241.3	
L57	S17°39'21"E	241.3	
L58	S17°39'21"E	241.3	
L59	S17°39'21"E	241.3	
L60	S17°39'21"E	241.3	
L61	S17°39'21"E	241.3	
L62	S17°39'21"E	241.3	
L63	S17°39'21"E	241.3	
L64	S17°39'21"E	241.3	
L65	S17°39'21"E	241.3	
L66	S17°39'21"E	241.3	
L67	S17°39'21"E	241.3	
L68	S17°39'21"E	241.3	
L69	S17°39'21"E	241.3	
L70	S17°39'21"E	241.3	
L71	S17°39'21"E	241.3	
L72	S17°39'21"E	241.3	
L73	S17°39'21"E	241.3	
L74	S17°39'21"E	241.3	
L75	S17°39'21"E	241.3	
L76	S17°39'21"E	241.3	
L77	S17°39'21"E	241.3	
L78	S17°39'21"E	241.3	
L79	S17°39'21"E	241.3	
L80	S17°39'21"E	241.3	
L81	S17°39'21"E	241.3	
L82	S17°39'21"E	241.3	
L83	S17°39'21"E	241.3	
L84	S17°39'21"E	241.3	
L85	S17°39'21"E	241.3	
L86	S17°39'21"E	241.3	
L87	S17°39'21"E	241.3	
L88	S17°39'21"E	241.3	
L89	S17°39'21"E	241.3	
L90	S17°39'21"E	241.3	
L91	S17°39'21"E	241.3	
L92	S17°39'21"E	241.3	
L93	S17°39'21"E	241.3	
L94	S17°39'21"E	241.3	
L95	S17°39'21"E	241.3	
L96	S17°39'21"E	241.3	
L97	S17°39'21"E	241.3	
L98	S17°39'21"E	241.3	
L99	S17°39'21"E	241.3	
L100	S17°39'21"E	241.3	

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH CHD. BEARING
C335	50.00'	59°41'36"	48.60' N16°50'13"W 48.71'
C336	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C337	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C338	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C339	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C340	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C341	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C342	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C343	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C344	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C345	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C346	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C347	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C348	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C349	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C350	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C351	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C352	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'
C353	50.00'	37°03'11"	32.38' S71°40'24"W 31.60'



JOINSTON'S
SURVEYING, LLC
800 Cross Profile Parkway
Westview, FL 33595
Tel. (407) 847-2719 Fax (407) 847-0140

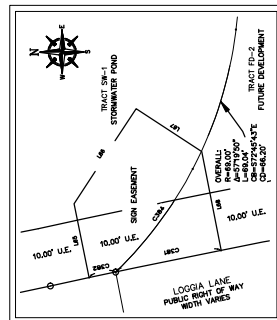
A REPEAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

PAGE

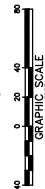
CURVE	PARAB	DELTA	LENGTH	CHD. INCR/NO	CHORD LENGTH
C380	178.00	81.500	24.32	670283.500W	28.16
C381	200.00	616.00	24.32	670383.500W	24.31
C382	200.00	1470.16	46.12	670419.00W	48.00
C383	450.00	4145.50	47.42	670439.00W	37.40
C384	450.00	6737.88	50.72	670432.25E	50.69
C385	450.00	9368.22	56.74	670439.50E	7.64
C386	176.00	2700.07	52.74	670333.39W	52.54
C387	200.00	21022.22	52.74	670256.50E	73.03
C388	450.00	1625.05	100.40	670136.52W	100.05
C389	450.00	1901.59	100.40	670136.52W	148.80
C390	450.00	3614.92	100.40	670136.52W	148.80
C391	50.00	3614.92	32.21	670330.54W	31.65
C392	50.00	2327.35	32.21	670330.54W	31.65
C393	75.00	1924.90	17.65	670019.37E	17.61
C394	75.00	1924.90	17.65	670019.37E	17.61
C395	475.00	4173.36	50.00	670425.91E	35.01
C396	475.00	6743.16	50.72	670436.51E	50.69
C397	475.00	9329.25	56.45	670436.51E	46.50
C398	325.00	1035.95	6.23	670270.36E	6.23
C399	325.00	9301.11	5.18	670270.36E	51.11
C400	325.00	9347.44	50.65	670252.50W	50.64
C401	448.00	2595.45	50.71	670253.59W	100.69
C402	448.00	2595.45	50.71	670253.59W	100.69
C403	450.00	6727.00	50.00	670436.51E	50.67
C404	450.00	9329.22	42.58	670436.51E	42.57
C405	350.00	1301.12	36.00	670248.50E	9.18
C406	350.00	9114.53	36.17	670116.10E	56.11
C407	350.00	9144.13	36.17	670116.10E	35.03
C408	350.00	7425.27	46.54	670270.37E	26.88
C409	350.00	1319.55	46.54	670270.37E	46.43
C410	176.00	1491.14	5.18	670270.36E	5.96
C411	176.00	1259.45	5.18	670270.36E	47.03
C412	148.00	733.55	113.00	670516.50E	183.76
C413	148.00	733.55	113.00	670516.50E	183.76
C414	148.00	1491.14	5.18	670270.36E	18.62
C415	148.00	1491.14	5.18	670270.36E	18.62
C416	48.00	3614.96	55.35	670330.54W	42.53
C417	48.00	2104.96	55.35	670330.54W	42.53

CURVE #	RADIUS	CURVE TABLE			CORD LENGTH
		DELTA	CHD. BEARING	CHORD	
C00	900.00'	90.00°	93.82°	94.000'00"	766.04'
C01	1000.00'	80.00°	83.27°	79.438'00"	846.97'
C02	1000.00'	70.00°	73.24°	69.862'00"	936.07'
C03	1000.00'	60.00°	63.29°	59.386'00"	1030.97'
C04	1000.00'	50.00°	53.30°	48.910'00"	1131.61'
C05	900.00'	40.00°	43.32°	38.434'00"	1238.04'
C06	800.00'	30.00°	33.33°	27.958'00"	1350.25'
C07	700.00'	20.00°	23.34°	17.482'00"	1468.24'
C08	600.00'	10.00°	13.35°	6.006'00"	1592.01'
C09	500.00'	0.00°	0.36°	-4.470'00"	1721.56'
C10	400.00'	-10.00°	-13.36°	-13.944'00"	1856.89'
C11	300.00'	-20.00°	-23.37°	-23.418'00"	2000.00'
C12	200.00'	-30.00°	-33.38°	-32.892'00"	2151.99'
C13	100.00'	-40.00°	-43.39°	-42.366'00"	2312.96'
C14	50.00'	-50.00°	-53.40°	-51.840'00"	2483.00'
C15	25.00'	-60.00°	-63.41°	-61.314'00"	2662.00'
C16	12.50'	-70.00°	-73.42°	-70.788'00"	2850.00'
C17	6.25'	-80.00°	-83.43°	-80.262'00"	3048.00'
C18	3.12'	-90.00°	-93.44°	-89.736'00"	3256.00'
C19	1.56'	-100.00°	-103.45°	-99.210'00"	3474.00'
C20	0.78'	-110.00°	-113.46°	-108.684'00"	3702.00'
C21	0.39'	-120.00°	-123.47°	-118.158'00"	3940.00'
C22	0.19'	-130.00°	-133.48°	-127.632'00"	4188.00'
C23	0.09'	-140.00°	-143.49°	-137.106'00"	4446.00'
C24	0.05'	-150.00°	-153.50°	-146.580'00"	4714.00'
C25	0.02'	-160.00°	-163.51°	-156.054'00"	4992.00'
C26	0.01'	-170.00°	-173.52°	-165.528'00"	5280.00'
C27	0.00'	-180.00°	-183.53°	-175.002'00"	5578.00'
C28	0.00'	-190.00°	-193.54°	-184.476'00"	5886.00'
C29	0.00'	-200.00°	-203.55°	-193.950'00"	6204.00'
C30	0.00'	-210.00°	-213.56°	-203.424'00"	6532.00'
C31	0.00'	-220.00°	-223.57°	-212.898'00"	6870.00'
C32	0.00'	-230.00°	-233.58°	-222.372'00"	7218.00'
C33	0.00'	-240.00°	-243.59°	-231.846'00"	7576.00'
C34	0.00'	-250.00°	-253.60°	-241.320'00"	7944.00'
C35	0.00'	-260.00°	-263.61°	-250.794'00"	8322.00'
C36	0.00'	-270.00°	-273.62°	-260.268'00"	8710.00'
C37	0.00'	-280.00°	-283.63°	-269.742'00"	9108.00'
C38	0.00'	-290.00°	-293.64°	-279.216'00"	9516.00'
C39	0.00'	-300.00°	-303.65°	-288.690'00"	9934.00'
C40	0.00'	-310.00°	-313.66°	-298.164'00"	10372.00'
C41	0.00'	-320.00°	-323.67°	-307.638'00"	10820.00'
C42	0.00'	-330.00°	-333.68°	-317.112'00"	11278.00'
C43	0.00'	-340.00°	-343.69°	-326.586'00"	11756.00'
C44	0.00'	-350.00°	-353.70°	-336.060'00"	12244.00'
C45	0.00'	-360.00°	-363.71°	-345.534'00"	12742.00'
C46	0.00'	-370.00°	-373.72°	-355.008'00"	13260.00'
C47	0.00'	-380.00°	-383.73°	-364.482'00"	13798.00'
C48	0.00'	-390.00°	-393.74°	-373.956'00"	14356.00'
C49	0.00'	-400.00°	-403.75°	-383.430'00"	14934.00'
C50	0.00'	-410.00°	-413.76°	-392.904'00"	15532.00'
C51	0.00'	-420.00°	-423.77°	-402.378'00"	16150.00'
C52	0.00'	-430.00°	-433.78°	-411.852'00"	16788.00'
C53	0.00'	-440.00°	-443.79°	-421.326'00"	17446.00'
C54	0.00'	-450.00°	-453.80°	-430.800'00"	18124.00'
C55	0.00'	-460.00°	-463.81°	-440.274'00"	18822.00'
C56	0.00'	-470.00°	-473.82°	-449.748'00"	19540.00'
C57	0.00'	-480.00°	-483.83°	-459.222'00"	20278.00'
C58	0.00'	-490.00°	-493.84°	-468.696'00"	21036.00'
C59	0.00'	-500.00°	-503.85°	-478.170'00"	21814.00'
C60	0.00'	-510.00°	-513.86°	-487.644'00"	22612.00'
C61	0.00'	-520.00°	-523.87°	-497.118'00"	23430.00'
C62	0.00'	-530.00°	-533.88°	-506.592'00"	24268.00'
C63	0.00'	-540.00°	-543.89°	-516.066'00"	25136.00'
C64	0.00'	-550.00°	-553.90°	-525.540'00"	26034.00'
C65	0.00'	-560.00°	-563.91°	-535.014'00"	26962.00'
C66	0.00'	-570.00°	-573.92°	-544.488'00"	27920.00'
C67	0.00'	-580.00°	-583.93°	-553.962'00"	28908.00'
C68	0.00'	-590.00°	-593.94°	-563.436'00"	29926.00'
C69	0.00'	-600.00°	-603.95°	-572.910'00"	30974.00'
C70	0.00'	-610.00°	-613.96°	-582.384'00"	32052.00'
C71	0.00'	-620.00°	-623.97°	-591.858'00"	33160.00'
C72	0.00'	-630.00°	-633.98°	-601.332'00"	34298.00'
C73	0.00'	-640.00°	-643.99°	-610.806'00"	35466.00'
C74	0.00'	-650.00°	-654.00°	-620.280'00"	36664.00'
C75	0.00'	-660.00°	-664.01°	-629.754'00"	37892.00'
C76	0.00'	-670.00°	-674.02°	-639.228'00"	39150.00'
C77	0.00'	-680.00°	-684.03°	-648.702'00"	40438.00'
C78	0.00'	-690.00°	-694.04°	-658.176'00"	41756.00'
C79	0.00'	-700.00°	-704.05°	-667.650'00"	43104.00'
C80	0.00'	-710.00°	-714.06°	-677.124'00"	44482.00'
C81	0.00'	-720.00°	-724.07°	-686.598'00"	45890.00'
C82	0.00'	-730.00°	-734.08°	-696.072'00"	47328.00'
C83	0.00'	-740.00°	-744.09°	-705.546'00"	48796.00'
C84	0.00'	-750.00°	-754.10°	-715.020'00"	50294.00'
C85	0.00'	-760.00°	-764.11°	-724.494'00"	51822.00'
C86	0.00'	-770.00°	-774.12°	-733.968'00"	53380.00'
C87	0.00'	-780.00°	-784.13°	-743.442'00"	54968.00'
C88	0.00'	-790.00°	-794.14°	-752.916'00"	56586.00'
C89	0.00'	-800.00°	-804.15°	-762.390'00"	58234.00'
C90	0.00'	-810.00°	-814.16°	-771.864'00"	59912.00'
C91	0.00'	-820.00°	-824.17°	-781.338'00"	61620.00'
C92	0.00'	-830.00°	-834.18°	-790.812'00"	63358.00'
C93	0.00'	-840.00°	-844.19°	-800.286'00"	65126.00'
C94	0.00'	-850.00°	-854.20°	-809.760'00"	66924.00'
C95	0.00'	-860.00°	-864.21°	-819.234'00"	68752.00'
C96	0.00'	-870.00°	-874.22°	-828.708'00"	70610.00'
C97	0.00'	-880.00°	-884.23°	-838.182'00"	72498.00'
C98	0.00'	-890.00°	-894.24°	-847.656'00"	74416.00'
C99	0.00'	-900.00°	-904.25°	-857.130'00"	76364.00'
C100	0.00'	-910.00°	-914.26°	-866.604'00"	78342.00'
C101	0.00'	-920.00°	-924.27°	-876.078'00"	80350.00'
C102	0.00'	-930.00°	-934.28°	-885.552'00"	82388.00'
C103	0.00'	-940.00°	-944.29°	-895.026'00"	84456.00'
C104	0.00'	-950.00°	-954.30°	-904.500'00"	86554.00'
C105	0.00'	-960.00°	-964.31°	-913.974'00"	88682.00'
C106	0.00'	-970.00°	-974.32°	-923.448'00"	90840.00'
C107	0.00'	-980.00°	-984.33°	-932.922'00"	93028.00'
C108	0.00'	-990.00°	-994.34°	-942.396'00"	95246.00'
C109	0.00'	-1000.00°	-1004.35°	-951.870'00"	97494.00'
C110	0.00'	-1010.00°	-1014.36°	-961.344'00"	99772.00'
C111	0.00'	-1020.00°	-1024.37°	-970.818'00"	102080.00'
C112	0.00'	-1030.00°	-1034.38°	-980.292'00"	104418.00'
C113	0.00'	-1040.00°	-1044.39°	-989.766'00"	106786.00'
C114	0.00'	-1050.00°	-1054.40°	-999.240'00"	109184.00'
C115	0.00'	-1060.00°	-1064.41°	-1008.714'00"	111612.00'
C116	0.00'	-1070.00°	-1074.42°	-1018.188'00"	114070.00'
C117	0.00'	-1080.00°	-1084.43°	-1027.662'00"	116558.00'
C118	0.00'	-1090.00°	-1094.44°	-1037.136'00"	119076.00'
C119	0.00'	-1100.00°	-1104.45°	-1046.610'00"	121624.00'
C120	0.00'	-1110.00°	-1114.46°	-1056.084'00"	124202.00'
C121	0.00'	-1120.00°	-1124.47°	-1065.558'00"	126810.00'
C122	0.00'	-1130.00°	-1134.48°	-1075.032'00"	129448.00'
C123	0.00'	-1140.00°	-1144.49°	-1084.506'00"	132116.00'
C124	0.00'	-1150.00°	-1154.50°	-1093.980'00"	134814.00'
C125	0.00'	-1160.00°	-1164.51°	-1103.454'00"	137542.00'
C126	0.00'	-1170.00°	-1174.52°	-1112.928'00"	140290.00'
C127	0.00'	-1180.00°	-1184.53°	-1122.402'00"	143058.00'
C128	0.00'	-1190.00°	-1194.54°	-1131.876'00"	145846.00'
C129	0.00'	-1200.00°	-1204.55°	-1141.350'00"	148654.00'
C130	0.00'	-1210.00°	-1214.56°	-1150.824'00"	151482.00'
C131	0.00'	-1220.00°	-1224.57°	-1160.298'00"	154330.00'
C132	0.00'	-1230.00°	-1234.58°	-1169.772'00"	157198.00'
C133	0.00'	-1240.00°	-1244.59°	-1179.246'00"	160086.00'
C134	0.00'	-1250.00°	-1254.60°	-1188.720'00"	162994.00'
C135	0.00'	-1260.00°	-1264.61°	-1198.194'00"	165922.00'
C136	0.00'	-1270.00°	-1274.62°	-1207.668'00"	168870.00'
C137	0.00'	-1280.00°	-1284.63°	-1217.142'00"	171838.00'
C138	0.00'	-1290.00°	-1294.64°	-1226.616'00"	174826.00'
C139	0.00'	-1300.00°	-1304.65°	-1236.090'00"	177834.00'
C140	0.00'	-1310.00°	-1314.66°	-1245.564'00"	180862.00'
C141	0.00'	-1320.00°	-1324.67°	-1255.038'00"	183910.00'
C142	0.00'	-1330.00°	-1334.68°	-1264.512'00"	186978.00'
C143	0.00'	-1340.00°	-1344.69°	-1273.986'00"	190066.00'
C144	0.00'	-1350.00°	-1354.70°	-1283.460'00"	193174.00'
C145	0.00'	-1360.00°	-1364.71°	-1292.934'00"	196302.00'
C146	0.00'	-1370.00°	-1374.72°	-1302.408'00"	199450.00'
C147	0.00'	-1380.00°	-1384.73°	-1311.882'00"	202618.00'
C148	0.00'	-1390.00°	-1394.74°	-1321.356'00"	205806.00'
C149	0.00'	-1400.00°	-1404.75°	-1330.830'00"	209014.00'
C150	0.00'	-1410.00°	-1414.76°	-1340.304'00"	212242.00'
C151	0.00'	-1420.00°	-1424.77°	-1349.778'00"	215490.00'
C152	0.00'	-1430.00°	-1434.78°	-1359.252'00"	218758.00'
C153	0.00'	-1440.00°	-1444.79°	-1368.726'00"	222046.00'
C154	0.00'	-1450.00°	-1454.80°	-1378.200'00"	225354.00'
C155	0.00'	-1460.00°	-1464.81°	-1387.674'00"	228682.00'
C156	0.00'	-1470.00°	-1474.82°	-1397.148'00"	232030.00'
C157	0.00'	-1480.00°	-1484.83°	-1406.622'00"	235398.00'
C158	0.00'	-1490.00°	-1494.84°	-1416.096'00"	238786.00'
C159	0.00'	-1500.00°	-1504.85°	-1425.570'00"	242194.00'
C160	0.00'	-1510.00°	-1514.86°	-1435.044'00"	245622.00'
C161	0.00'	-1520.00°	-1524.87°	-1444.518'00"	249070.00'
C162	0.00'	-1530.00°	-1534.88°	-1453.992'00"	252538.00'
C163	0.00'	-1540.00°	-1544.89°	-1463.466'00"	256026.00'
C164	0.00'	-1550.00°	-1554.90°	-1472.940'00"	259534.00'
C165	0.00'	-1560.00°	-1564.91°	-1482.414'00"	263062.00'
C166	0.00'	-1570.00°	-1574.92°	-1491.888'00"	266610.00'
C167	0.00'	-1580.00°	-1584.93°	-1501.362'00"	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L58	N64°44'56"W	9.94'
L59	S62°49'37"W	10.00'
L65	N78°34'42"E	12.86'
L66	S56°55'41"E	19.33'
L67	S33°04'19"W	13.32'
L68	S78°59'00"W	17.23'



DETAIL SCALE: 1" = 10'



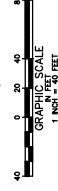
L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
tel. (407) 847-2179 Fax (407) 847-6140

Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

PAGE

RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	N84°17'46"W	6.50'
L28	N44°13'25"E	20.18'
L30	N43°10'26"E	6.01'
L31	N30°50'37"E	10.08'
L32	N15°35'13"E	11.25'
L33	N06°55'42"E	16.53'
L34	S09°06'04"W	15.52'
L35	S16°55'38"W	21.38'
L36	S18°07'13"W	22.19'
L37	S27°32'10"W	3.77'



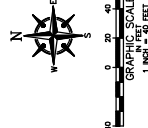
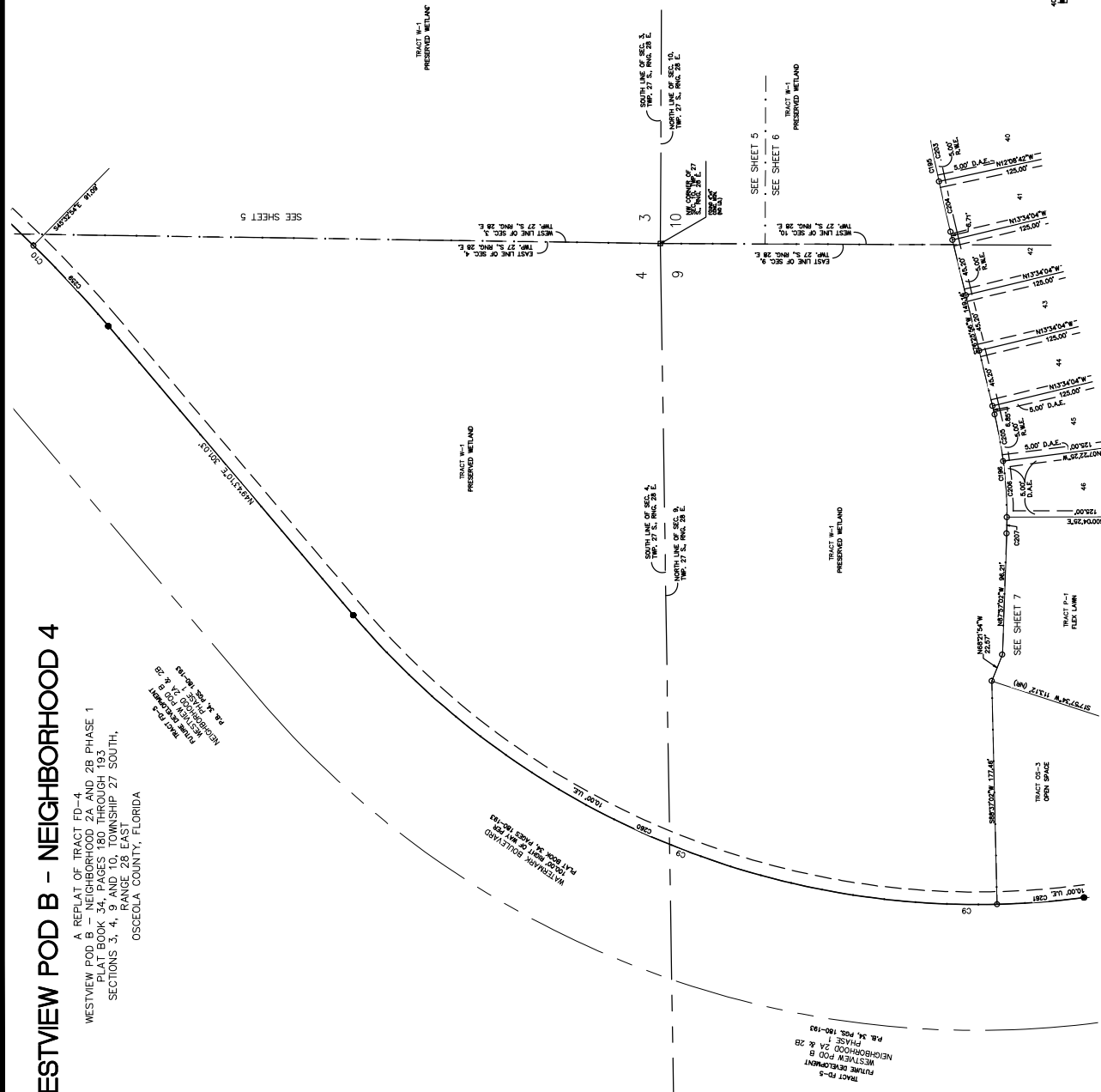
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

Kissimmee, Florida 34744-8893
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 8 OF 9

SHEET 8 OF 9

CURVES	CURVE TABLE				
	RADIUS	DELTA	LENGTH	POL. BEARINGS	CHORD LENGTH
C1	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C2	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C3	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C4	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C5	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C6	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C7	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C8	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C9	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C10	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C11	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C12	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C13	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C14	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C15	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C16	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C17	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C18	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C19	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C20	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C21	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C22	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C23	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C24	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C25	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C26	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C27	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C28	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C29	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C30	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C31	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C32	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C33	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C34	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C35	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C36	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C37	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C38	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C39	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C40	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C41	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C42	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C43	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C44	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C45	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C46	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C47	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C48	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C49	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C50	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C51	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C52	650.00	37.1721	64.8379	104° 00' 00"	92.3836
C53	650.00	37.1721	64.8379	104° 00' 00"	92.3



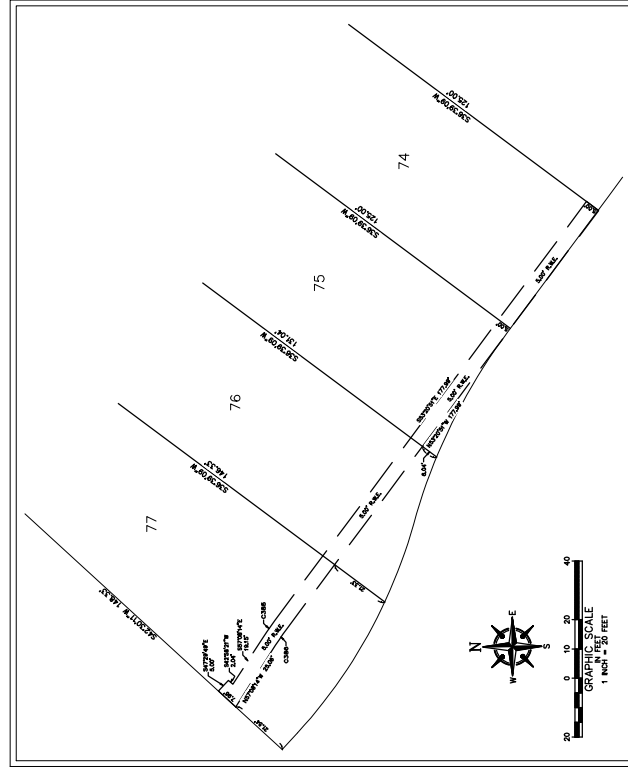
JOHNSTON'S
SURVEYING, LLC

L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C285	100.00'	34°23'	6.95'	N55°43'30\"
C286	100.00'	34°23'	6.91'	S55°43'30\"

DETAIL 5.00' R.W.E. FROM SHEET 5

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[WESTVIEW POD B - NEIGHBORHOOD 4 IMPROVEMENTS
(STORM & SANITARY SEWER ONLY)]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ____ day of _____, 2025, by **Jr. Davis Construction Co., Inc.**, having a mailing address of 210 Hangar Road, Kissimmee, Florida 34741 ("**Contractor**"), in favor of the **Westview South Community Development District** ("**District**"), which is a local unit of special-purpose government situated in both Osceola and Osceola Counties, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Authorizing Addendum Westview Pod B NBHD 4 to Master Land Development Services Agreement*, dated March 14, 2025, and between Contractor and LT Westview, LLC, a Delaware limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor

further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

JR. DAVIS CONSTRUCTION CO., INC

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ____ day of _____, 2025, by
_____ as _____ of _____, and
with authority to execute the foregoing on behalf of the entit(ies) identified above, and who
appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Ibarra, Katie E.

From: Kelley Mims <KMims@taylormorrison.com>
Sent: Friday, August 22, 2025 12:24 PM
To: Ibarra, Katie E.
Subject: FW: 2245 Westview Pod B N4

[CAUTION - EXTERNAL SENDER]

Hello,

Can you please make sure to wire the funds first thing Monday morning? Below is email from Jr. Davis showing receipt of payment.

Thank you,

Kelley Mims

Land Specialist | Orlando Division

T: +13213977258

M:

KMims@taylormorrison.com

www.taylormorrison.com



This message may contain confidential information and is intended only for the named addressee. If you are not the named addressee, you should not distribute or copy this e-mail. If you have received this e-mail by mistake, please delete it from your system.

*Taylor Morrison received the highest numerical score in the proprietary Lifestory Research 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, and 2025 America's Most Trusted® Home Builder study. Your experiences may vary. Visit www.lifestoryresearch.com for details. Forbes 2025 Most Trusted Companies in America and America's Best Companies are created via an independent survey of consumers. Visit www.forbes.com/lists/most-trusted-companies and www.forbes.com/lists/best-companies for details. Equal Housing Builder.

From: Ambar Crespo <ambar.crespo@jr-davis.com>
Sent: Friday, August 22, 2025 9:39 AM
To: Marc Goodman <marc.goodman@jr-davis.com>; Katherine Cook <Katherine.Cook@jr-davis.com>; Kristy Kelley <Kristy.Kelley@jr-davis.com>
Subject: RE: 2245 Westview Pod B N4

Marc,

Yesterday we received the following:

Transaction Details List View

Account Number: x1609
Account Name: JDC Master
Currency: USD

TRANSACTION DETAILS

Post Date	Transaction Description	Amount	Debit/Credit
08/22/2025	ACH CREDIT RECEIVED	1,721,508.06	Credit

CUST #: 1320
JOB #: 2245
INV #: 130930 - APP #3 (\$1,050,278.34)
PAID 06/30/25 - LESS RETAINAGE

INV #: 131002 - APP #4 (\$671,229.68)
PAID 07/31/25 - LESS RETAINAGE

Thank you,

Ambar Crespo
Financial Controller



Jr. Davis Construction Company, Inc.

Jr. Davis Construction Company, Inc.

210 Hangar Rd.
Kissimmee, FL 34741
Phone: (407) 870-0066
Fax: (407) 870-9743

From: Marc Goodman <marc.goodman@jr-davis.com>

Sent: Friday, August 22, 2025 8:34 AM

To: Katherine Cook <Katherine.Cook@jr-davis.com>; Kristy Kelley <Kristy.Kelley@jr-davis.com>; Ambar Crespo <ambar.crespo@jr-davis.com>

Subject: 2245 Westview Pod B N4

Good morning. I believe we were supposed to be paid for June and July on 8/21. Can you please let me if we received?

Marc Goodman
Operations Manager


**WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT**

The undersigned lienor, in consideration of the sum of \$1,721,508.06 which is hereby acknowledged hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through ~~09/01/2025~~ 07/31/2025 to LT Westview, LLC, on the job(s) located on the property(ies) described below:

This waiver and release does not cover any retainage, labor, or materials furnished after the date specified.

DATED on the 19th day of
August, 2025

Lienor: Jr. Davis Construction Company, Inc.
210 Hangar Road
Kissimmee FL 34741

By: 
Its: Secretary

Payee: 16JrDavis Jr. Davis Construction Company, Inc. Check No.: 90000125 Date: 8/18/2025

<u>Lot</u>	<u>Address</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Amount</u>	<u>Retention</u>	<u>Adjustments</u>	<u>Amount Paid</u>
Project:	16970400 Westview JV						
0092040		6/27/2025	130930 Draw 3	\$1,050,278.38	\$0.00	\$0.00	\$1,050,278.38
0092040		7/31/2025	131002 Draw 4	\$671,229.68	\$0.00	\$0.00	\$671,229.68
Total				<u>\$1,721,508.06</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,721,508.06</u>

DISTRICT ENGINEER'S CERTIFICATE
[WESTVIEW POD B - NEIGHBORHOOD 4 IMPROVEMENTS
(STORM & SANITARY SEWER ONLY)]

AUGUST 21st, 2025

Board of Supervisors
Westview South Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

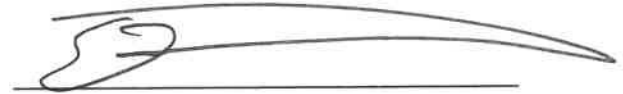
The undersigned is a representative of Atwell, LLC ("**District Engineer**"), as District Engineer for the Westview South Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from LT Westview, LLC, ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report (Restated)*, dated May 31, 2023, as supplemented by the *Second Supplemental Engineer's Report*, dated March 2025 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. This certification is limited to confirmation that the Improvements have been constructed in general accordance with the construction documents provided. The undersigned makes no representation at this time regarding as-built conditions, absence of defects, or regulatory approvals, all of which remain subject to final inspection and certification prior to acceptance into operation.

**SIGNATURE PAGE TO DISTRICT ENGINEER'S CERTIFICATE
[WESTVIEW POD B - NEIGHBORHOOD 4 IMPROVEMENTS
(STORM & SANITARY SEWER ONLY)]**

6. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

ATWELL, LLC



78111, P.E.

Florida Registration No. 78111

District Engineer

EXHIBIT A
Description of Westview Pod B - Neighborhood 4 Improvements
(Storm & Sanitary Sewer Only)

Westview Pod B - Neighborhood 4 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, within or upon rights-of-way located within or upon rights-of-way designated as Grenadines Lane, Barbuda Lane, Laggio Lane, Sapote Court, Pimenta Court, Dennery Bay Road, Guava Court, Morant Bay Path, and all “Utility Easements” and “Drainage and Utility Easements,” each as identified in the proposed plat known as *Westview Pod B - Neighborhood 4*, attached hereto as **Exhibit B**.

Westview Pod B - Neighborhood 4 Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Laggio Lane, Sapote Court, Pimenta Court, Dennery Bay Road, Guava Court, Morant Bay Path, all “Drainage and Access Easements,” “Drainage Easements,” and all “Drainage and Utility Easements,” each as identified in the proposed plat known as *Westview Pod B - Neighborhood 4*, attached hereto as **Exhibit B**.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

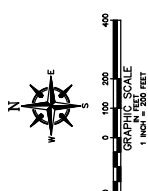
<u>Improvement</u>	<u>Total Contract Price</u>	<u>Amount Complete to Date</u>	<u>Balance Owed & Retainage</u>
Sanitary Sewer	\$790,856.92	\$ 735,305.98	\$ 55,550.94
Storm Sewer	<u>\$1,195,867.06</u>	<u>\$ 1,093,278.20</u>	<u>\$102,588.86</u>
	\$1,986,723.98	\$1,828,584.18	\$158,139.80

EXHIBIT B

Proposed Westview Pod B - Neighborhood 4 Plat

SHEET 2 OF 9	PLAT BOOK
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PAGE



TRACT TABLE			OWNERSHIP & MAINTENANCE
TRACT	PURPOSE	CFY	
P-1	FUTURE DEVELOPMENT		DANES OF RECORD
P-2	FUTURE DEVELOPMENT		DANES OF RECORD
DS-1	OPEN SPACE		WESTVIEW SOUTH CDD
DS-2	OPEN SPACE		WESTVIEW SOUTH CDD
DS-3	OPEN SPACE		WESTVIEW SOUTH CDD
DS-4	OPEN SPACE		WESTVIEW SOUTH CDD
DS-5	OPEN SPACE		WESTVIEW SOUTH CDD
P-1	FLEX LAWN		WESTVIEW HOMEOWNERS ASSOCIATION
P-2	FLEX LAWN		WESTVIEW HOMEOWNERS ASSOCIATION
SW-1	STORMWATER POND		WESTVIEW SOUTH CDD
SW-2	STORMWATER POND		WESTVIEW SOUTH CDD
SW-3	STORMWATER POND		WESTVIEW SOUTH CDD
V-1	PRESERVED WETLAND		WESTVIEW SOUTH CDD

LINE TABLE		
LINE #	DIRECTION	LENGTH
S89	24256W	72.97
L1	S02508.02E	17.66
L2	S02509.37E	1.73
L3	S47548.34E	17.20
L4	S80539.34E	12.61
L5	S55517.52E	14.14
L6	S55517.52E	18.28
L7	S76531.60E	15.32
L8	S89725.77E	15.48
L9	S89725.77E	18.87
L10	S3420701E	92.87
L11	S72372.40E	47.47
L12	S0531.05E	57.39
L13	S42433.11E	97.91
L14	S89539.37E	131.62

CURVE #	CURVE TABLE				
	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	360.00	93.0770°	21.237°	552.944357E	186.78°
C2	180.00	87.9928°	142.38°	507.16191E	142.14°
C3	135.00	191.714°	132.758°	15.41°	1020.3311W
C4	168.14	168.14°	132.758°	15.41°	1020.3311W
C5	145.00	79.3007°	176.81°	123.926339E	191.50°
C6	154.00	79.3007°	176.81°	123.926339E	191.50°
C7	350.00	123.232°	205.43°	174.37111E	205.03°
C8	350.00	123.232°	205.43°	174.37111E	205.03°
C9	350.00	123.232°	205.43°	174.37111E	205.03°
C10	350.00	123.232°	205.43°	174.37111E	205.03°
C11	350.00	123.232°	205.43°	174.37111E	205.03°
C12	350.00	123.232°	205.43°	174.37111E	205.03°
C13	350.00	123.232°	205.43°	174.37111E	205.03°
C14	350.00	123.232°	205.43°	174.37111E	205.03°
C15	350.00	123.232°	205.43°	174.37111E	205.03°
C16	350.00	123.232°	205.43°	174.37111E	205.03°
C17	350.00	123.232°	205.43°	174.37111E	205.03°
C18	350.00	123.232°	205.43°	174.37111E	205.03°
C19	350.00	123.232°	205.43°	174.37111E	205.03°
C20	350.00	123.232°	205.43°	174.37111E	205.03°

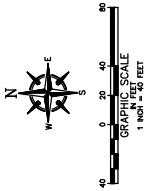


L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 3 OF 9

1
2
3
4
5



LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S30°22'03.77"	1.73
L4	S47°34'34.7"	17.20
L5	S60°50'35.44"	12.81
L6	S60°50'35.44"	14.14
L7	S59°17'50.2"	16.32
L8	S78°51'50.2"	15.32
L9	S60°34'17.7"	18.48
L10	S60°22'00.92"	15.87
L11	S34°20'01.2"	92.87
L12	S72°39'40.7"	47.47
L13	S60°31'06.5"	87.39
L14	S42°43'31.1"	57.81
L15	S68°50'31.3"	131.62
L17	N60°07'48.7"	6.50
L18	S20°50'12.2"	2.83
L62	N24°00'01.2"	37.77
L63	N60°26'01.7"	37.84
L64	N34°54'02.7"	35.15

JOHNSTON'S
SURVEYING, LLC
L.B. 966
900 Cross Prindle Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT 2A- AND 2B PHASE 1
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

SHEET 5 OF 9

PLAT
BOOK

PAGE

CURVE TABLE			
CURVE #	RADIUS	DELTA	CHORD BEARING
C10	950.00'	42°36'11"	824.38' N24°31'35"E 788.76'
C50	750.00'	14°30'11"	191.15' N82°41'50"E 190.64'
C62	1500.00'	6°05'38"	109.54' N11°33'22"E 109.47'
C83	1500.00'	15°30'51"	408.00' S06°48'25"W 406.94'
C77	1468.00'	4°22'03"	107.67' N12°30'09"E 107.60'
C78	1525.00'	8°33'37"	236.86' S10°05'12"W 236.63'
C102	1468.00'	13°40'05"	350.32' S07°46'05"W 349.49'
C103	25.00'	90°00'00"	38.22' S89°56'11"W 38.36'
C104	75.00'	36°00'00"	42.82' N71°33'54"E 42.82'
C105	80.00'	25°04'23"	221.43' N07°00'00"E 40.00'
C106	75.00'	36°00'00"	42.82' N71°33'54"E 42.82'
C107	75.00'	14°30'11"	191.15' N82°41'50"E 190.64'
C108	25.00'	90°00'00"	38.22' S89°56'11"W 38.36'
C109	1531.50'	13°00'10"	347.56' N05°00'00"E 346.82'
C112	550.00'	25°17'15"	242.14' S65°39'29"W 240.78'
C113	200.00'	21°02'22"	73.44' N83°52'02"W 73.03'
C114	175.00'	26°33'55"	82.13' S60°36'31"E 81.38'
C115	550.00'	6°48'15"	65.31' S76°13'59"E 65.28'
C116	550.00'	6°33'42"	61.39' S65°14'07"E 61.36'
C117	1468.50'	39°54'30"	101.06' N22°22'25"E 101.54'
C118	1468.50'	39°54'30"	6.61' N22°22'25"E 6.61'
C119	1525.00'	12°38'35"	39.26' S13°11'56"W 38.29'
C120	1525.00'	12°38'35"	39.26' S13°11'56"W 38.29'
C121	1525.00'	12°38'35"	39.26' S13°11'56"W 38.29'
C122	1525.00'	12°38'35"	39.26' S13°11'56"W 38.29'
C123	1525.00'	12°38'35"	39.26' S13°11'56"W 38.29'
C124	25.00'	92°41'09"	41.87' N48°53'04"E 41.77'
C125	25.00'	92°41'09"	41.87' N48°53'04"E 41.77'
C126	25.00'	21°02'22"	2.78' N41°02'19"E 2.78'
C127	25.00'	21°02'22"	2.78' N41°02'19"E 2.78'
C128	25.00'	7°48'34"	3.41' N13°00'51"E 3.41'
C129	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C130	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C131	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C132	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C133	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C134	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C135	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C136	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C137	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C138	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C139	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C140	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C141	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C142	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C143	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C144	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C145	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C146	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C147	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C148	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C149	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C150	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C151	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C152	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C153	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C154	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C155	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C156	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C157	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C158	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C159	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C160	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C161	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C162	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C163	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C164	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C165	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C166	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C167	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C168	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C169	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C170	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C171	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C172	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C173	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C174	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C175	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C176	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C177	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C178	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C179	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C180	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C181	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C182	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C183	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C184	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C185	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C186	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C187	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C188	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C189	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C190	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C191	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C192	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C193	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C194	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C195	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C196	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C197	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C198	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C199	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C200	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C201	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C202	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C203	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C204	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C205	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C206	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C207	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C208	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C209	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C210	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C211	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C212	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C213	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C214	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C215	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C216	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C217	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C218	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C219	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C220	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C221	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C222	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C223	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C224	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C225	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C226	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C227	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C228	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C229	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C230	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C231	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C232	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C233	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C234	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C235	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C236	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C237	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C238	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C239	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C240	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C241	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C242	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C243	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C244	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C245	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C246	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C247	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C248	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C249	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C250	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C251	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C252	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C253	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C254	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C255	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C256	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C257	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C258	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C259	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C260	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C261	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C262	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C263	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C264	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C265	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C266	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C267	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C268	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C269	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C270	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C271	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C272	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C273	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C274	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C275	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C276	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C277	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C278	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C279	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C280	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C281	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C282	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C283	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C284	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C285	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C286	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C287	1850.00'	1°31'21"	53.44' S12°11'56"W 53.44'
C288	1850.00'	1°31'21"	53.44' S12°11'56"W 53.4

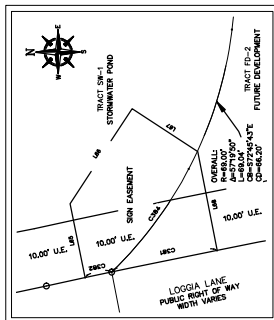
A REPEAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

PAGE

CURVE	PARAB	DELTA	LENGTH	CHD. INCR/NO	CHORD LENGTH
C380	178.00	81.500	24.32	670283.500W	28.16
C381	200.00	616.00	24.32	670383.500W	24.31
C382	200.00	1470.16	46.12	670419.00W	48.00
C383	450.00	4145.50	47.42	670439.00W	37.40
C384	450.00	6737.88	50.72	670432.25E	50.69
C385	450.00	9368.22	56.74	670439.50E	7.64
C386	176.00	2700.07	52.74	670333.39W	52.54
C387	200.00	21022.22	52.74	670256.50E	73.03
C388	450.00	1625.05	100.40	670136.52E	100.05
C389	450.00	1901.59	100.40	670136.52E	148.80
C390	450.00	3614.92	100.40	670136.52E	148.80
C391	50.00	3614.92	32.21	670330.54W	31.65
C392	50.00	2327.35	32.21	670330.54W	31.65
C393	75.00	1924.90	17.65	670019.37E	17.61
C394	75.00	1924.90	17.65	670019.37E	17.61
C395	475.00	4173.36	38.00	670425.16E	35.01
C396	475.00	6743.16	50.72	670436.50E	50.69
C397	475.00	9329.25	56.82	670430.36E	46.50
C398	325.00	1035.95	6.23	670236.75W	6.23
C399	325.00	9301.11	5.18	670252.50W	51.11
C400	325.00	9247.42	50.65	670252.50W	50.64
C401	448.00	2595.45	50.71	670233.59W	100.69
C402	448.00	2595.45	50.71	670233.59W	100.69
C403	450.00	6727.00	50.67	670436.50E	50.67
C404	450.00	9329.22	42.58	670436.50E	42.57
C405	350.00	1301.12	36.00	670248.50E	9.18
C406	350.00	9114.53	36.17	670116.10E	56.11
C407	350.00	9144.11	38.00	670339.03E	35.03
C408	350.00	7422.37	46.54	670339.03E	26.88
C409	350.00	1319.50	46.54	670248.50E	46.43
C410	176.00	1491.14	5.18	670236.75W	5.96
C411	176.00	1259.45	4.76	670136.52E	47.03
C412	148.00	733.55	113.00	670526.50E	183.76
C413	148.00	733.55	113.00	670526.50E	183.76
C414	450.00	1491.14	5.18	670236.75W	18.28
C415	450.00	3614.92	50.67	670436.50E	42.57
C416	450.00	9329.22	42.58	670436.50E	42.57

[illegible]

LINE TABLE		
LINE #	DIRECTION	LENGTH
L58	N64°44'56"W	9.94'
L59	S62°49'37"W	10.00'
L65	N78°34'42"E	12.66'
L66	S56°50'41"E	19.33'
L67	S33°04'19"W	13.32'
L68	S78°59'00"W	17.23'



DETAIL SCALE: 1" = 10'

JOHNSTON'S
SURVEYING, LLC

L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
tel. (407) 847-2179 Fax (407) 847-6140

Kissimmee, Florida 34744-8893
Tel. (407) 847-2179 Fax (407) 847-6140

WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 8, AND 10, TOWNSHIP 27 SOUTH,
OSCEOLA COUNTY, FLORIDA

SHEET 7 OF 9

PLAT
BOOK

PAGE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C19	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C20	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C21	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C22	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C23	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C24	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C25	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C26	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C27	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C28	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C29	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C30	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C31	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C32	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C33	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C34	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C35	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C36	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C37	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C38	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C39	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C40	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C41	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C42	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C43	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C44	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C45	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C46	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C47	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C48	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C49	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C50	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C51	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C52	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C53	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C54	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C55	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C56	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C57	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C58	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C59	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C60	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C61	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C62	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C63	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C64	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C65	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C66	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C67	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C68	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C69	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C70	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C71	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C72	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C73	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C74	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C75	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C76	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C77	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C78	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C79	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C80	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C81	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C82	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C83	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C84	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C85	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C86	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C87	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C88	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C89	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C90	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C91	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C92	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C93	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C94	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C95	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C96	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C97	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C98	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C99	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'
C100	650.00'	57°12'18"	584.37'	S50°10'00"E	622.35'

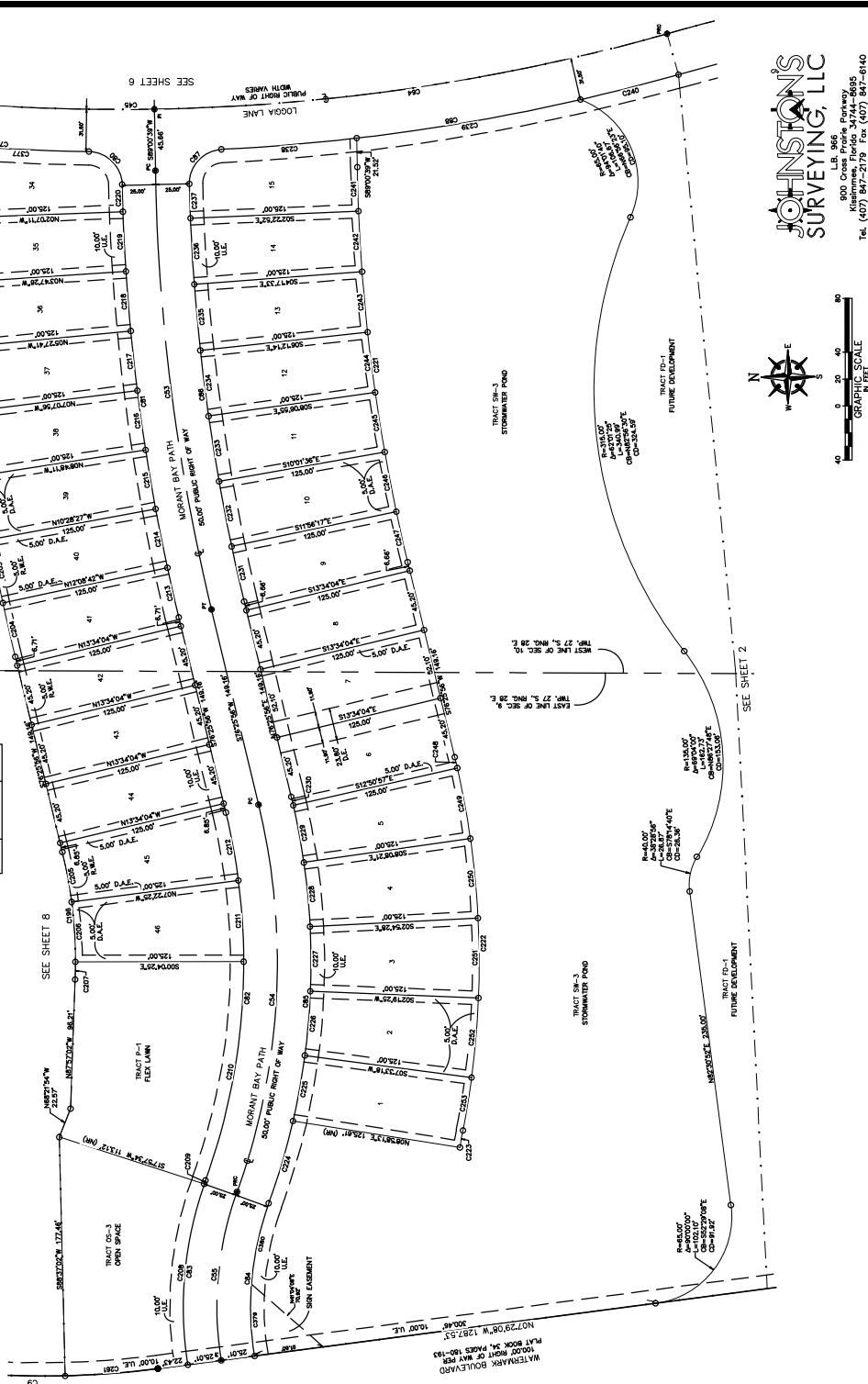
LINE #	DIRECTION	LENGTH
L33	N84°17'46"W	6.50'
L34	N44°12'25"E	20.18'
L35	N43°10'28"E	6.01'
L36	N2°56'27"E	10.08'
L37	N1°53'13"E	11.25'
L38	N6°55'42"E	16.53'
L39	S0°00'00"W	15.52'
L40	S18°07'13"W	21.18'
L41	S27°35'10"W	3.77'

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C252	650.00'	57°12'18"	584.37'	S80°03'39"E	69.33'
C253	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C254	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C255	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C256	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C257	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C258	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C259	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C260	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C261	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C262	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C263	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C264	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C265	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C266	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C267	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C268	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C269	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C270	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C271	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C272	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C273	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C274	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C275	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C276	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C277	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C278	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C279	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C280	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C281	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C282	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C283	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C284	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C285	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C286	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C287	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C288	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C289	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C290	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C291	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C292	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C293	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C294	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C295	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C296	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C297	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C298	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C299	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'
C300	650.00'	57°12'18"	584.37'	S80°04'18"E	69.20'

LINE #	DIRECTION	LENGTH
L33	N84°17'46"W	6.50'
L34	N44°12'25"E	20.18'
L35	N43°10'28"E	6.01'
L36	N2°56'27"E	10.08'
L37	N1°53'13"E	11.25'
L38	N6°55'42"E	16.53'
L39	S0°00'00"W	15.52'
L40	S18°07'13"W	21.18'
L41	S27°35'10"W	3.77'

LINE #	DIRECTION	LENGTH
L33	N84°17'46"W	6.50'
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L35	N43°10'28"E	6.01'
L36	N2°56'27"E	10.08'
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L39	S0°00'00"W	15.52'
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L41	S27°35'10"W	3.77'



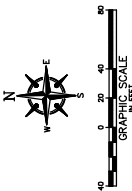
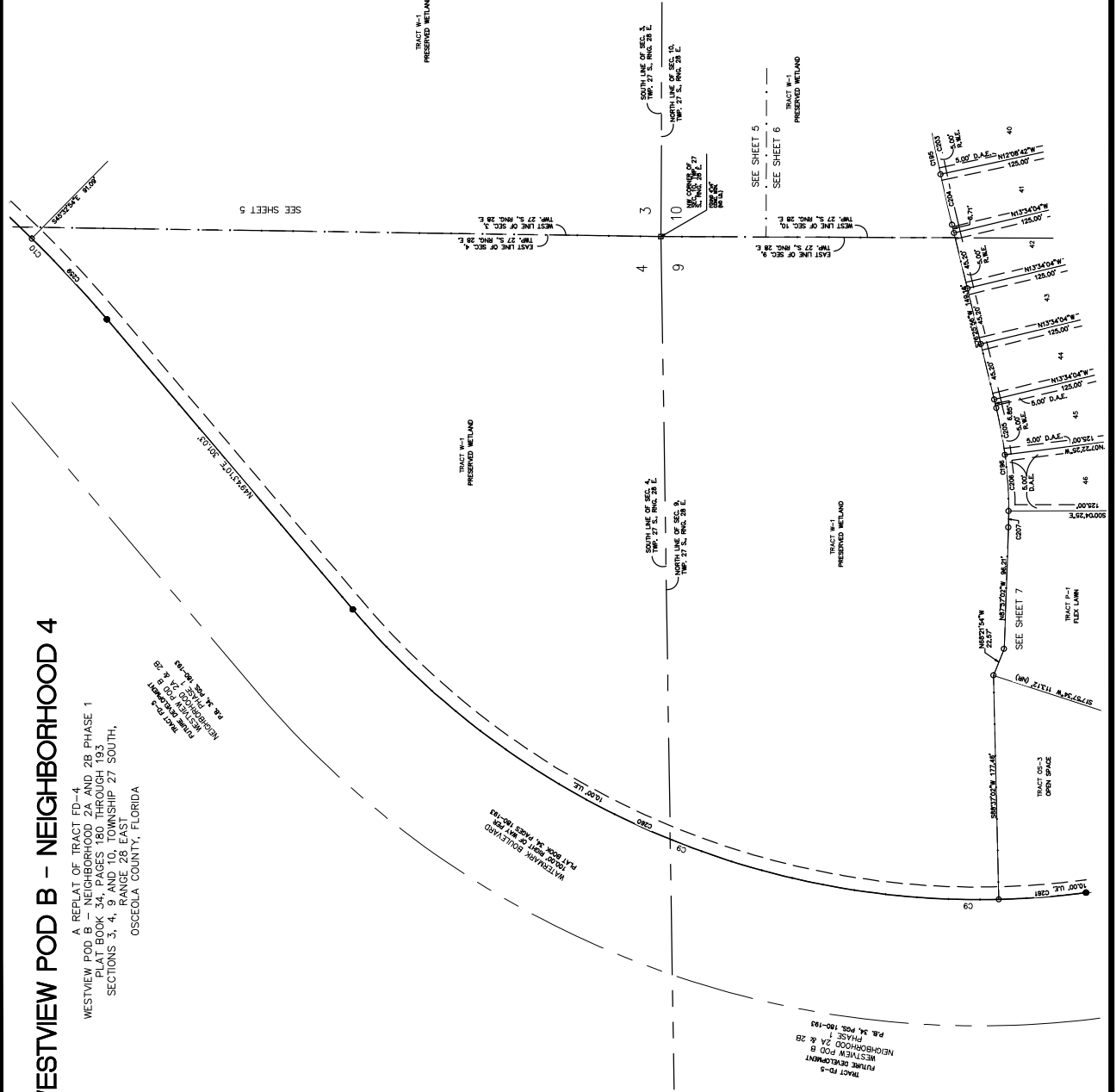
WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

SHEET 8 OF 9

PLAT
BOOK
PAGE

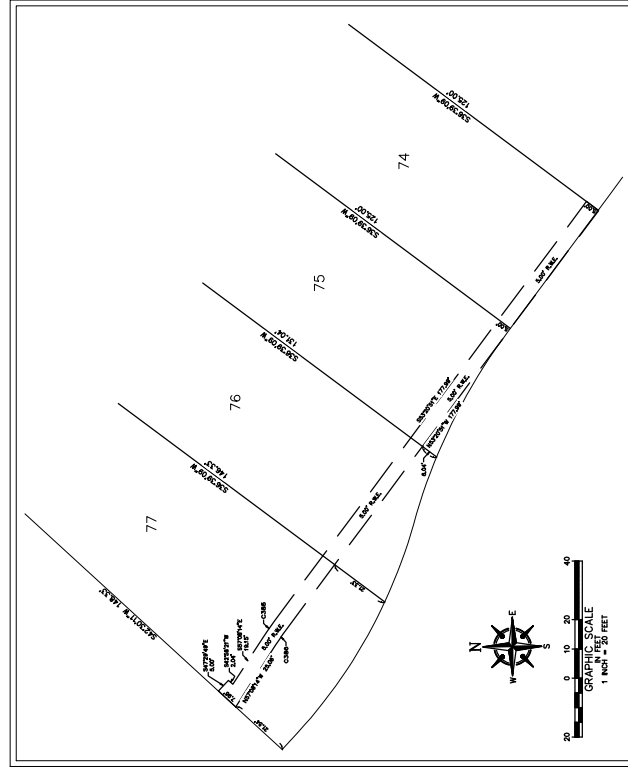
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C9	650.00'	57°12'18"	844.97'	S21°07'01"W	822.36'
C10	650.00'	49°43'10"	824.38'	N64°51'30"E	786.76'
C186	1650.00'	6°24'17"	184.43'	S79°38'05"W	184.35'
C185	350.00'	15°27'02"	85.40'	N84°44'27"E	85.10'
C203	1650.00'	1°40'15"	48.12'	S79°51'28"W	48.12'
C204	1650.00'	1°29'22"	40.97'	S77°08'37"W	40.97'
C205	350.00'	6°11'38"	37.84'	N79°31'45"E	37.82'
C206	350.00'	7°18'00"	44.59'	N86°16'35"E	44.56'
C207	350.00'	2°07'23"	12.87'	S89°05'44"E	12.87'
C208	650.00'	5°18'04"	87.34'	N47°05'08"E	87.31'
C209	650.00'	5°18'08"	87.74'	S24°10'05"W	86.57'
C281	650.00'	8°08'10"	89.23'	S44°38'03"E	86.20'



JOHNSTON'S
SURVEYING, LLC
L.B. 866
8000 Chesapeake Parkway
Kissimmee, Florida 34744-6695
Tel. (407) 847-2179 Fax (407) 847-6140

WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA



DETAIL 5.00' R.W.E. FROM SHEET 5

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C285	100.00'	34°23'	6.95'	N55°43'30\"
C286	100.00'	34°23'	6.91'	S55°43'30\"

BILL OF SALE AND LIMITED ASSIGNMENT
[WESTVIEW POD B - NEIGHBORHOOD 4 IMPROVEMENTS
(STORM & SANITARY SEWER ONLY)]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 12 day of August, 2025, by and between **LT WESTVIEW, LLC**, a Delaware limited liability company, with an address of 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 ("**Grantor**"), and for good and valuable consideration, to it paid by the **WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]


WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

By: 
Name: Kelley Mims

LT WESTVIEW, LLC, a Delaware limited liability company
By: TM Westview, LLC, a Delaware limited liability company


Name: Dan La Rosa
Title: Vice President

By: 
Name: Patrick Wood

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of August, 2025, by Dan La Rosa as Vice President of TM Westview Member, LLC, a Delaware limited liability company, as Manager of LT Westview, LLC, a Delaware limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)




NOTARY PUBLIC, STATE OF Florida

Name: Anabelle Ferrari
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Westview Pod B - Neighborhood 4 Improvements
(Storm & Sanitary Sewer Only)

Westview Pod B - Neighborhood 4 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, within or upon rights-of-way located within or upon rights-of-way designated as Grenadines Lane, Barbuda Lane, Laggio Lane, Sapote Court, Pimenta Court, Dennery Bay Road, Guava Court, Morant Bay Path, and all “Utility Easements” and “Drainage and Utility Easements,” each as identified in the proposed plat known as *Westview Pod B - Neighborhood 4*, attached hereto as **Exhibit B**.

Westview Pod B - Neighborhood 4 Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Laggio Lane, Sapote Court, Pimenta Court, Dennery Bay Road, Guava Court, Morant Bay Path, all “Drainage and Access Easements,” “Drainage Easements,” and all “Drainage and Utility Easements,” each as identified in the proposed plat known as *Westview Pod B - Neighborhood 4*, attached hereto as **Exhibit B**.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

<u>Improvement</u>	<u>Total Contract Price</u>	<u>Amount Complete to Date</u>	<u>Balance Owed & Retainage</u>
Sanitary Sewer	\$790,856.92	\$ 735,305.98	\$ 55,550.94
Storm Sewer	<u>\$1,195,867.06</u>	<u>\$ 1,093,278.20</u>	<u>\$102,588.86</u>
	\$1,986,723.98	\$1,828,584.18	\$158,139.80

EXHIBIT B

Proposed Westview Pod B - Neighborhood 4 Plat

WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 4 AND 9, TOWNSHIP 27 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

NOTES:

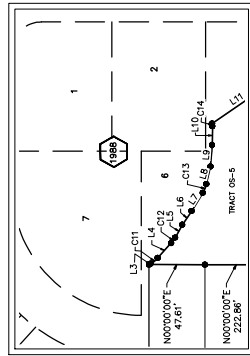
1. SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83) 1983 DATUM. POSITIONS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE, NAD 83) 1983 DATUM. BEING THE NORTH RIGHT OF WAY LINE OF KOA STREET AS SHOWN ON THE PLAT.
2. ALL LOTS THAT INTERSECT CURVILINEAR RIGHT OF WAY LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
3. TRACT C IS A C/FX TRACT AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
4. TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5 ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT, TO BE CONVEYED BY A SEPARATE INSTRUMENT.
5. TRACTS P-1 AND P-2 ARE ELEY LANE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE AEN AT WESTVIEW HOMEOWNERS ASSOCIATION, INC. TO BE CONVEYED BY A SEPARATE INSTRUMENT.
6. TRACTS P-1 AND P-2 ARE ELEY LANE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE AEN AT WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT.
7. TRACTS FD-1 AND FD-2 ARE FUTURE DEVELOPMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
8. TRACT FD-1 AND FD-2 ARE FUTURE DEVELOPMENT TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT, TO BE CONVEYED BY A SEPARATE INSTRUMENT.
9. PER F.S.S. 177.091(2)(b), ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE AND TELEVISION SERVICES. THE UTILITIES SHALL BE CONVEYED BY A SEPARATE INSTRUMENT. THE OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN EASEMENT FOR A PUBLIC UTILITY. THE UTILITIES SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, OR GAS COMPANY. THE UTILITIES SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10. UNLESS OTHERWISE DEPICTED, THERE IS A 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 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PLAT BOOK	SHEET 2 OF 9
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SHEET 2 OF 9

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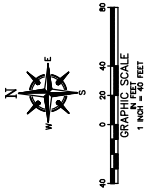
CURVE #	CURVE TABLE				CORD LENGTH
	RAIUS	DELTA	CORD X	CORD Y	
C1	130.00	839.987	21.287	50543.432E	148.74
C2	860.00	839.987	10.287	50543.432E	148.74
C3	1817.14	879.287	15.81	N00031.51E	15.81
C4	1689.17	879.287	18.807	N00332.51E	19.107
C5	134.00	970.287	176.81	N00450.07E	164.387
C6	1950.00	502.287	171.83	S7056.21E	171.58
C7	950.00	912.207	202.457	S4370.08E	202.53
C8	120.00	814.207	155.007	N4741.71E	155.007
C9	850.00	572.187	644.817	S7150.70E	622.35
C10	50.00	1716.187	7.54E	S0000.00E	7.54E
C11	25.00	1317.007	5.757	S0424.034E	5.757
C12	25.00	1317.007	8.107	S07724.91E	8.107
C13	25.00	519.237	23.887	N08728.07E	23.37
C14	50.00	27.237	19.867	S05140.33E	19.867
C15	50.00	87.964E	76.757	S04947.00E	31.807
C16	50.00	87.964E	76.757	S0801.32E	68.43
C17	200.00	4117.337	92.857	S7070.45E	142.34
C18	50.00	1870.337	42.857	N04136.29E	43.86



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SHEET 3 OF 9

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S30°20'37"E	1.23
L4	S47°34'34"E	17.20
L5	S60°50'35"E	12.81
L6	S60°53'55"E	14.14
L7	S59°17'50"E	16.32
L8	S78°51'52"E	15.32
L9	S65°34'17"E	18.48
L10	S69°23'09"E	15.87
L11	S34°20'01"E	92.87
L12	S72°37'40"E	47.47
L13	S63°31'06"E	87.39
L14	S42°43'31"E	57.81
L15	S68°50'31"E	131.62
L17	N69°07'48"E	6.50
L18	S20°55'22"E	2.83
L62	N24°00'12"E	37.77
L63	N66°26'10"E	37.84
L64	N34°54'02"E	37.65

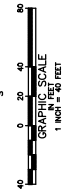
JOHNSTON'S
SURVEYING, LLC
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Tel. (407) 847-2179 Fax (407) 847-6140



PAGE

PAGE

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C10	950.00	14.3611°	82.34°	58.2175°	788.78°
C11	750.00	14.3611°	82.34°	58.2175°	180.84°
C12	1600.00	19.3938°	86.84°	101.13322°	199.47°
C13	1800.00	19.3938°	86.84°	101.13322°	406.84°
C14	1468.50	19.3937°	86.83°	101.12700°	107.65°
C15	1525.00	19.3937°	86.83°	101.12700°	236.63°
C16	1468.50	19.3938°	86.83°	101.12700°	349.49°
C17	250.00	14.3611°	82.34°	58.2175°	33.36°
C18	775.00	14.3611°	82.34°	58.2175°	188.09°
C19	200.00	14.3611°	82.34°	58.2175°	86.02°
C20	230.00	14.3611°	82.34°	58.2175°	86.02°
C21	750.00	14.3611°	82.34°	58.2175°	42.43°
C22	750.00	14.3611°	82.34°	58.2175°	164.38°
C23	900.00	15.0000°	84.27°	53.02249°	33.36°
C24	101.50	13.0010°	34.74°	10.07400°	346.82°
C25	800.00	15.0000°	84.27°	53.02249°	240.78°
C26	800.00	15.0000°	84.27°	53.02249°	73.03°
C27	1468.50	19.3937°	86.83°	101.12700°	81.38°
C28	1500.00	19.3937°	86.83°	101.12700°	62.28°
C29	1500.00	19.3937°	86.83°	101.12700°	61.36°
C30	1500.00	19.3937°	86.83°	101.12700°	61.36°
C31	1500.00	19.3937°	86.83°	101.12700°	54.53°
C32	200.00	14.3611°	82.34°	58.2175°	48.14°
C33	200.00	14.3611°	82.34°	58.2175°	24.16°
C34	200.00	14.3611°	82.34°	58.2175°	28.32°
C35	1800.00	19.3938°	86.84°	101.13322°	136.22°
C36	820.00	14.3611°	82.34°	58.2175°	4.17°
C37	250.00	14.3611°	82.34°	58.2175°	2.78°
C38	250.00	14.3611°	82.34°	58.2175°	0.85°
C39	250.00	14.3611°	82.34°	58.2175°	3.41°
C40	1600.00	19.3938°	86.84°	101.13322°	42.61°
C41	1600.00	19.3938°	86.84°	101.13322°	53.44°
C42	1600.00	19.3938°	86.84°	101.13322°	38.30°
C43	1468.50	19.3937°	86.83°	101.12700°	101.04°
C44	1468.50	19.3937°	86.83°	101.12700°	6.81°
C45	1525.00	19.3937°	86.83°	101.12700°	35.29°
C46	1525.00	19.3937°	86.83°	101.12700°	38.29°
C47	1525.00	19.3937°	86.83°	101.12700°	48.39°
C48	1525.00	19.3937°	86.83°	101.12700°	48.39°
C49	1525.00	19.3937°	86.83°	101.12700°	48.39°
C50	1525.00	19.3937°	86.83°	101.12700°	48.39°
C51	1525.00	19.3937°	86.83°	101.12700°	48.39°
C52	1525.00	19.3937°	86.83°	101.12700°	48.39°
C53	1525.00	19.3937°	86.83°	101.12700°	48.39°
C54	1525.00	19.3937°	86.83°	101.12700°	48.39°
C55	1525.00	19.3937°	86.83°	101.12700°	48.39°
C56	1525.00	19.3937°	86.83°	101.12700°	48.39°
C57	1525.00	19.3937°	86.83°	101.12700°	48.39°
C58	1525.00	19.3937°	86.83°	101.12700°	48.39°
C59	1525.00	19.3937°	86.83°	101.12700°	48.39°
C60	1525.00	19.3937°	86.83°	101.12700°	48.39°
C61	1525.00	19.3937°	86.83°	101.12700°	48.39°
C62	1525.00	19.3937°	86.83°	101.12700°	48.39°
C63	1525.00	19.3937°	86.83°	101.12700°	48.39°
C64	1525.00	19.3937°	86.83°	101.12700°	48.39°

LINE #		LINE TABLE	
LINE #	DIRECTION	LINE #	TABLE
L21	S14-S30.11"W	L21.3	24.13
L22	S77.23-S49.6"E	L22.6	6.80
L23	N68.41-S46.7"W	L23.6	6.50
L24	N44.03-S59.7"E	L24.6	6.84
L25	S53.54-S30.0"E	L25.11	11.10
L26	S50.02-S38.7"E	L26.13	13.80
L27	N44.59-S45.5"E	L27.13	13.00
L28	N37.51-S17.5"E	L28.16	16.04
L29	N41.71-S25.7"E	L29.18	20.18
L30	N43.51-S26.7"E	L30.18	18.08
L31	S30.59-S37.8"E	L31.18	18.01
L32	N13.50-S1.3"E	L32.19	11.20
L33	N09.50-S42.7"E	L33.16	16.53
L34	S09.00-S4.4"E	L34.15	15.52
L35	S63.51-S28.6"E	L35.16	6.80
L36	S62.39-S30.6"E	L36.17	7.98
L37	N44.54-S41.2"E	L37.17	11.97
L38	S43.34-S17.2"E	L38.19	14.20

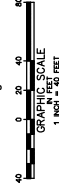
LINE TABLE		
LINE	DIRECTION	LENGTH
L42	S37°31'32"E	21.18'
L43	S44°41'02"E	18.70'
L44	S58°14'07"E	14.46'
L45	S57°30'03"E	11.34'
L46	S50°01'31"E	15.21'
L47	S42°23'21"E	11.61'
L48	S44°34'39"E	22.94'
L49	S54°17'50"E	18.17'
L50	S56°30'47"E	23.09'
L51	S67°54'08"E	30.33'
L52	S62°04'12"E	17.68'
L53	S71°10'13"E	18.77'
L54	S73°33'11"E	21.90'
L55	S66°52'36"E	17.28'
L56	S57°42'30"E	10.92'
L57	S71°28'29"E	13.68'
L58	N67°03'32"W	10.00'
L59	S45°04'34"E	10.00'

CURVE #	CURVE TABLE					CHORD LENGTH
	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH	
C339	50.00	18.437	48.87	N75°34'07"E	46.71	
C340	50.00	18.437	48.87	N75°34'07"E	46.71	
C341	50.00	18.437	48.87	N75°34'07"E	46.71	
C342	50.00	17.945	33.31	N80°22'15"E	33.82	
C343	76.00	17.945	33.31	N80°22'15"E	33.82	
C344	76.00	17.945	33.31	N80°22'15"E	33.82	
C345	726.00	19.017	23.36	S80°53'51"E	23.86	
C346	726.00	19.017	23.36	S80°53'51"E	23.86	
C347	726.00	19.017	23.36	S80°53'51"E	23.86	
C348	726.00	19.017	23.36	S80°53'51"E	23.86	
C349	726.00	19.017	23.36	S80°53'51"E	23.86	
C350	726.00	19.017	23.36	S80°53'51"E	23.86	
C351	726.00	19.017	23.36	S80°53'51"E	23.86	
C352	726.00	19.017	23.36	S80°53'51"E	23.86	
C353	163.00	27.248	65.93	S80°52'36"E	66.91	
C354	726.00	27.248	65.93	S80°52'36"E	66.91	
C355	163.00	27.248	65.93	S80°52'36"E	66.91	
C356	163.00	27.248	65.93	S80°52'36"E	66.91	
C357	163.00	27.248	65.93	S80°52'36"E	66.91	
C358	163.00	27.248	65.93	S80°52'36"E	66.91	
C359	200.00	20.945	53.37	S74°10'26"E	76.04	
C360	200.00	20.945	53.37	S74°10'26"E	76.04	
C361	200.00	20.945	53.37	S74°10'26"E	76.04	
C362	176.00	20.945	53.37	S74°10'26"E	76.04	
C363	176.00	20.945	53.37	S74°10'26"E	76.04	
C364	176.00	20.945	53.37	S74°10'26"E	76.04	
C365	176.00	20.945	53.37	S74°10'26"E	76.04	
C366	176.00	20.945	53.37	S74°10'26"E	76.04	
C367	600.00	27.248	65.93	S80°52'36"E	66.91	
C368	600.00	27.248	65.93	S80°52'36"E	66.91	
C369	600.00	27.248	65.93	S80°52'36"E	66.91	
C370	600.00	27.248	65.93	S80°52'36"E	66.91	
C371	600.00	27.248	65.93	S80°52'36"E	66.91	
C372	200.00	11.900	34.73	N81°23'12"E	34.90	
C373	200.00	11.900	34.73	N81°23'12"E	34.90	
C374	200.00	11.900	34.73	N81°23'12"E	34.90	
C375	176.00	11.900	34.73	N81°23'12"E	34.90	
C376	176.00	11.900	34.73	N81°23'12"E	34.90	
C377	176.00	11.900	34.73	N81°23'12"E	34.90	
C378	176.00	11.900	34.73	N81°23'12"E	34.90	
C379	176.00	11.900	34.73	N81°23'12"E	34.90	
C380	176.00	11.900	34.73	N81°23'12"E	34.90	
C381	176.00	11.900	34.73	N81°23'12"E	34.90	
C382	176.00	11.900	34.73	N81°23'12"E	34.90	
C383	176.00	11.900	34.73	N81°23'12"E	34.90	
C384	176.00	11.900	34.73	N81°23'12"E	34.90	
C385	176.00	11.900	34.73	N81°23'12"E	34.90	
C386	176.00	11.900	34.73	N81°23'12"E	34.90	
C387	176.00	11.900	34.73	N81°23'12"E	34.90	
C388	176.00	11.900	34.73	N81°23'12"E	34.90	
C389	176.00	11.900	34.73	N81°23'12"E	34.90	
C390	176.00	11.900	34.73	N81°23'12"E	34.90	



JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

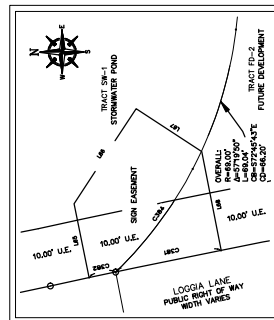
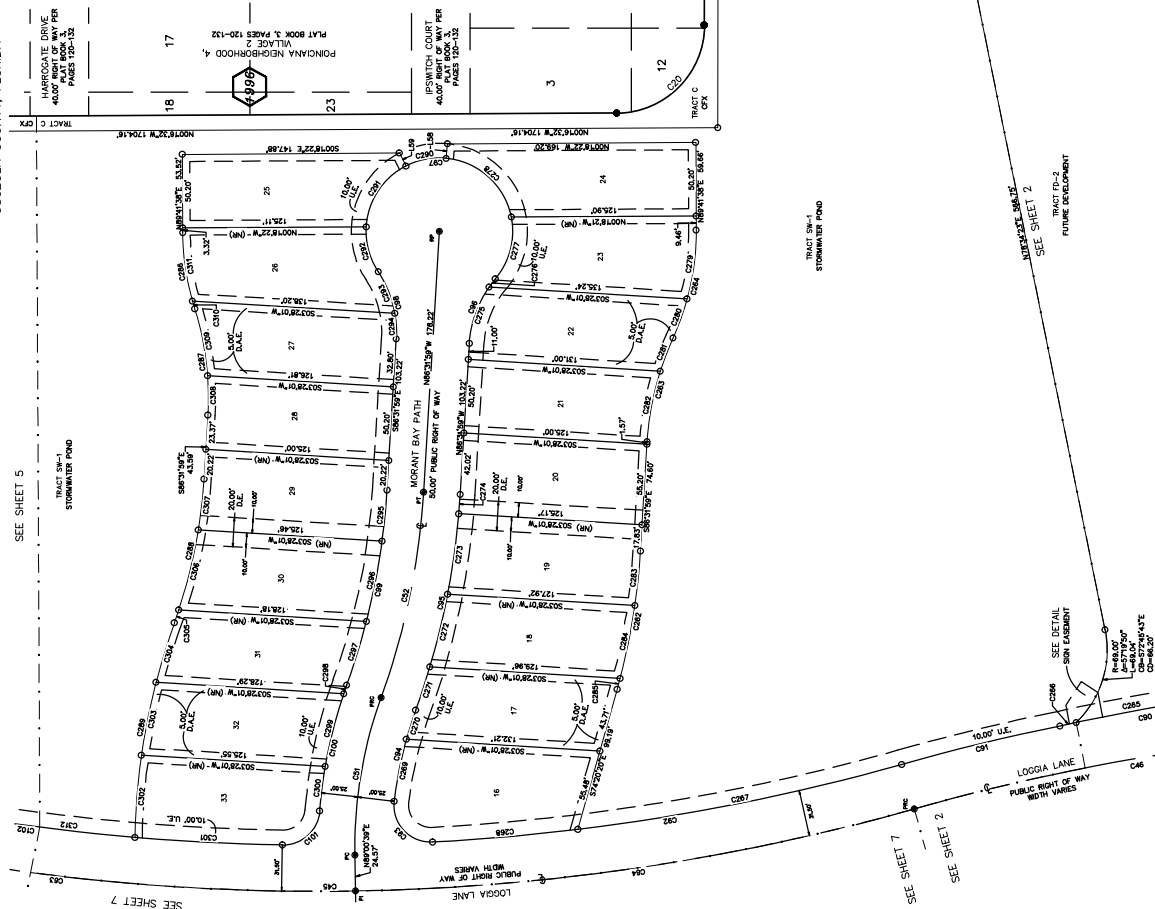


A REPEAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

PAGE

CURVE #	RADIUS	CURVE TABLE			CORD LENGTH
		DELTA	CHD. BEARING	CHORD	
C00	900.00'	90.00°	93.82°	94.000'00"	766.04'
C01	1000.00'	90.00°	93.72°	94.288'	806.97'
C02	1000.00'	173.74°	84.68°	N02°58'33"W	486.07'
C03	1000.00'	173.74°	84.68°	N02°58'33"W	486.07'
C04	900.00'	192.00°	78.36°	N07°19'56"E	142.93'
C05	1000.00'	193.30°	103.07°	S00°42'55"E	406.04'
C06	1000.00'	144.00°	98.82°	S00°42'55"E	386.00'
C07	900.00'	167.12°	100.76°	N00°11'37"W	386.14'
C08	1000.00'	167.12°	100.76°	N00°11'37"W	386.14'
C09	1000.00'	144.00°	98.82°	S00°42'55"E	386.00'
C10	900.00'	90.00°	93.74°	94.411'33"E	326.30'
C11	900.00'	132.00°	64.00°	N74°56'15"E	63.80'
C12	900.00'	162.00°	60.00°	N74°56'15"E	150.08'
C13	750.00'	93.30°	48.35°	N08°05'35"E	474.53'
C14	900.00'	233.34°	321.45°	N03°28'00"E	86.00'
C15	750.00'	93.30°	48.35°	N08°05'35"E	474.53'
C16	900.00'	192.00°	106.25°	N70°19'66"E	136.79'
C17	900.00'	192.00°	106.25°	N70°19'66"E	136.79'
C18	900.00'	93.30°	37.37°	N02°07'24"E	54.18'
C19	1440.00'	134.00°	50.35°	S00°34'08"E	249.40'
C20	450.00'	121.19°	86.77°	S80°26'09"E	86.59'
C21	450.00'	121.19°	86.77°	S80°26'09"E	86.59'
C22	1440.00'	134.00°	50.35°	S00°34'08"E	249.40'
C23	1750.00'	24.44°	75.93°	S77°33'59"E	74.03'
C24	1750.00'	115.03°	34.42°	S77°33'59"E	344.91'
C25	1687.12°	93.74°	11.67°	N17°00'35"E	11.40'
C26	1687.12°	93.74°	11.67°	N17°00'35"E	225.19'
C27	1440.00'	232.34°	321.45°	N03°28'00"E	86.00'
C28	1440.00'	232.34°	321.45°	N03°28'00"E	86.00'
C29	420.00'	47.00°	30.89°	N71°01'28"W	20.89'
C30	420.00'	47.00°	30.89°	N71°01'28"W	20.89'
C31	525.00'	93.65°	32.65°	S01°47'17"E	50.88'
C32	525.00'	93.65°	32.65°	S01°47'17"E	50.88'
C33	525.00'	93.65°	32.65°	S01°47'17"E	50.88'
C34	525.00'	93.65°	32.65°	S01°47'17"E	50.88'
C35	525.00'	126.16°	13.31°	S83°41'18"E	56.37'
C36	525.00'	126.16°	13.31°	S83°41'18"E	56.37'
C37	750.00'	31.50°	41.25°	N79°04'40"W	40.79'
C38	750.00'	31.50°	41.25°	N79°04'40"W	40.79'
C39	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C40	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C41	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C42	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C43	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C44	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C45	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C46	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C47	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C48	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C49	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C50	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C51	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C52	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C53	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C54	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'
C55	1224.00'	93.30°	7.02°	N47°23'00"W	7.02'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L58	N64°44'56"W	9.94'
L59	S62°49'37"W	10.00'
L65	N78°34'42"E	12.86'
L66	S56°05'41"E	19.33'
L67	S33°04'19"W	13.32'
L68	S78°59'00"W	17.23'



DETAIL SCALE: 1" = 10'

JOHNSTON'S
SURVEYING, LLC

L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

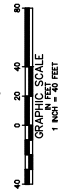
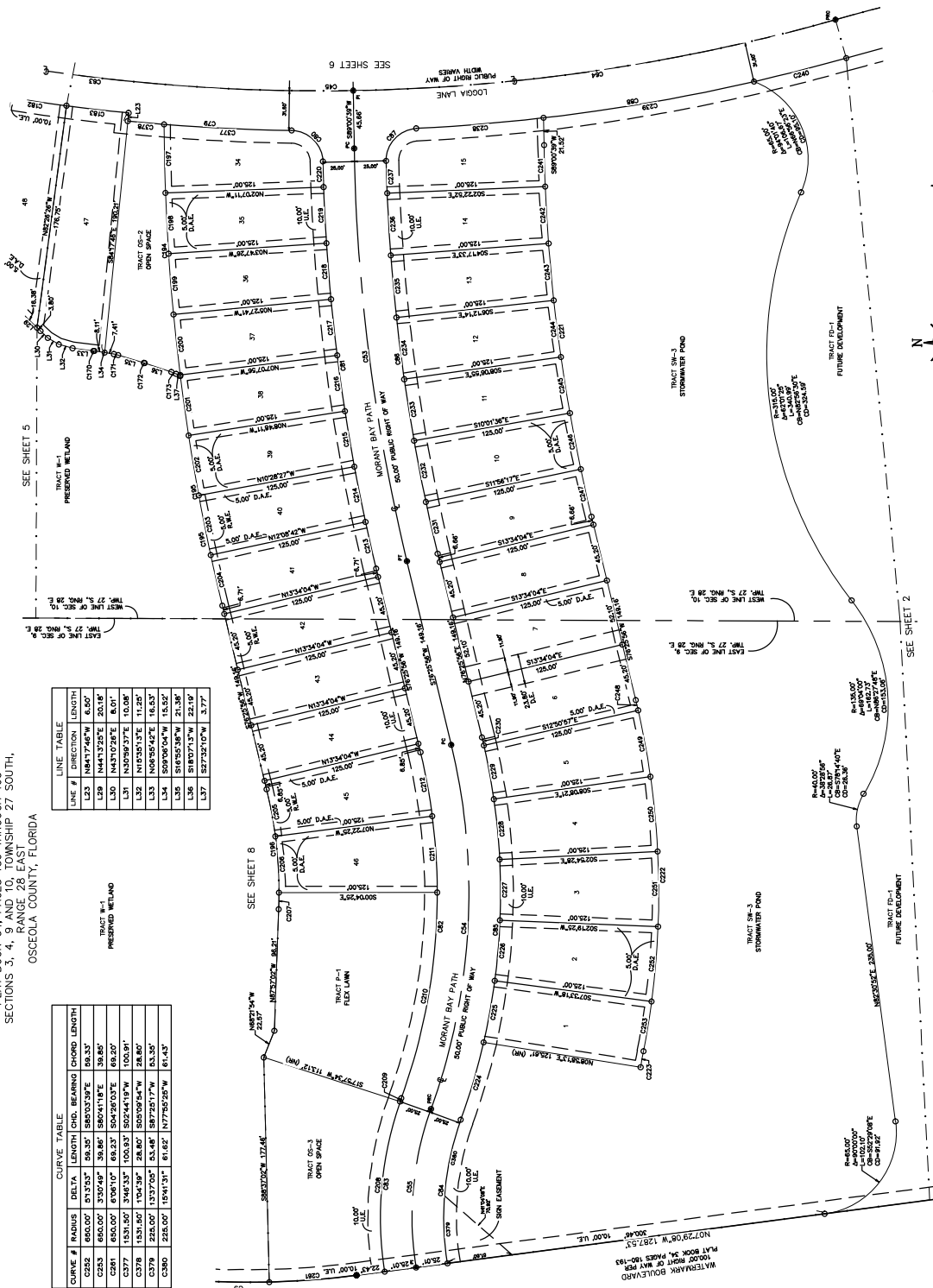
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Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 7 OF 9

[illegible]

CURVE #	RADIUS	DELTA	LENGTH CHD. BEARING	CHORD LENGTH
C252	660.00'	51°53"	59.36'	S85°03'37"E 59.33'
C253	650.00'	3°30'49"	59.36'	S80°41'18"E 39.65'
C261	650.00'	6°06'10"	69.23'	S04°26'03"E 69.20'
C377	1531.50'	3°46'33"	100.93'	S02°44'19"W 100.91'
C378	1531.50'	1°04'39"	28.80'	S05°09'54"W 28.80'
C379	225.00'	13°37'05"	61.62'	S87°25'17"W 93.35'
C380	225.00'	1°39'31"	53.48'	N77°55'21"W 61.43'

CURVE #	RADIUS	DELTA	CURVE TABLE			CORDO LENGTH
			CHORD BEARING	CHORD BEARING	CHORD BEARING	
01	650.00	97.9179	74.937	52.0170701	783.584	
02	650.00	90.2222	64.838	52.0170701	622.905	
03	650.00	82.5265	54.739	52.0170701	462.226	
04	650.00	74.8308	44.640	52.0170701	301.547	
05	650.00	67.1351	34.541	52.0170701	140.868	
06	650.00	59.4394	24.442	52.0170701	-0.189	
07	650.00	51.7437	14.343	52.0170701	-151.509	
08	650.00	44.0480	4.244	52.0170701	-302.830	
09	650.00	36.3523	-5.855	52.0170701	-454.151	
10	650.00	28.6566	-15.956	52.0170701	-605.472	
11	650.00	20.9609	-26.057	52.0170701	-756.793	
12	650.00	13.2652	-36.158	52.0170701	-908.114	
13	650.00	5.5695	-46.259	52.0170701	-1059.435	
14	650.00	-2.1362	-56.360	52.0170701	-1210.756	
15	650.00	-9.8409	-66.461	52.0170701	-1362.077	
16	650.00	-17.5456	-76.562	52.0170701	-1513.398	
17	650.00	-25.2503	-86.663	52.0170701	-1664.719	
18	650.00	-32.9550	-96.764	52.0170701	-1816.040	
19	650.00	-40.6597	-106.865	52.0170701	-1967.361	
20	650.00	-48.3644	-116.966	52.0170701	-2118.682	
21	650.00	-56.0691	-127.067	52.0170701	-2269.999	
22	650.00	-63.7738	-137.168	52.0170701	-2421.320	
23	650.00	-71.4785	-147.269	52.0170701	-2572.641	
24	650.00	-79.1832	-157.370	52.0170701	-2723.962	
25	650.00	-86.8879	-167.471	52.0170701	-2875.283	
26	650.00	-94.5926	-177.572	52.0170701	-3026.604	
27	650.00	-102.2973	-187.673	52.0170701	-3177.925	
28	650.00	-110.0020	-197.774	52.0170701	-3329.246	
29	650.00	-117.7067	-207.875	52.0170701	-3480.567	
30	650.00	-125.4114	-217.976	52.0170701	-3631.888	
31	650.00	-133.1161	-228.077	52.0170701	-3783.209	
32	650.00	-140.8208	-238.178	52.0170701	-3934.530	
33	650.00	-148.5255	-248.279	52.0170701	-4085.851	
34	650.00	-156.2302	-258.380	52.0170701	-4237.172	
35	650.00	-163.9349	-268.481	52.0170701	-4388.493	
36	650.00	-171.6396	-278.582	52.0170701	-4539.814	
37	650.00	-179.3443	-288.683	52.0170701	-4691.135	
38	650.00	-187.0490	-298.784	52.0170701	-4842.456	
39	650.00	-194.7537	-308.885	52.0170701	-4993.777	
40	650.00	-202.4584	-318.986	52.0170701	-5145.098	
41	650.00	-210.1631	-329.087	52.0170701	-5296.419	
42	650.00	-217.8678	-339.188	52.0170701	-5447.740	
43	650.00	-225.5725	-349.289	52.0170701	-5599.061	
44	650.00	-233.2772	-359.390	52.0170701	-5750.382	
45	650.00	-240.9819	-369.491	52.0170701	-5901.703	
46	650.00	-248.6866	-379.592	52.0170701	-6053.024	
47	650.00	-256.3913	-389.693	52.0170701	-6204.345	
48	650.00	-264.0960	-399.794	52.0170701	-6355.666	
49	650.00	-271.8007	-409.895	52.0170701	-6506.987	
50	650.00	-279.5054	-419.996	52.0170701	-6658.308	
51	650.00	-287.2101	-430.097	52.0170701	-6809.629	
52	650.00	-294.9148	-440.198	52.0170701	-6960.950	
53	650.00	-302.6195	-450.299	52.0170701	-7112.271	
54	650.00	-310.3242	-460.400	52.0170701	-7263.592	
55	650.00	-318.0289	-470.501	52.0170701	-7414.913	
56	650.00	-325.7336	-480.602	52.0170701	-7566.234	
57	650.00	-333.4383	-490.703	52.0170701	-7717.555	
58	650.00	-341.1430	-500.804	52.0170701	-7868.876	
59	650.00	-348.8477	-510.905	52.0170701	-8020.197	
60	650.00	-356.5524	-521.006	52.0170701	-8171.518	
61	650.00	-364.2571	-531.107	52.0170701	-8322.839	
62	650.00	-371.9618	-541.208	52.0170701	-8474.160	
63	650.00	-379.6665	-551.309	52.0170701	-8625.481	
64	650.00	-387.3712	-561.410	52.0170701	-8776.802	
65	650.00	-395.0759	-571.511	52.0170701	-8928.123	
66	650.00	-402.7806	-581.612	52.0170701	-9079.444	
67	650.00	-410.4853	-591.713	52.0170701	-9230.765	
68	650.00	-418.1900	-601.814	52.0170701	-9382.086	
69	650.00	-425.8947	-611.915	52.0170701	-9533.407	
70	650.00	-433.5994	-622.016	52.0170701	-9684.728	
71	650.00	-441.3041	-632.117	52.0170701	-9836.049	
72	650.00	-449.0088	-642.218	52.0170701	-9987.370	
73	650.00	-456.7135	-652.319	52.0170701	-10138.691	
74	650.00	-464.4182	-662.420	52.0170701	-10289.999	
75	650.00	-472.1229	-672.521	52.0170701	-10441.320	
76	650.00	-479.8276	-682.622	52.0170701	-10592.641	
77	650.00	-487.5323	-692.723	52.0170701	-10743.962	
78	650.00	-495.2370	-702.824	52.0170701	-10895.283	
79	650.00	-502.9417	-712.925	52.0170701	-11046.604	
80	650.00	-510.6464	-723.026	52.0170701	-11197.925	
81	650.00	-518.3511	-733.127	52.0170701	-11349.246	
82	650.00	-526.0558	-743.228	52.0170701	-11500.567	
83	650.00	-533.7605	-753.329	52.0170701	-11651.888	
84	650.00	-541.4652	-763.430	52.0170701	-11803.209	
85	650.00	-549.1699	-773.531	52.0170701	-11954.530	
86	650.00	-556.8746	-783.632	52.0170701	-12105.851	
87	650.00	-564.5793	-793.733	52.0170701	-12257.172	
88	650.00	-572.2840	-803.834	52.0170701	-12408.493	
89	650.00	-580.0000	-813.935	52.0170701	-12559.814	
90	650.00	-587.7159	-824.036	52.0170701	-12711.135	
91	650.00	-595.4318	-834.137	52.0170701	-12862.456	
92	650.00	-603.1477	-844.238	52.0170701	-13013.777	
93	650.00	-610.8636	-854.339	52.0170701	-13165.098	
94	650.00	-618.5795	-864.440	52.0170701	-13316.419	
95	650.00	-626.2954	-874.541	52.0170701	-13467.740	
96	650.00	-634.0113	-884.642	52.0170701	-13619.061	
97	650.00	-641.7272	-894.743	52.0170701	-13770.382	
98	650.00	-649.4431	-904.844	52.0170701	-13921.703	
99	650.00	-657.1590	-914.945	52.0170701	-14073.024	
100	650.00	-664.8749	-925.046	52.0170701	-14224.345	



L.B. 966
900 Cross Prairie Parkway
Kissimmee, Florida 34744-8695
tel. (407) 847-2179 Fax (407) 847-6140

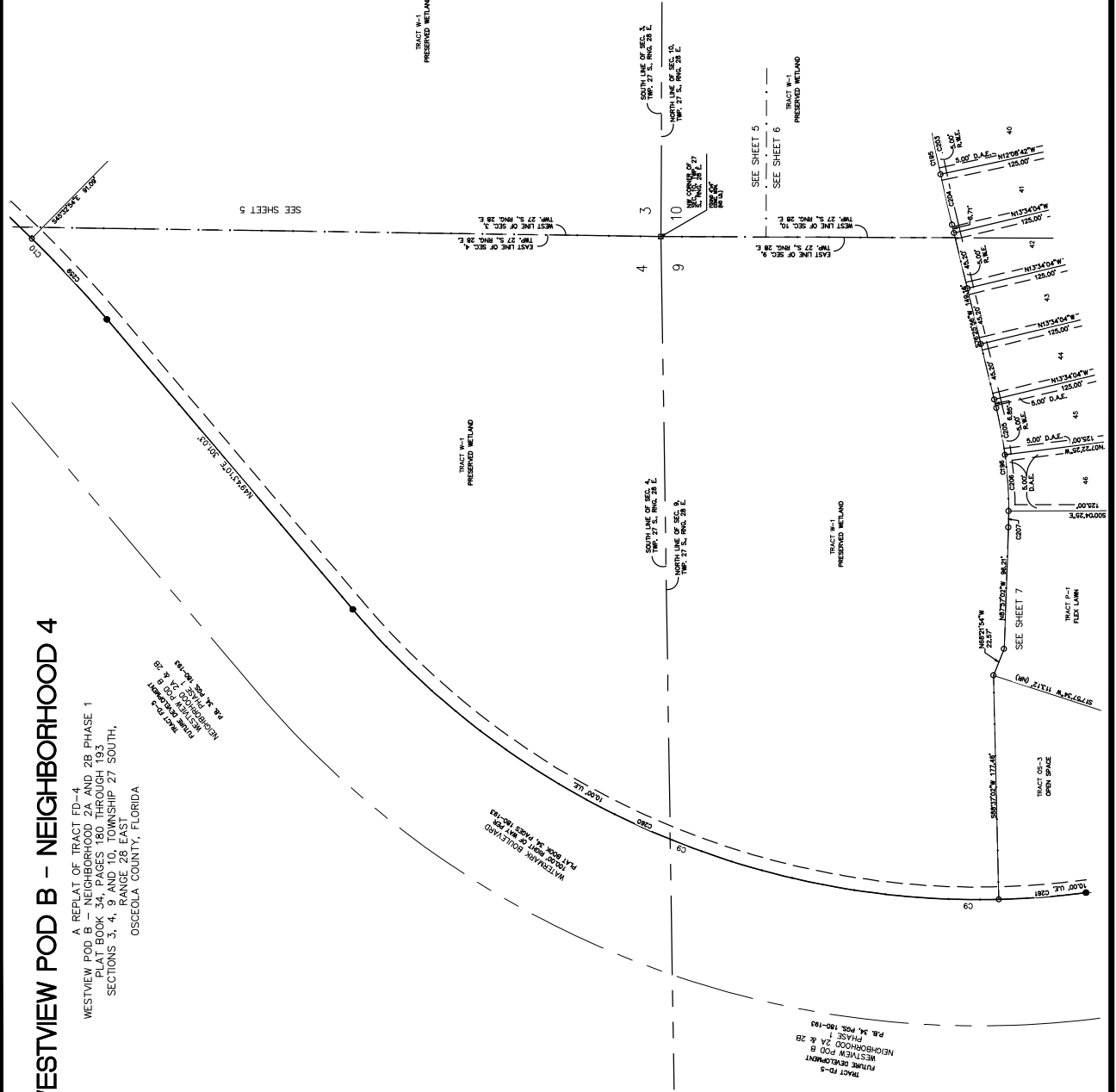
WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
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SHEET 8 OF 9

PLAT
BOOK
PAGE

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C9	650.00'	57°12'18"	844.97'	S21°07'01"W	822.36'
C10	650.00'	49°43'10"	824.38'	N64°51'30"E	786.76'
C186	1650.00'	6°24'17"	184.43'	S79°38'05"W	184.35'
C188	350.00'	15°27'02"	85.40'	N84°44'27"E	85.10'
C203	1650.00'	1°40'15"	48.12'	S79°51'28"W	48.12'
C204	1650.00'	1°29'22"	40.97'	S77°08'37"W	40.97'
C205	350.00'	6°11'38"	37.84'	N79°31'45"E	37.82'
C206	350.00'	7°18'00"	44.59'	N86°16'35"E	44.56'
C207	350.00'	2°07'23"	12.97'	S89°05'44"E	12.97'
C208	650.00'	5°18'04"	87.34'	N47°05'08"E	87.31'
C209	650.00'	5°18'08"	87.74'	S24°10'05"W	86.57'
C281	650.00'	8°08'10"	89.23'	S44°38'03"E	86.20'

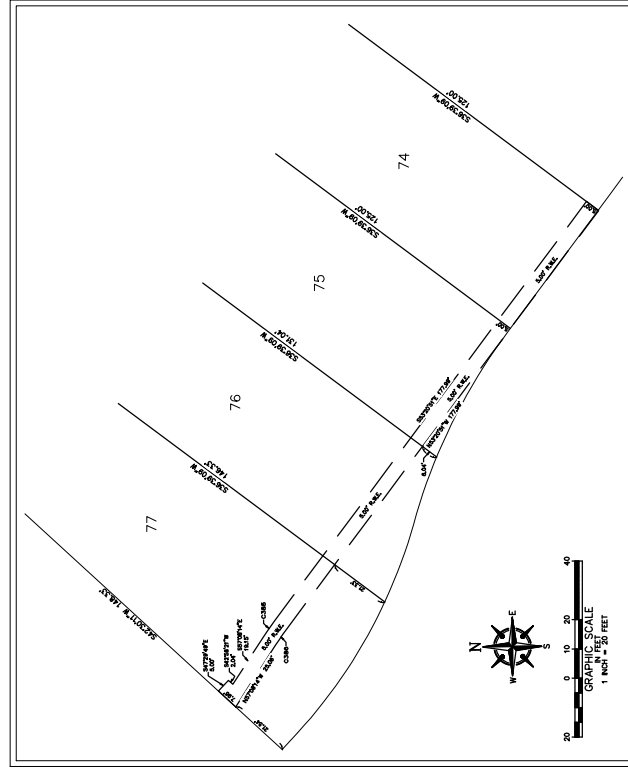


JOHNSTON'S
SURVEYING, LLC

L.B. 866
8000 Chesapeake Parkway
Kissimmee, Florida 34744-6695
Tel. (407) 847-2179 Fax (407) 847-6140

WESTVIEW POD B - NEIGHBORHOOD 4

A REPLAT OF TRACT FD-4
WESTVIEW POD B - NEIGHBORHOOD 2A AND 2B PHASE 1
PLAT BOOK 34, PAGES 180 THROUGH 193
SECTIONS 3, 4, 9 AND 10, TOWNSHIP 27 SOUTH,
RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA



DETAIL 5.00' R.W.E. FROM SHEET 5

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C285	100.00'	34°23'	6.95'	N55°43'25\"
C286	100.00'	34°23'	6.91'	S55°43'25\"

This instrument was prepared by and
upon recording should be returned to:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the ____ day of _____
2025, by and between:

LT Westview, LLC, a Florida limited liability company, the owner and developer of
lands within the boundary of the District, and whose mailing address is 2600 Lake
Lucien Drive, Suite 350, Maitland, Florida 32751 ("**Grantor**"); and

Westview South Community Development District, a local unit of special-
purpose government established pursuant to Chapter 190, *Florida Statutes*, and
whose mailing address is c/o o Wrathell, Hunt and Associates, LLC, 2300 Glades
Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee,
the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to
Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and
to the following described lot, piece or parcel of land, situate, lying and being in the County of
Osceola, State of Florida, and more particularly below ("**Property**"):

**TACTS OS-1, OS-2, OS-3, OS-4, AND OS-5 (OPEN SPACE), AND TRACTS SW-1, SW-
2, AND SW-3 (STORMWATER POND), AND TRACT W-1 (PRESERVED WETLAND),
WESTVIEW POD B - NEIGHBORHOOD 4, AS RECORDED AT PLAT BOOK ____, PAGES
__ - ____, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA.**

TOGETHER with all of the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining, and to have and to hold the same in fee simple forever.
Such conveyance is subject to all matters of record; however, reference hereto shall not operate
to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said
land in fee simple and that the Grantor has good right and lawful authority to sell and convey
said land. Further, the Grantor hereby warrant the title to said land and will defend the same
against the lawful claims of all persons or entities whomsoever claiming by, through or under

Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

NOTE: Nothing herein shall be construed to waive Grantor's consideration in the improvements located on the Property, or any rights that the Grantor may have under any acquisition agreement(s) between the Grantor and Grantee and for payment by the Grantee for such improvements. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

LT WESTVIEW, LLC, a Delaware limited liability company

By: TM Westview Member, LLC, its Manager

By: _____

Name: Kelley Mims

Address: 2600 Lake Lucien Dr. Ste. 350

Maitland, Florida 32751

By: _____

Name:

Title: Authorized Agent (Orlando)-Land Development

By: _____

Name: _____

Address: 2600 Lake Lucien Dr. Ste. 350

Maitland, Florida 32751

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by of TM Westview Member, LLC, a Delaware limited liability company as Manager of LT Westview, LLC, a Delaware limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

**EASEMENT AGREEMENT
[WESTVIEW POD B - NEIGHBORHOOD 4]**

THIS EASEMENT AGREEMENT is made and entered into this ____ day of _____, 2025, by and among:

LT Westview, LLC, a Delaware limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 ("**Developer**"); and

Aden at Westview Homeowners Association, Inc., a Florida non-for-profit corporation, and whose mailing address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 ("**Association**"); and

Westview South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**District**" or "**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of those certain plats identified as **Westview Pod B - Neighborhood 4**, as recorded at Plat Book __, Pages __ - __, of the Official Records of Osceola County, Florida, among other documents, Developer has dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plat; and

WHEREAS, Developer desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, “**Easement Areas**”) for the purposes more particularly described here; and

WHEREAS, Developer and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Developer and Association each grant to the District a perpetual easement over the Easement Areas and Developer and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement**. Developer and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of the Developer’s and Association’s respective interests, if any - (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

A) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and other District facilities, located within **Laggio Lane, Sapote Court, Pimenta Court, Dennerly Bay Road, Guava Court, Morant Bay Path**, all “**Drainage and Access Easements**,” “**Drainage Easements**,” and all “**Drainage and Utility Easements**,” each as identified in the plat known as **Westview Pod B - Neighborhood 4**, as recorded at **Plat Book __, Pages __ - __, of the Official Records of Osceola County, Florida**. The parties agree that, absent a separate agreement between the Developer or Association with the District, the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system within the District.

3. **Inconsistent Use**. Developer and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Developer or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Developer and Association and counsel(s) for Grantee may deliver Notice on behalf of the Developer and Association and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Developer and Association.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. Public Records. Developer and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

LT WESTVIEW, LLC, a Delaware limited liability company

By: TM Westview Member, LLC, its Manager

By: _____

Name: Kelley Mims

Address: 2600 Lake Lucien Dr. Ste. 350

Maitland, FL 32751

By: _____

Name: _____

By: _____

Name: _____

Address: 2600 Lake Lucien Dr. Ste. 350

Maitland, FL 32751

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by of TM Westview Member, LLC, a Delaware limited liability company as Manager of LT Westview, LLC, a Delaware limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

**ADEN AT WESTVIEW HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2025, by
_____ as _____ of Aden at Westview Homeowners
Association, Inc., a Florida not-for-profit corporation, on behalf of said entity, who appeared
before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

WITNESSES

**WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____ as _____ of the Westview South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS B

FIELD OPERATIONS AGREEMENT

THIS FIELD OPERATIONS AGREEMENT (“Agreement”) is made and entered into this 1st day of September, 2025, by and between:

Westview South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell Hunt & Associates, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“**District**”), and

Castle Management, LLC, a Florida limited liability company, and whose address is 12270 SW 3rd Street, Suite 200, Plantation, Florida 33325 (“**Manager**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant Chapter 190, *Florida Statutes* (“**Act**”); and

WHEREAS, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District presently owns and is continuing to construct and/or acquire various systems, facilities and infrastructure (“**Improvements**”) located within the District, which Improvements include stormwater ponds, conservation areas, open spaces, landscaping, hardscaping and irrigation systems and which may in the future include an amenity clubhouse; and

WHEREAS, the District operates and maintains the Improvements and desires to retain an independent contractor to provide for field operations management for the Improvements; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits of on-site inspection, operation and maintenance personnel, the District desires to contract with the Manager to manage the operation and maintenance of the Improvements.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. Manager’s Obligation.

A. Field Operations Management. The Manager shall provide the District with field operations management services for the Improvements, and shall designate a representative for purposes of reporting to and coordinating with the District (“**Manager’s Representative**”). The Manager shall notify the District in writing of any change in the Manager’s Representative. Manager shall be responsible for, and

authorized to perform on behalf of the District, general oversight and management of the Improvements, as further described in the "Scope of Services and Responsibilities" attached hereto as **Exhibit A**.

- B. *Inspection.*** The Manager shall conduct periodic inspections of all Improvements. In the event the Manager discovers any irregularities of, or needs of repair to, the Improvements, the Manager shall report same to the District Manager or its designated representative and shall promptly correct, or cause to be corrected, any such irregularities or repairs.
- C. *Notification of Emergency Repairs.*** The Manager shall immediately notify the District Engineer and District Manager, or a designated representative, concerning the need for emergency repairs of which Manager is aware when such repairs are necessary for the preservation and safety of persons and/or property.
- D. *Care of the Property.*** The Manager shall use commercially reasonable efforts to protect the District's property and the property of landowners or other entities from damage by the Manager, its employees or contractors. The Manager agrees to promptly repair any damage to such property resulting from the Manager's activities and work and to notify the District of the occurrence of such damage caused by the Manager's activities within forty-eight (48) hours.
- E. *Limitations on Manager's Duties.*** Notwithstanding anything contained herein to the contrary:
 - i.** The Manager shall not be responsible for or have control of accounting or cash disbursements for the District, nor shall the Manager have the authority to approve change orders;
 - ii.** The Manager shall not be required to make exhaustive or continuous on-site inspections to check the District's property, review construction means, methods, techniques, sequences or procedures for work performed by contractors, review copies of requisitions received from subcontractors and material suppliers and other data requested by the District to ascertain how or for what purpose a contractor has used money previously paid.

3. Compensation. The District shall pay the Manager One Thousand Two Hundred Fifty Dollars (\$1,250.00) per month for the provision of field operations management services pursuant to the terms of this Agreement, in addition to reimbursement for the cost of personnel as set out under Exhibit B.

4. Term.

- A.** The term of this Agreement shall commence as of the date first written above and shall terminate September 30, 2026, unless otherwise terminated in accordance with this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods, unless terminated pursuant to the terms hereof.

- B.** Notwithstanding the foregoing, the Manager and the District shall both have the right to terminate this Agreement upon thirty (30) days' written notice with or without cause. In the event of any termination, the Manager and the District shall use commercially reasonable efforts to cooperate with one another to provide a smooth and orderly transition of responsibilities between the parties. Any termination of this Agreement shall not release District from its obligation to pay Manager the compensation due for work performed prior to termination, subject to any offsets the District may have.

5. Insurance. The Manager shall maintain, at its own expense throughout the term of this Agreement, insurance coverage from a reputable insurance carrier, licensed to conduct business in the State of Florida. The Manager shall provide the District a copy of the insurance policy, and any endorsements, prior to the commencement of the services contemplated under this Agreement. District shall also receive thirty (30) days' notice of cancellation of any such insurance policy. Policies shall have the minimum levels of insurance as set forth in **Exhibit C**. As may be available, all policies shall name the District, and its staff and supervisors, as additional insureds.

6. Indemnity. Contractor will indemnify and hold the District harmless from all loss, damage or injury resulting from willful and intentional acts done or caused by Contractor, its officers, directors, or employees which cause harm to persons or property or which cause a monetary loss or expense to the District. In no event, however, shall Contractor be liable to the District for actions or errors of judgment Contractor may commit or refrain from committing in the reasonable good faith performance of its duties except for acts or omissions that violates a criminal law; derives an improper personal benefit, either directly or indirectly; is grossly negligent; or is reckless, is in bad faith, is with malicious purpose, or is in a manner exhibiting wanton and willful disregard of human rights, safety, or property

The obligations of each party under the above indemnifications include the payment of all settlements, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, litigation expense, and attorney fees, including those incurred through all appeals. Said indemnification as noted in above paragraphs shall survive this Agreement.

7. Recovery of Costs and Fees. In the event either the District or the Manager are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Manager, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorneys' fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

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

9. Assignment. Neither Party may assign this Agreement without the prior written approval of the other.

10. Independent Contractor Status. In all matters relating to this Agreement, the Manager shall be acting as an independent contractor. Neither the Manager nor employees of the Manager, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Manager agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Manager, if there are any, in the performance of this Agreement. The Manager shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Manager shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

11. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

12. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the District and the Manager relating to the subject matter of this Agreement.

13. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Manager.

14. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Manager, both the District and the Manager have complied with all the requirements of law in order to effectuate the terms of this Agreement, and both the District and the Manager have full power and authority to comply with the terms and provisions of this instrument.

15. Notices. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, and at the addresses first listed above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Manager may deliver Notice on behalf of the District and the Manager. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees 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.

16. Third-Party Beneficiaries. This Agreement is solely for the benefit of the District and the Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Manager any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this

Agreement shall inure to the sole benefit of and shall be binding upon the District and the Manager and their respective representatives, successors, and assigns.

17. Controlling Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in the County in which the District is located.

18. Public Records. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Manager acknowledges that the designated public records custodian for the District is **Cindy Cerbone** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Manager shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (877) 276-0889, WRATHELLC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

19. Severability. 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.

20. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Manager as an arm's length transaction. The District and the Manager participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

21. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall

register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

22. SOVEREIGN IMMUNITY. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**WESTVIEW SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

Nora Schuster

4E8CCEB074D74A1

Chairman, Board of Supervisors

CASTLE MANAGEMENT, LLC

By: 

Print Name: Craig Vaughan

Its: Chief Financial Officer

EXHIBIT A

1. MANAGER'S DUTIES: During the term hereof, the Manager shall perform the following services as, when and if needed or as otherwise specified herein, to assist the District:
2. Manager shall engage and supervise all persons as needed (which person or persons may be engaged on a part-time or full-time basis), including those employees of the Manager stipulated in EXHIBIT B of this agreement, necessary to properly maintain and operate the Common Property, in the Manager's reasonable judgment, it being understood that all personnel so engaged shall be engaged by the Manager as Manager's Representative for the District.
3. Provide the Administrative duties as outlined in this EXHIBIT A.
4. Cause the Common Property to be maintained and repaired including, but not limited to, landscaping, painting, paving, cleaning and such other normal and extraordinary maintenance and repair work as may be necessary; provided, however, the Manager shall not obligate the District for any single item of repair, replacement, refurbishing or refurbishing, the cost of which exceeds the sum of one thousand dollars (\$1,000.00) without the prior approval of the Board of Directors, unless provided for in the approved budget of the District.
5. Purchase, as needed, on behalf of the District, all supplies and materials as may be necessary or desirable for the maintenance, upkeep, repair, replacement and preservation of the Common Property. Such purchases shall be made in the name of the District. Any such purchases in excess of one thousand dollars (\$1,000.00) shall be subject to the prior consent of the Board of Directors unless provided for in the approved budget of the District. Notwithstanding anything contained herein to the contrary, the Manager shall have the right, without first obtaining the approval of the Association, to make emergency repairs and replacements which, according to the Manager's reasonable belief, are required to eliminate or avoid danger to persons or to property, or as are necessary in the Manager's reasonable belief for the preservation and safety of the District or for the safety of persons or in order to avoid suspension of any necessary service to the District.
6. Solicit, analyze and negotiate contracts on behalf of the District, for services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Common Property. All contracts shall be approved and executed by the Board of Directors.
7. Arrange with the District's approval and at the District's sole expense such attorneys, accountants, insurance consultants, tax consultants and other experts and professionals, whose services the Manager may reasonably require to effectively perform its duties and exercise its powers hereunder.
8. Maintain, as needed, appropriate records of all insurance coverage carried by the District.
9. Prepare and send, as needed, all letters, reports and notices as may be reasonably requested by the Board of Directors, and attend monthly meetings of the Board of Directors, annual meeting, budget meeting and any other general membership meetings of the District and file minutes thereof, which minutes shall be prepared and recorded by the Association or its designee.
10. Perform routine property inspections and make recommendations to the Board of Directors as to maintenance and improvements to the Common Property.
11. Provide regular reports to the Board of Directors of the status of pending and completed operations affecting the District.

ADMINISTRATIVE DUTIES

1. To receive in writing or by telephone maintenance problems or other requests of unit owners or renters and to fulfill these requests on a timely basis.
2. Review the property and make recommendations to the Board of Directors. Architectural and other rule and regulation violations will be noted during this review.
3. Obtain bids and proposals for any major work to be performed for review by the Board of Directors.
4. To attend monthly Board of Directors and/or Annual meeting for presentation of the financial and operations review.
5. To provide twenty-four hour service for emergencies 365 days per year.
6. To maintain an up-to-date listing of unit owners.
7. The District will utilize a third-party vendor to ensure appropriate security over the on-site computer hardware and software systems.
8. To maintain a complete set of office files including legal documents, owner correspondence, insurance and rules and regulations.
9. To prepare notices of meetings, proxies and agendas and organize meetings of the District. Assist in the election of directors/officers and tabulation of votes; assist in the first meeting of the Board to elect officers for the District.
10. To administer the District to ensure that all residents, owners and tenants alike, conform with adopted house rules, pool rules, By-laws and promote a pleasant and harmonious relationship within the property at all times.
11. To exercise close supervision over hours and working conditions of employed personnel, if any, to ensure compliance with wage and hour and Workman's Compensation laws.

EXHIBIT B

PORTFOLIO MANAGEMENT

The Manager will provide the following portfolio management services,

One (1) Property Manager – 8 hours/week

The District will be charged the pro rata share of the employee's benefits noted above.

The District and Manager will agree on any changes to the above staff, including any agreement to add or reduce personnel or changes to pay rates. The District may provide reasonable notice to the Manager its desire to replace/change any particular employee of the Manager working at the District pursuant to this Exhibit. The Manager will utilize its' best efforts to replace the employee dedicated for replacement, within a reasonable time period. Notwithstanding the above, the Manager shall not be required to replace any employee who is protected by Federal Law, has taken leave pursuant to the Family Medical Leave Act or who is unable to work at full capacity as a result of injury suffered at the District, until the employee can be placed at another District so as to not expose the Manager to any liability relative to that employees' leave or work status.

District is responsible to reimburse Manager for the pro-rated amount of employees' paid time off ("PTO") provided pursuant to the standard PTO policies of the Manager, including PTO earned but unused up to the earlier of the termination of this contract or the transfer of the employee from the District. Paid time off includes holidays, vacation and any other personal time off.

The cost of all administrative personnel shall be reimbursed to Manager at actual wages plus twenty nine percent (29%) for payroll related costs. Payroll related costs shall include, but not be limited to, social security tax, federal/state unemployment tax, worker's compensation insurance, Manager's contribution to 401(k) plan, criminal background checks, recruitment expense, payroll processing and human resource administration. The burden charged on salaries shall be automatically increased due to any increases in social security, Medicare, unemployment, and/or due to any increases in worker's compensation insurance rates as stipulated by NCCI and/or any other costs of employment mandated by any government entity including but not limited to the cost of providing health care to employees that may be imposed upon Manager as an employer, shall be a direct pass through to the District on the effective dates of such changes. Such reimbursement shall be paid by automatic funds transfer following each pay period. The cost reimbursement fee stated above does not include health insurance coverage for on-site staff as set out above.

EXHIBIT C

Insurance Certificates with Endorsements

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General Fund	Debt Service Fund 2023A-1	Debt Service Fund 2023A-2	Debt Service Fund 2025A1-1	Capital Projects Fund 2023A-1	Capital Projects Fund 2023A-2	Capital Projects Fund 2025A-1	Total Governmental Funds
ASSETS								
Cash	\$ 271,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271,834
Investments								
Revenue	-	1,056,005	36,400	-	-	-	-	1,092,405
Reserve	-	2,237,676	602,407	1,821,630	-	-	-	4,661,713
Prepayment	-	191,404	7,490	-	-	-	-	198,894
Construction A-1	-	-	-	-	773	-	18,279,678	18,280,451
Construction A-2	-	-	-	-	-	3,516,520	-	3,516,520
Cost of issuance	-	-	-	57,020	-	-	-	57,020
Interest	-	-	6	319,642	-	-	-	319,648
Due from Landowner (Westview South LLC)	64,945	-	-	-	-	-	-	64,945
Due from Lennar	-	35,728	-	-	-	-	-	35,728
Due from capital projects fund A-2	-	-	-	-	4,338	-	-	4,338
Utility Deposit	8,000	-	-	-	-	-	-	8,000
Due from Developer	4,062	319,866	-	-	-	-	-	323,928
Total assets	<u>\$ 348,841</u>	<u>\$ 3,840,679</u>	<u>\$ 646,303</u>	<u>\$2,198,292</u>	<u>\$ 5,111</u>	<u>\$ 3,516,520</u>	<u>\$18,279,678</u>	<u>\$28,835,424</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$1,181,306	\$ 237	\$ -	\$ 1,181,543
Due to capital projects fund	-	-	-	-	-	4,338	-	4,338
Tax payable	61	-	-	-	-	-	-	61
Landowner advance	6,000	-	-	-	-	-	-	6,000
Total liabilities	<u>6,061</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,181,306</u>	<u>4,575</u>	<u>-</u>	<u>1,191,942</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	69,007	355,594	-	-	-	-	-	424,601
Unearned revenue	-	36,648	31,132	-	-	-	-	67,780
Total deferred inflows of resources	<u>69,007</u>	<u>392,242</u>	<u>31,132</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>492,381</u>
Fund balances:								
Restricted for:								
Debt service	-	3,448,437	615,171	2,198,292	-	-	-	6,261,900
Capital projects	-	-	-	-	(1,176,195)	3,511,945	18,279,678	20,615,428
Unassigned	273,773	-	-	-	-	-	-	273,773
Total fund balances	<u>273,773</u>	<u>3,448,437</u>	<u>615,171</u>	<u>2,198,292</u>	<u>(1,176,195)</u>	<u>3,511,945</u>	<u>18,279,678</u>	<u>27,151,101</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 348,841</u>	<u>\$ 3,840,679</u>	<u>\$ 646,303</u>	<u>\$2,198,292</u>	<u>\$ 5,111</u>	<u>\$ 3,516,520</u>	<u>\$18,279,678</u>	<u>\$28,835,424</u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 89,234	\$ -	N/A
Assessment levy: off-roll	-	351,056	609,356	58%
Lot closing assessments	-	112,616	-	N/A
Landowner contribution	-	15,352	159,998	10%
Total revenues	-	568,258	769,354	74%
EXPENDITURES				
Professional & administrative				
Supervisors	431	1,292	3,014	43%
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	-	29,716	25,000	119%
Engineering	-	16,264	2,000	813%
Audit	-	8,920	7,400	121%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent AA1	125	959	1,000	96%
Dissemination agent AA2	125	958	1,000	96%
Dissemination agent 2025	-	-	1,000	0%
EMMA software service	-	3,000	5,000	60%
Trustee	9,352	9,352	16,500	57%
DSF accounting 2023 AA2	458	4,125	5,500	75%
DSF accounting 2025	458	4,125	5,500	75%
Telephone	17	183	200	92%
Postage	23	468	500	94%
Printing & binding	42	458	500	92%
Legal advertising	3,800	6,562	6,500	101%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies	80	1,698	500	340%
Meeting room rental	-	-	1,400	0%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Total professional & administrative	18,911	138,370	138,604	
Field operations				
Management fees	1,250	13,750	15,000	92%
Accounting	500	5,500	6,000	92%
Environmental services (POD B & E)	-	21,425	30,000	71%
Plants, shrubs & mulch	-	-	10,000	0%
Annuals	-	-	15,000	0%
Tree trimmings	-	-	6,000	0%
Property taxes	-	393	-	N/A
Property Insurance	-	-	10,000	0%
Pond maintenance	-	18,195	35,000	52%
Landscape maintenance	18,840	60,031	280,000	21%

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Irrigation pump maintenance	1,326	27,591	10,000	276%
Dog waste stations	-	-	6,000	0%
Irrigation repairs	-	-	10,000	0%
Backflow prevention test	-	-	750	0%
Holiday decorations	-	-	6,000	0%
Pressure washing	-	-	3,000	0%
Signage maintenance	-	-	5,000	0%
Street lighting agreement	-	-	150,000	0%
Contingencies	-	-	25,000	0%
Electric:				
Irrigation	-	-	6,000	0%
Entrance signs	-	-	2,000	0%
Total field operations	21,916	146,885	630,750	
Other fees & charges				
Property appraiser & tax collector	8,919	10,701	-	N/A
Total other fees & charges	8,919	10,701	-	N/A
Total expenditures	49,746	295,956	769,354	38%
Excess/(deficiency) of revenues over/(under) expenditures	(49,746)	272,302	-	
Fund balances - beginning	323,519	1,471	-	
Fund balances - ending	<u>\$ 273,773</u>	<u>\$ 273,773</u>	<u>\$ -</u>	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2023A-1
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 481,223	\$ -	N/A
Assessment levy: off-roll	-	795,176	2,506,525	32%
Assessment prepayments	-	6,787,044	-	N/A
Assessment prepayment interest	-	53,174	-	N/A
Lot closing assessments	-	459,650	-	N/A
Lot closings interest	-	181,924	-	N/A
Interest	20,229	232,504	-	N/A
Total revenues	<u>20,229</u>	<u>8,990,695</u>	<u>2,506,525</u>	359%
EXPENDITURES				
Debt service				
Principal	-	515,000	545,000	94%
Principal prepayment	2,680,000	10,330,000	2,980,000	347%
Interest	36,658	2,099,437	2,009,761	104%
Total debt service	<u>2,716,658</u>	<u>12,944,437</u>	<u>5,534,761</u>	234%
Other fees & charges				
Tax collector	-	9,613	-	N/A
Total other fees and charges	-	9,613	-	N/A
Total expenditures	<u>2,716,658</u>	<u>12,954,050</u>	<u>5,534,761</u>	234%
Excess/(deficiency) of revenues over/(under) expenditures	(2,696,429)	(3,963,355)	(3,028,236)	
Fund balances - beginning	6,144,866	7,411,792	7,494,060	
Fund balances - ending	<u>\$ 3,448,437</u>	<u>\$ 3,448,437</u>	<u>\$ 4,465,824</u>	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2023A-2
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 280,490	\$ 598,469	47%
Lot closing assessments	-	80,748	-	N/A
Interest	2,141	25,699	-	N/A
Total revenues	<u>2,141</u>	<u>386,937</u>	<u>598,469</u>	65%
EXPENDITURES				
Debt service				
Principal	-	145,000	130,000	112%
Prepayment	-	30,000	-	N/A
Interest	-	470,437	471,269	100%
Total expenditures	<u>-</u>	<u>645,437</u>	<u>601,269</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	2,141	(258,500)	(2,800)	
Net change in fund balances	2,141	(258,500)	(2,800)	
Fund balances - beginning	613,030	873,671	841,458	
Fund balances - ending	<u>\$ 615,171</u>	<u>\$ 615,171</u>	<u>\$ 838,658</u>	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2023A-2
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Debt service		
Cost of issuance	<u>229,250</u>	<u>229,250</u>
Total expenditures	<u>229,250</u>	<u>229,250</u>
Excess/(deficiency) of revenues over/(under) expenditures	(229,250)	(229,250)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	2,928,342	2,928,342
Underwriter's discount	<u>(500,800)</u>	<u>(500,800)</u>
Total other financing sources	<u>2,427,542</u>	<u>2,427,542</u>
Net change in fund balances	2,198,292	2,198,292
Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 2,198,292</u></u>	<u><u>\$ 2,198,292</u></u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2023A-1
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,777,819
Interest	2	2,009
Total revenues	<u>2</u>	<u>1,779,828</u>
EXPENDITURES		
Construction costs	610	1,428,510
Total expenditures	<u>610</u>	<u>1,428,510</u>
Excess/(deficiency) of revenues over/(under) expenditures	(608)	351,318
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	8,428
Total other financing sources/(uses)	<u>-</u>	<u>8,428</u>
Net change in fund balances	(608)	359,746
Fund balances - beginning	(1,175,587)	(1,535,941)
Fund balances - ending	<u><u>\$ (1,176,195)</u></u>	<u><u>\$ (1,176,195)</u></u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2023A-2
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 11,649	\$ 157,885
Total revenues	<u>11,649</u>	<u>157,885</u>
EXPENDITURES		
Construction costs	<u>237</u>	<u>712,312</u>
Total expenditures	<u>237</u>	<u>712,312</u>
Excess/(deficiency) of revenues over/(under) expenditures	11,412	(554,427)
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>-</u>	<u>(8,428)</u>
Total other financing sources/(uses)	<u>-</u>	<u>(8,428)</u>
Net change in fund balances	11,412	(562,855)
Fund balances - beginning	<u>3,500,533</u>	<u>4,074,800</u>
Fund balances - ending	<u><u>\$ 3,511,945</u></u>	<u><u>\$ 3,511,945</u></u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2023A-2
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Construction costs	<u>3,831,980</u>	<u>3,831,980</u>
Total expenditures	<u>3,831,980</u>	<u>3,831,980</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,831,980)	(3,831,980)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>22,111,658</u>	<u>22,111,658</u>
Total other financing sources/(uses)	<u>22,111,658</u>	<u>22,111,658</u>
Net change in fund balances	18,279,678	18,279,678
Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 18,279,678</u></u>	<u><u>\$ 18,279,678</u></u>

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Westview South Community Development District held Public Hearings and a Regular Meeting on August 13, 2025 at 2:00 p.m., or as soon thereafter as the matter could be heard, at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present:

Nora Schuster	Chair
Patrick "Rob" Bonin	Vice Chair
Susan Kane	Assistant Secretary
Logan Lantrip (via telephone)	Assistant Secretary
Andrea Fidler	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Antonio Shaw	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:11 p.m. Supervisors Schuster, Bonin, Kane, and Fidler were present. Supervisor Lantrip attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

A. Proofs/Affidavits of Publication

B. Consideration of Resolution 2025-06, Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. Assessments will be both on and off roll.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-06, Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

- A. Proof/Affidavits of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2025-11, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2025-11.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-11, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

• Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-07.

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Ratification of Floralawn Inc, First Amendment to Pond Maintenance Services Agreement

On MOTION by Ms. Fidler and seconded by Mr. Bonin, with all in favor, the Floralawn Inc, First Amendment to Pond Maintenance Services Agreement, was ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Ms. Fidler and seconded by Mr. Bonin, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of June 11, 2025 Regular Meeting Minutes

On MOTION by Ms. Fidler and seconded by Mr. Bonin, with all in favor, the June 11, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Mr. Earlywine stated that the bond issue and making payment is being finished up.

B. District Engineer: Atwell, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **Registered Voters in District as of April 15, 2025**

- **Osceola County: 32**

- **Polk County: 95**

- **Status Report – Field Operations**

Mr. Shaw presented the Field Operations Report.

- **Castle Management Field Operations Agreement**

This item was an addition to the agenda.

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the Castle Management Field Operations Agreement, was ratified.

- **NEXT MEETING DATE: September 10, 2025 at 1:30 PM**

- **QUORUM CHECK**

The next meeting will be on September 10, 2025, unless canceled. Board Members were reminded to complete the required four hours of ethics training by December 31, 2025.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the meeting adjourned at 2:35 p.m.

199
200
201
202
203
204

Secretary/Assistant Secretary

Chair/Vice Chair

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS



Wrathell, Hunt and Associates, LLC

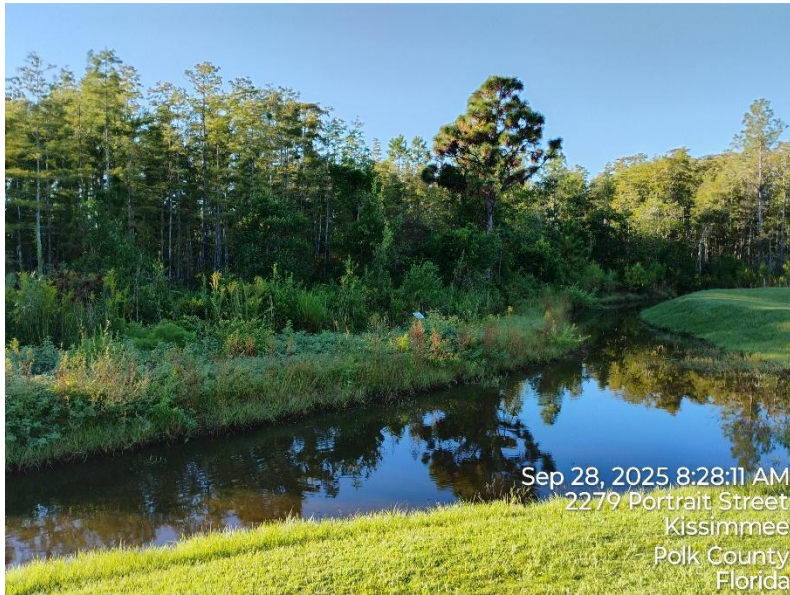
TO: Westview South Board of Supervisors
FROM: Antonio D. Shaw – Operations Manager
DATE: September 30, 2025
SUBJECT: Status Report – Field Operations

LANDSCAPING:

- **Landscape Replacement:** Inspected district for work related to invoices 33548 (plant replacement) and 34468 (tree replacement). In general the work appears satisfactory however there are 5 palm trees I would like to see warrantied out as they didn't make it. Three are on Watermark and two can be seen from Cypress. The two on Cypress may have been there previously and just deteriorated. I am awaiting a response from the vendor as of this report.



- **Tract OS-1 Maintenance:** Updated photos on the area not accessible for maintenance.



- **Tract CP-1 Maintenance:** Upon my most recent inspection this area is currently being maintained satisfactorily.



- **Watermark Sidewalk Repairs:** There is a portion of the sidewalk on Watermark in Pod B missing. I assume this is due to utilities work adjacent to the section. Managements concern is there is no alternative option for foot traffic to navigate around this ie wooden boards to push through the sod as a go around. Recommendation is to have something placed here as a go between.



PONDS/ MITIGATION SITES:

- **Ponds**
 1. Report attached (exhibit A).
 2. We are still unclear on the plan for signage for the ponds

MISC. FIELD OPERATION UPDATES

1. **Bio-Tech** November is the next scheduled on site visit with the state.



— ENHANCING NATURE —

FIELD SERVICE REPORT

Customer Name: Westview

Date: 9-17-25

Service Specialist: Felix S.

AQUATIC MANAGEMENT

<input checked="" type="checkbox"/> EMERGENT VEGETATION
RESOURCE #: Ponds 2-12,20-24,30,33-35,44
<input type="checkbox"/> SUBMERGENT VEGETATION
RESOURCE #:
<input checked="" type="checkbox"/> FILAMENTOUS ALGAE
RESOURCE #: Ponds 3,4,6,8,11,12,44
<input checked="" type="checkbox"/> PLANKTONIC ALGAE
RESOURCE #: Ponds 3,4,6,8,11,12,44
<input type="checkbox"/> FLOATING VEGETATION
RESOURCE #:

GROUND CREW SERVICE

<input type="checkbox"/> LITTORAL AREA HERBICIDE TREATMENT
RESOURCE #:
<input type="checkbox"/> LITTORAL AREA MANUAL REMOVAL
RESOURCE #:
<input type="checkbox"/> PRESERVE AREA MAINTENANCE
RESOURCE #:
<input checked="" type="checkbox"/> DEBRIS CLEANUP
RESOURCE #: Ponds 2-12,20-24,30,33-35,44
<input type="checkbox"/> OTHER (SEE COMMENTS)
RESOURCE #:

FOUNTAIN / AERATION MANAGEMENT

<input type="checkbox"/> DISPLAY CLEANING SERVICE
RESOURCE #:
<input type="checkbox"/> INTAKE CLEANING SERVICE
RESOURCE #:
<input type="checkbox"/> VOLTAGE / AMPERAGE CHECK
RESOURCE #:
<input type="checkbox"/> CONTROL BOX INSPECTION
RESOURCE #:
<input type="checkbox"/> OTHER (SEE COMMENTS)
RESOURCE #:

STORMWATER SYSTEMS / STRUCTURES

<input checked="" type="checkbox"/> OVERFLOW GRATE INSPECTION / CLEANING
RESOURCE #: Ponds 2-12,20-24,30,33-35,44
<input type="checkbox"/> WATER LEVEL CONTROL PIPE INSPECTION / CLEANING
RESOURCE #:
<input type="checkbox"/> OVERFLOW WEIR / SWALE MAINTENANCE
RESOURCE #:

COMMENTS: Treated all ponds for grasses and emergents. Treated listed ponds for algae and/or Submersed aquatics.

Picked up trash and accessible debris around ponds. Please allow 7-10 days for results. Focused on remaining algae and

emergents in ponds. Dying Cattails and emergents in pond 44 causing slight algae bloom will retreated with algaecide next visit.

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way, Kissimmee, Florida 34746</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	2:00 PM*
November 12, 2025	Regular Meeting	2:00 PM*
December 10, 2025	Regular Meeting	2:00 PM*
January 14, 2026	Regular Meeting	2:00 PM*
February 11, 2026	Regular Meeting	2:00 PM*
March 11, 2026	Regular Meeting	2:00 PM*
April 8, 2026	Regular Meeting	2:00 PM*
May 13, 2026	Regular Meeting	2:00 PM*
June 10, 2026	Regular Meeting	2:00 PM*
July 8, 2026	Regular Meeting	2:00 PM*
August 12, 2026	Regular Meeting	2:00 PM*
September 9, 2026	Regular Meeting	2:00 PM*
<i>*Meetings will commence at 2:00 PM, or immediately following the conclusion of Center Lake Ranch West CDD Meetings, scheduled to commence at 1:30 PM</i>		