HAWTHORNE MILL NORTH

COMMUNITY DEVELOPMENT DISTRICT

February 19, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND SPECIAL MEETING AGENDA

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Hawthorne Mill North 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

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

February 12, 2025

Board of Supervisors
Hawthorne Mill North Community Development District

NOTE: Meeting Location

Dear Board Members:

The Board of Supervisors of the Hawthorne Mill North Community Development District will hold a Public Hearing and Special Meeting on February 19, 2025, at 9:30 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Roger Van Auker [Seat 3] (*the following to be provided under separate cover)*
   A. Required Ethics Training and Disclosure Filing
      - Sample Form 1 2023/Instructions
   B. Membership, Obligations and Responsibilities
   C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
   D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
   A. Affidavit/Proof of Publication

B. Consideration of Resolution 2025-05, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Hawthorne Mill North Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date [Expansion Parcel]

5. Presentation of Amended and Restated Master Engineer's Report

6. Presentation of Amended and Restated Master Special Assessment Methodology Report

7. Consideration of Resolution 2025-06, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date [Expansion Parcel]

8. Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date

9. Ratification Items
   A. Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date
   B. Insight Irrigation LLC Agreement for Irrigation Monitoring Services
   C. Acquisition of Phases 2 & 3 (Portion) Improvements
   D. Polk County Property Appraiser 2025 Data Sharing and Usage Agreement
   E. Polk County Property Appraiser Contract Agreement

10. Acceptance of Unaudited Financial Statements as of December 31, 2024

11. Approval of Minutes
   A. January 15, 2025 Landowners' Meeting
   B. January 15, 2025 Regular Meeting

12. Staff Reports
   A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *Dewberry Engineers, Inc.*

C. Field Operations: *Atmos Living Management Group, LLC*

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: March 12, 2025 at 9:30 AM, *immediately following the adjournment of the Fox Branch Ranch CDD meeting and Harmony on Lake Eloise CDD meeting, scheduled to commence at 9:30 AM, respectively* [Regular Meeting]
  - QUORUM CHECK

SEAT 1	CHRIS TYREE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MARY MOULTON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ROGER VAN AUKER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	SHELLEY KAERCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JC NOWOTNY	☐ IN PERSON	☐ PHONE	☐ NO

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

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

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

Sincerely,

Andrew Kantarzhi
District Manager

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-00141K

Business Observer

Published Weekly
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,

being a Notice of Intent

in the matter of Intent to Use the Uniform Method of Collection

in the Court, was published in said newspaper by print in the

issues of 1/24/2025, 1/31/2025, 2/7/2025, 2/14/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

14th day of February, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS
[EXPANSION PARCEL]

Notice is hereby given that the Hawthorne Mill North Community Development District (**"District"**) intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on February 19, 2025 at 9:30 a.m., or as soon thereafter as the matter may be heard, at the Holiday Inn Express & Suites Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the City Commission of the City of Lakeland, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and place to be specified on the record. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
January 24, 31; February 7, 14, 2025 25-00141K

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2025-05

[RESOLUTION AUTHORIZING UNIFORM METHOD - EXPANSION PARCEL]

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District ("**District**") was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, effective September 3, 2024, the boundaries of the District were amended by Ordinance #6048 of the City of Lakeland, Florida, to include additional lands within the boundaries of the District ("**Expansion Parcel**"); and

WHEREAS, the District desires to express its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying the cost of operating and maintaining its assessable improvements on lands located within the Expansion Parcel; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within the County in which the District is located for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District, upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments located within the Expansion Parcel is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of February, 2025.

ATTEST:

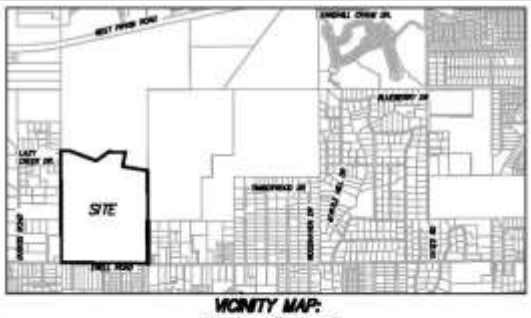
HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A
Property Description



VICINITY MAP:
SCALE: 1"=5000'

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 02/06/2024 PER FAC 5J-17.062(2).

LEGAL DESCRIPTION:

(HAWTHORNE MILL CDD - SOUTH)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SECTION 18; THENCE RUN S 00°18'05"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2491.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN N80°54'36"W, A DISTANCE OF 779.66 FEET; THENCE RUN N10°10'42"E, A DISTANCE OF 327.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1488.45 FEET, A CENTRAL ANGLE OF 04°39'45", A CHORD BEARING N07°50'50"E AND A CHORD DISTANCE OF 121.09 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.12 FEET TO THE END OF SAID CURVE; THENCE RUN S90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE RUN N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE RUN S54°34'30" WEST, A DISTANCE OF 506.41 FEET; THENCE RUN N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE RUN S90°00'00"W, A DISTANCE OF 270.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 794.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°17'11"E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2639.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EWELL ROAD (60.00' RIGHT-OF-WAY) PER OFFICIAL RECORDS BOOK 11526, PAGES 403 AND 404 AND OFFICIAL RECORDS BOOK 11359, PAGE 1473, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN S89°16'13"E ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 2670.07 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N00°17'46"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2650.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N00°18'05"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 216.46 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,612,701 SQUARE FEET OR 198 ACRES OF SAID LAND, MORE OR LESS.

WILLIAM P. HINKLE LICENSED NUMBER 4633 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

William P Hinkle Digitally signed by William P Hinkle Date: 2024.02.06 08:53:41 -05'00'

WILLIAM, P. HINKLE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 4633
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

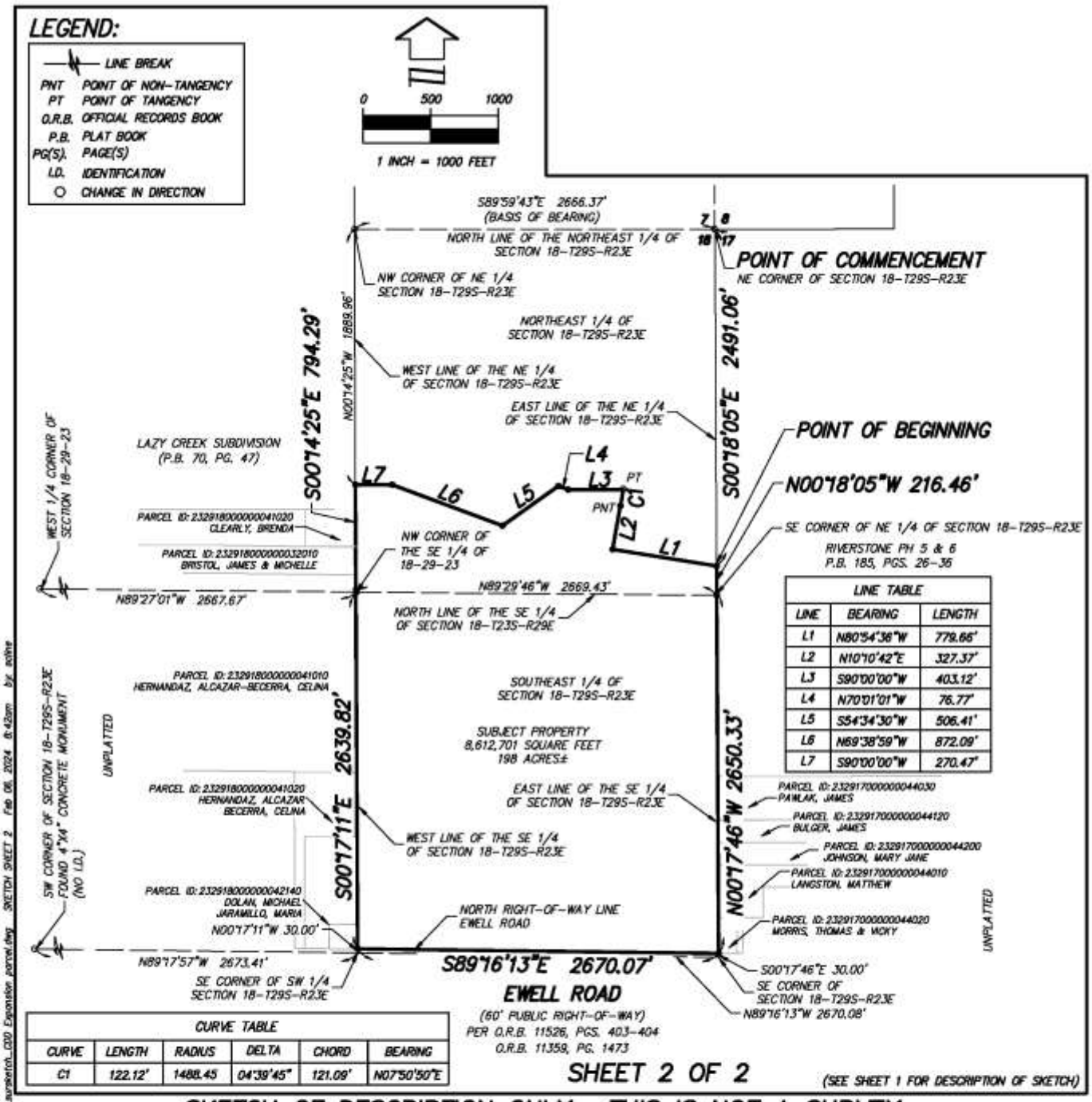
SKETCH OF DESCRIPTION
-OF-
HAWTHORNE MILL COMMUNITY DEVELOPMENT DISTRICT (SOUTH)
SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
POLK COUNTY FLORIDA

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:
FORESTAR USA REAL ESTATE GROUP LLC

DATE: 02/06/24
REV DATE:
SCALE 1" = N/A
PROJ: 50161167
DRAWN BY: SCC
CHECKED BY: WPH

Drawing name: S:\Hawthorne Mill\DWG-Civil 3D\50128046_surveyfolder_CDD Expansion parcel.dwg SKETCH SHEET 1 Feb 06, 2024 8:42am by: schne



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAWTHORNE MILL COMMUNITY DEVELOPMENT DISTRICT (SOUTH)

SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST

POLK COUNTY FLORIDA

Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

FORESTAR USA REAL ESTATE GROUP LLC

DATE: 02/06/24
REV DATE:
SCALE 1" = 1000'

PROJ: 50161167
DRAWN BY: SCC
CHECKED BY: WPH

Drawing name: S:\Hawthorne Mill\DWG-Civil 3D\50161167_sunsketch_CDD Expansion parcel.dwg SKETCH SHEET 2 Feb 06, 2024 @ 9:42am by: schne

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

5

REFERENCE NO. 50138736

HAWTHORNE MILL COMMUNITY DEVELOPMENT DISTRICT AMENDED & RESTATED ENGINEER'S REPORT

FEBRUARY 19, 2025

Dewberry

SUBMITTED BY
Dewberry Engineers Inc.
800 N. Magnolia Avenue
Suite 1000
Orlando, Florida 32803
Phone: 407.843.5120

SUBMITTED TO
Hawthorne Mill North CDD
c/o Ms. Cindy Cerbone
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, Florida 33431
Phone: 561.571.0010

Engineer's Report

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Master Utility Plan ..... Exhibit 4

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan ("**CIP**") and estimated costs of the CIP for the Hawthorne Mill North Community Development District ("District"). This report has been amended and restated to address the addition of 198 acres of land to the District's boundaries, which were added pursuant to City Ordinance #6048, effective September 3, 2024. The 198-acre expansion parcel includes "Phases 5-8" and is referred to herein as the "Expansion Parcel."

2. General Site Description

The proposed District is located entirely within the City of Lakeland, Florida, and includes approximately 486.79 acres of land, including the Expansion Parcel. **Exhibit 1** depicts the general location of the project. The site is generally located approximately one-half mile east of County Line Road, on the south side of West Pipkin Road, north of Ewell Road, and west of the River Stone Community.

The metes and bounds sketch and description of the external boundary of the proposed District is set forth in **Exhibit 2**.

3. Proposed Capital Improvement Project

The CIP is intended to provide public infrastructure improvements for the lands within the District, which is planned for 1205 residential units. The proposed site plan for the District is attached as **Exhibit 3**, and this plan enumerates the proposed lot count, by type, for the District.

The tables shown below depict the planned product types and land uses in **Table 3.1** and **Table 3.2** for the District respectively.

Table 3.1

Hawthorne Mill North Product Types			
PRODUCT TYPE	PHASES 1-4 (ORIGINAL BOUNDARY)	PHASES 5-8 (EXPANSION PARCEL)	TOTAL UNITS (PHASES 1-8)
40' x 120 LOTS (30%)	231	77	308
50' x 120 LOTS (53.0%)	330	213	543
60' x 120 LOTS (17.0%)	84	90	174
20' TOWNHOMES	180	0	180
TOTAL	**825**	**380**	**1205**

Table 3.2

Hawthorne Mill North and South Land Uses	
LAND USE	ACREAGE
Lot Development	147.47
Roads	62.65
Common Areas	30.46
Stormwater Ponds	78.49
Conservation Areas	40.30
TOTAL	**359.37+/-**

The CIP infrastructure includes:

3.1 Roadway Improvements

The CIP includes subdivision roads within the District. Generally, roadways will be 2-lane undivided roads. Such roads include the roadway asphalt, base and subgrade, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-single-family lot lands. Sidewalks abutting lots will be constructed by the homebuilders. Roadways will be designed in accordance with standards outlined in Appendix A of the City of Lakeland Land Development Code.

Internal roadways may be financed by the District and dedicated to the City of Lakeland for ownership, operation, and maintenance. Alternatively, the developer may elect to finance and gate the internal roads and convey those roads to a homeowner's association for ownership, operation, and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation, and stormwater improvements behind such gated areas).

3.2 Stormwater Management System

The stormwater collection and outfall systems are a combination of roadway curbs, curb inlets, pipe, control structures, and open lakes designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to 19 retention ponds. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District (SWFWMD) and the City of Lakeland for stormwater and floodplain management systems. It is anticipated that the District will finance, own, operate, and maintain the stormwater systems, with the exception that the city will own, operate, and maintain the inlets and storm sewer pipes within the city's right-of-way.

3.3 Water and Wastewater

As part of the CIP, the District intends to construct and/or acquire potable water and wastewater infrastructure for the development. **Exhibit 4** displays both the offsite connections for water and wastewater for the CIP and the anticipated onsite utilities to be constructed.

The on-site water supply improvements include watermains located within the right-of-way and used for potable water service and fire protection. There are two tie-in connection points from an existing 12-inch watermain (offsite) that runs parallel within West Pipkin Road right-of-way to the on-site system. The first connection point is located at the northwest corner of the property's boundary limits within the buffer zone and the southside of West Pipkin Road; at this location, the proposed pipe tying into the 12-inch existing (offsite) is an 8-inch watermain. The second connection point is located at the main entrance to the development and West Pipkin Road (County Road); at this location, the proposed 12-inch watermain is tying into the 12-inch existing (offsite). There is one additional connection point. This connection point is located at the East end of Medulla Road at the site boundary line. At this location, the proposed 12-inch watermain is tying into the 12-inch existing (offsite).

Potable water improvements for the project include extending an onsite 8-inch watermain and adding a connection to the City of Lakeland watermain along Ewell Road. This waterline extends to the East to connect into the existing City of Lakeland watermain at the Riverstone subdivision. The potable water improvements also includes the relocation of the Polk County 8-inch watermain along Ewell Road. The existing 8-inch Polk County watermain is being relocated north, out of the proposed right of way improvements along Ewell Road.

Wastewater improvements for the project will include an onsite 8-inch diameter gravity system that collects into multiple lift stations throughout the project. Two onsite 4-inch and 8-inch force main conveys wastewater offsite into an existing force main within West Pipkin Road. This existing pipe is within the West Pipkin Road right-of-way on the north side of the road.

The first connection point is located at the northwest corner of the property's boundary limits within the buffer zone and the north side of West Pipkin Road; at this location, the proposed pipe tying into the 8-inch existing (offsite) is a 4-inch force main. The second connection point is located close to Phase 3B

near Peachleaf Street; at this location, the proposed 8-inch force main is tying into the existing 12-inch force main.

There is no reclaim water distribution system for irrigation present on this project.

The water and wastewater collection systems for all phases will be completed by the District and subsequently dedicated to the City of Lakeland for operation and maintenance.

3.4 Hardscape, Landscape, and Irrigation

The District will construct and/or install landscaping, irrigation, and hardscaping within District common areas and rights-of-way. The irrigation system will consist of irrigation mains, valves, and appurtenances. Hardscaping will include monuments and entry features.

The City of Lakeland has design criteria standards and specifications for planting and irrigation design; therefore, this project will meet and/or exceed the minimum requirements outlined by the city. The on-site enhancements at the common areas are for the general benefit of the community.

All such landscaping, irrigation, and hardscaping will be funded, maintained, and owned by the District. Such infrastructure located within the city rights-of-way are to be owned and maintained by the District pursuant to a right-of-way agreement to be entered into with the city.

3.5 Streetlights / Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with Lakeland Energy. The District is anticipated to fund the streetlights through an annual operation and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does, however, include the underground installation of electrical utility conduit lines within right-of-way and utility easements throughout the community. Electrical lines and transformers will be owned by the electric company, Lakeland Electric, and not paid for by the District as part of the CIP.

3.6 Recreational Amenities

While not part of the CIP, the developer intends to develop a residential amenity for the project, which would be financed by the developer and owned and maintained by a homeowner's association. The amenities constitute common areas for the exclusive benefit of the residential lot owners within the development.

3.7 Environmental Conservation/Mitigation

There are 26.01 acres of forested and herbaceous wetland impacts associated with the proper construction of the District's infrastructure which will require 33.45 acres of wetland mitigation. The District may be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation for incomplete or any modifications to the mitigation. The District will be responsible for final construction, maintenance, and governmental monitoring per permit conditions.

These costs are not currently included within the CIP.

3.8 Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying, and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

3.9 Offsite Improvements

The CIP contains the construction of offsite improvements consisting of a 12-foot turn lane, striping and pavement markings, and site restoration associated with a jack and bores for utility tie-in on West Pipkin Road. The additions of two ADA access ramps, sidewalk, and associated curb at the intersection of Peachleaf Street and West Pipkin Road are also part of the offsite enhancements.

Additional offsite improvements consist of a 12-foot left turn lane and a 12-foot right turn lane, striping and pavement markings. The addition of two ADA access ramps, sidewalk, and associated curb at the intersection of Peachleaf Street and Ewell Road are also part of the offsite enhancements.

As noted, the District's CIP functions as a system of improvements benefitting all lands within the District.

The foregoing improvements are required by applicable development approvals.

TABLE 3.3 provides a breakdown of the CIP by category and the governing body for the purpose of financing, ownership, and management of each.

Table 3.3

Hawthorne Mill North Ownership and Management		
FACILITY DESCRIPTION	**FINANCING ENTITY**	**OWNERSHIP AND MANAGEMENT ENTITY**
Amenity	Developer	HOA
Stormwater Management	CDD	CDD
Utilities (Water, Sewer)	CDD	City
Hardscape/Landscape/Irrigation	CDD	CDD
Undergrounding of Electric Conduit	CDD	Lakeland Electric
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Roadway	CDD	County
On-Site Roadways	CDD	City

4. Permitting/Construction Commencement

Necessary permits for the construction of the first phase of the project have either been obtained or are currently being designed and are included in the following **Table 4.1** below.

Table 4.1

Hawthorne Mill North Permit Status	
PERMIT	**STATUS**
Southwest Florida Water Management District (SWFWMD) - Mass Grading North	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 1	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 2	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 3	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 4	Permit Issued
Southwest Florida Water Management District (SWFWMD) - Mass Grading South	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Peachleaf Medulla Extension	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phases 5-6	Permit Issued
Southwest Florida Water Management District (SWFWMD) – Phase 7-8	Permit Issued
City of Lakeland - Construction Plans Set (Phase 1)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 2)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 2 Amenity Center)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 3)	Permit Issued
City of Lakeland - Construction Plans Set (Phase 4)	Permit Issued
City of Lakeland - Construction Plans Set (Phases 5-6)	Permit Issued
City of Lakeland - Construction Plans Set (Phases 7-8)	Permit Issued
Polk County – Main Entrance (Phase 1)	Permit Issued
Polk County – Main Entrance (Phase 3)	Permit Issued
Polk County – Main Entrance (Peachleaf Extension)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 1)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 1)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 2)	Permit Issued

Florida Department of Environmental Protection (FDEP) - Sewer (Phase 2)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 3)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 3)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Water (Phase 4)	Permit Issued
Florida Department of Environmental Protection (FDEP) - Sewer (Phase 4)	Permit Issued
FEMA – CLOMR (North)	Permit Issued
FEMA – CLOMR (South)	Under Review
FEMA – LOMR (North)	Under Review
Army Corps of Engineer's – Wetland Impacts	Permit Issued

5. Opinion of Probable Construction Costs

Table 5.1 shown below presents the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in **Table 5.1** are reasonable and consistent with current market pricing.

Table 5.1

Hawthorne Mill North Opinion of Probable Cost for the CIP			
IMPROVEMENT	**PHASES 1-4 (ORIGINAL BOUNDARY)**	**PHASES 5-8 (EXPANSION PARCEL)**	**TOTAL PROJECT**
Stormwater System	$7,818,000	$4,188,000	$12,006,000
Sanitary Sewer	$5,539,250	$4,178,000	$9,717,250
Water Distribution	$2,641,250	$1,582,500	$4,223,750
Undergrounding of Electric Conduit	$2,020,875	$1,340,250	$3,361,125
Conservation/Mitigation	$571,429	$571,429	$1,142,858
Landscape/Hardscape/Irrigation	$2,275,955	$872,865	$3,148,820
On-Site Roadways	$4,750,900	$2,784,650	$7,535,550
Off-Site Roadways	$550,000	$550,000	$1,100,000
Contingency	$5,233,532	$3,470,209	$6,840,301
Professional Fees	$1,741,875	$1,123,125	$2,865,000
TOTAL	**$33,143,066**	**$20,661,028**	**$53,804,094**

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

6. Conclusions and Engineer's Certification

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in City of Lakeland, Florida and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- Improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20 years;

- The assessed property within the District will receive a special benefit from the CIP that is at least equal to such costs.

- The CIP will function as a system of improvements benefitting all lands within the District.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

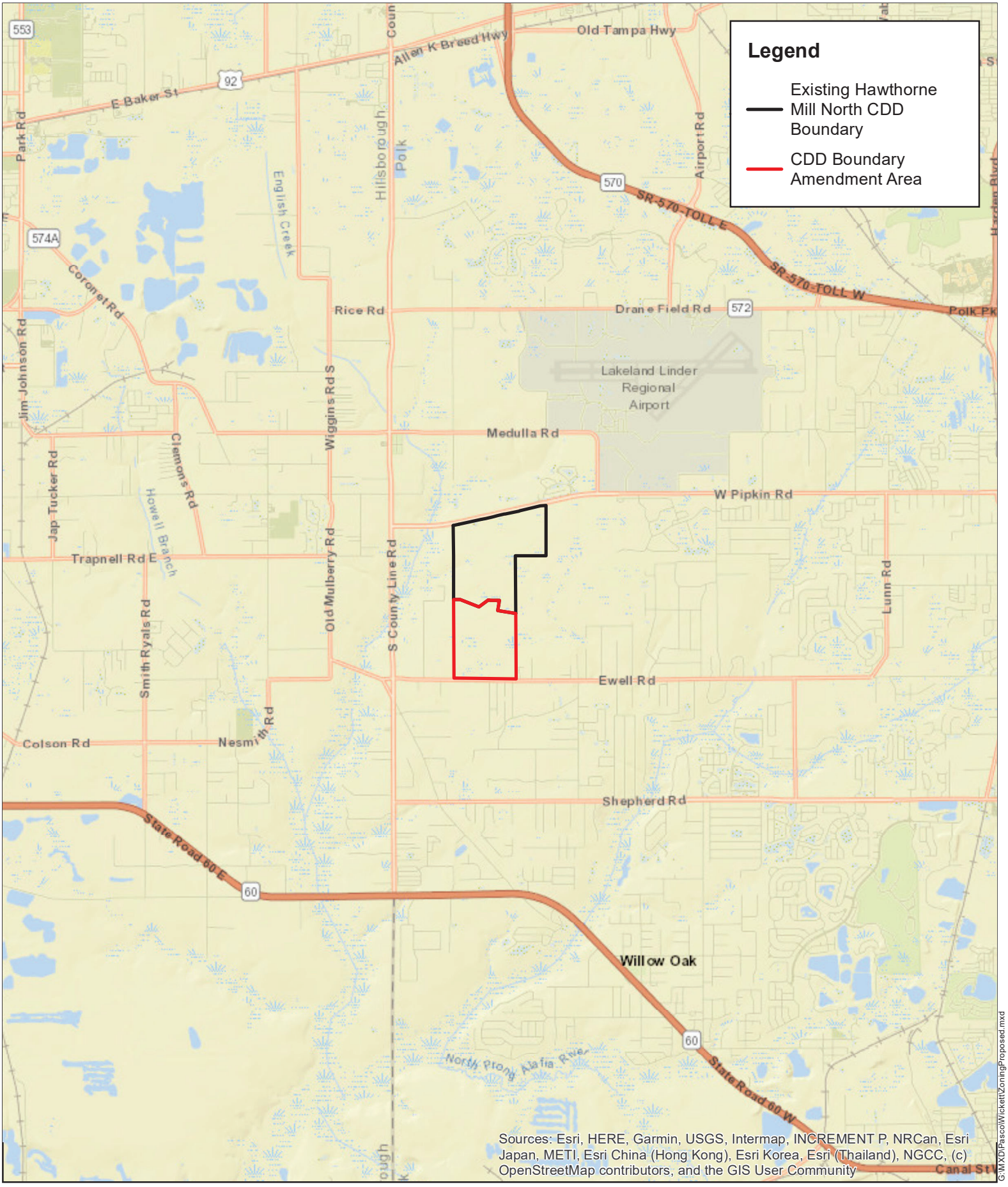
The CIP improvements will be owned by the District or other governmental units and as such the CIP improvements are intended to be available and will be reasonably available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All the CIP improvements are or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. No private earthwork is included in the CIP. Accordingly, the earthwork costs include digging any stormwater ponds as well as the placement of fill at the site but does not include the cost of fine grading of any lots.

Please note that the CIP as presented herein is based on current plans and market conditions, which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

CHRISTOPHER J ALLEN LICENSE No. 77719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Christopher J Allen
Reason: This item has been digitally signed and sealed by Christopher J Allen PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2025.02.14 14:55:01-05'00'

Christopher J Allen, P.E.
Florida License No. 77719



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Hawthorne Mill North CDD Boundary Amendment

Exhibit 1. General Location Map

N

0 0.5 1 Miles

Data Source: PCPA
Image Source: ESRI

Dewberry

EXHIBIT 2

BOUNDARY SURVEY
-FOR-
FORESTAR REAL ESTATE GROUP, INC.
LOCATED IN SECTION 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA.

SURVEY NOTES:

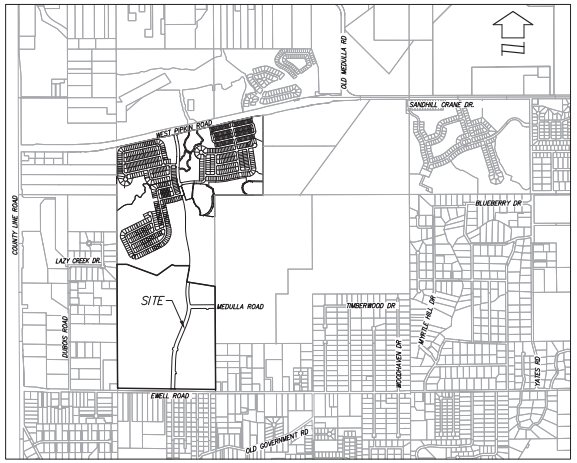
1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. REFERENCE MONUMENTS AS FOLLOWS:
   GPS 1693 AZ MK: NGS PID:AG9100, BEING METAL ROD STAMPED "1693 1988 FL-105"
   PUBLISHED N:1322686.55' E:652206.25' ELEV:130.22'
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NCS-1013245-3-CAST, DATED MAY 11TH, 2020.
6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE AND AS DETAILED AT MANHOLES AND STRUCTURES. OTHER BURIED FACILITIES MAY EXIST THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
9. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS PART OF THIS SURVEY
10. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS, AND RESTRICTIONS NOT SHOWN HEREIN, BUT FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
11. THIS SURVEY IS SUPPORTED BY DATA CONTAINED IN FIELD BOOK: 7,8,17,18-29-23, PAGES 1-18, 19-36.
12. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
13. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 4/4/2024 PER FAC 5J-17.062(2).

SCHEDULE BII:

1-8. THESE ITEMS ARE NOT SURVEY RELATED.

9. RIGHT-OF-WAY DONATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4669, PAGE 1880, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
   (DOES NOT AFFECT SUBJECT PROPERTY)
10. NOTICE OF ESTABLISHMENT OF THE HAWTHORNE MILL COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 7261, PAGE 429, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
   (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE)
11. NOTICE OF ESTABLISHMENT OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10732, PAGE 232, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
   (AFFECTS SUBJECT PROPERTY AND IS SHOWN GRAPHICALLY)
12. TERMS AND CONDITIONS CONTAINED IN THE UNRECORDED LEASE BETWEEN LEN-HAWTHORNE MILL, LLP, LESSOR, AND H & W CATTLE CO. LLC, LESSEE.
   (AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTABLE)

13-17. THESE ITEMS ARE NOT SURVEY RELATED.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN S00°18'05"E ALONG THE EAST LINE OF THE EAST 1/2 (E 1/2) OF SAID SECTION 18, A DISTANCE OF 2491.06 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: S00°18'05"E, A DISTANCE OF 216.46 FEET; THENCE RUN S00°17'46"E, A DISTANCE OF 2590.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EWELL ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY) PER OFFICIAL RECORDS BOOK 13298, PAGE 399 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N89°16'13"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2670.06 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF AFOREMENTIONED SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 18 THE FOLLOWING THREE (3) COURSES: N00°17'11"W, A DISTANCE OF 1547.15 FEET; THENCE RUN N00°17'11"W, A DISTANCE OF 1032.66 FEET; THENCE RUN N00°14'25"W, A DISTANCE OF 794.29 FEET; THENCE DEPARTING SAID WEST LINE, RUN N90°00'00"E, A DISTANCE OF 270.47 FEET; THENCE RUN S69°38'59"E, A DISTANCE OF 872.09 FEET; THENCE RUN N54°34'30"E, A DISTANCE OF 506.41 FEET; THENCE RUN S70°01'01"E A DISTANCE OF 76.77 FEET; THENCE RUN N90°00'00"E, A DISTANCE OF 403.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 00°53'20", A CHORD BEARING OF S05°57'44"W AND A CHORD DISTANCE OF 23.09 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.09 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°59'52", A CHORD BEARING OF S52°24'20"W AND A CHORD DISTANCE OF 35.97 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.14 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N81°35'44"W, A DISTANCE OF 5.00 FEET; THENCE RUN S08°24'16"W, A DISTANCE OF 52.00 FEET; THENCE RUN S81°35'44"E, A DISTANCE OF 5.01 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°46'26", A CHORD BEARING OF S35°42'31"W AND A CHORD DISTANCE OF 35.90 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.04 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S10°10'42"W A DISTANCE OF 320.23 FEET; THENCE RUN S79°49'18"E A DISTANCE OF 80.00 FEET; THENCE RUN S80°54'36"E A DISTANCE OF 699.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,450,670 SQUARE FEET OR 194.00 ACRES, MORE OR LESS.

LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS
ID	IDENTIFICATION
O.R.B.	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
(M)	MEASUREMENT BASED ON FIELD OBSERVATIONS
±	MORE OR LESS
PG.(S)	PAGE(S)
R/W	RIGHT OF WAY
S-T-R	SECTION-TOWNSHIP-RENGE
PSM	PROFESSIONAL SURVEYOR & MAPPER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
NAVD	NORTH AMERICAN VERTICAL DATUM
P.B.	PLAT BOOK
BLD	PLAT BOOK

	FOUND IRON PIPE (AS NOTED)
	SET 5/8" IRON ROD & CAP (DEWBERRY LB 8011)
	SET 4"x4" CONCRETE MONUMENT (DEWBERRY LB 8011)
	SANITARY CLEANOUT
	CABLE TELEVISION RISER BOX
	WATER VALVE
	FIRE HYDRANT
	WOOD UTILITY POLE
	UTILITY POLE GUY ANCHOR
	SIGN
	MAILBOX
	PULLBOX
	SPIGOT
	TRANSFORMER
	MITERED END SECTION
	ITEM NUMBER

	LINE BREAK
X	FENCE LINE (AS NOTED)
OHU	OVERHEAD UTILITY LINE
TOB	APPROXIMATE TOP OF BANK
TOE	APPROXIMATE TOE OF SLOPE
EW	EDGE OF WATER
	TREE LINE

CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION

SHEET INDEX:

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, SURVEY NOTES.
SHEET 2: BOUNDARY SURVEY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

WILLIAM P. HINKLE LICENSED & MAPPER 4633 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

William P Hinkle Digitally signed by William P Hinkle Date: 2024.11.05 11:03:58 -05'00'

WILLIAM P. HINKLE — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 4633

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9828 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

LOCATED IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND POLK COUNTY, FLORIDA

BOUNDARY SURVEY
-FOR-
FORESTAR REAL ESTATE GROUP INC.

FB/PG	FIELD DATE	PROJECT NO.
7,8,17,18-29-23 / 1-18, 19-36	02/18/2021	50162176
DRAWING DATE: 04/04/2024	BY: MCD	APPROVED: WPH
SCALE: N/A		

1 OF 2

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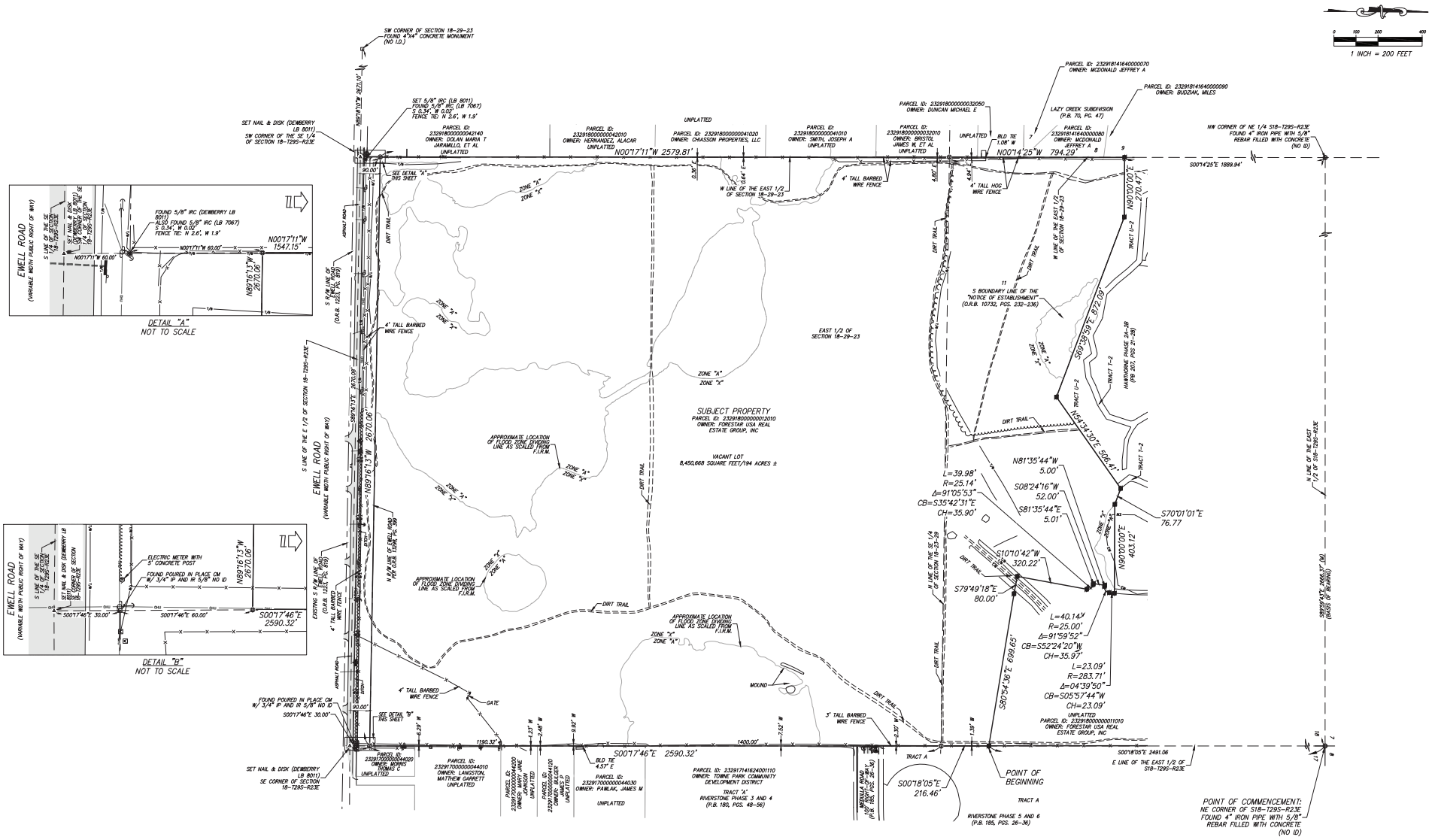


REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 · FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

LOCATED IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST

CITY OF LAKELAND POLK COUNTY, FLORIDA

BOUNDARY SURVEY
—FOR—
FORESTAR REAL ESTATE GROUP INC.

FB/PG	FIELD DATE	PROJECT NO.
7,8,17,18-29-23 / 1-18, 19-36	02/18/2021	50162176
DRAWING DATE	BY / APPROVED	SCALE
04/04/2024	AS / WPH	1" = 200'

HAWTHORNE MILL

EXHIBIT 3

CITY OF LAKELAND
POLK COUNTY, FLORIDA

0' 300' 600' N

Dewberry

CONFIDENTIALITY NOTE: The information contained in this e-mail message and any attachment(s) is privileged and confidential information intended only for the use of the addressee. Dewberry is supplying electronic file(s) for the above project under the following terms, conditions and understanding:
1. The electronic file(s) are for INFORMATIONAL USE ONLY and should not be used or relied on for any purpose whatsoever.
2. Dewberry makes no warranties or representations whatsoever regarding the completeness or accuracy of the information contained on the electronic file(s).
3. Any use of the information contained on the electronic file(s) is at the sole risk of the user, and the user agrees that it will not release any information contained on the file(s) to any third party.
4. The user assumes all responsibility and liability for any use of the information contained on the electronic file(s).
5. By use of these files, the user indicates agreement to hold harmless and indemnify Dewberry for any damages or costs, including attorney's fees, for any claims or damages incurred as a result of the use of any of the information contained on the electronic file(s). The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, proprietary, and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited.

ACOE	
WETLANDS:	
EXIST. WETLANDS	96.59 AC.
WETLAND IMPACTS	16.16 AC.
EXIST. WETLANDS REMAINING	80.43 AC.
SURFACE WATERS:	
EXIST. DITCHES	3.48 AC.
EXIST. PONDS	14.69 AC.
EXIST. DITCH IMPACTS	3.48 AC.

SWFWMD	
WETLANDS:	
EXIST. WETLANDS	91.03 AC.
WETLAND IMPACTS	9.22 AC.
EXIST. WETLANDS REMAINING	81.81 AC.

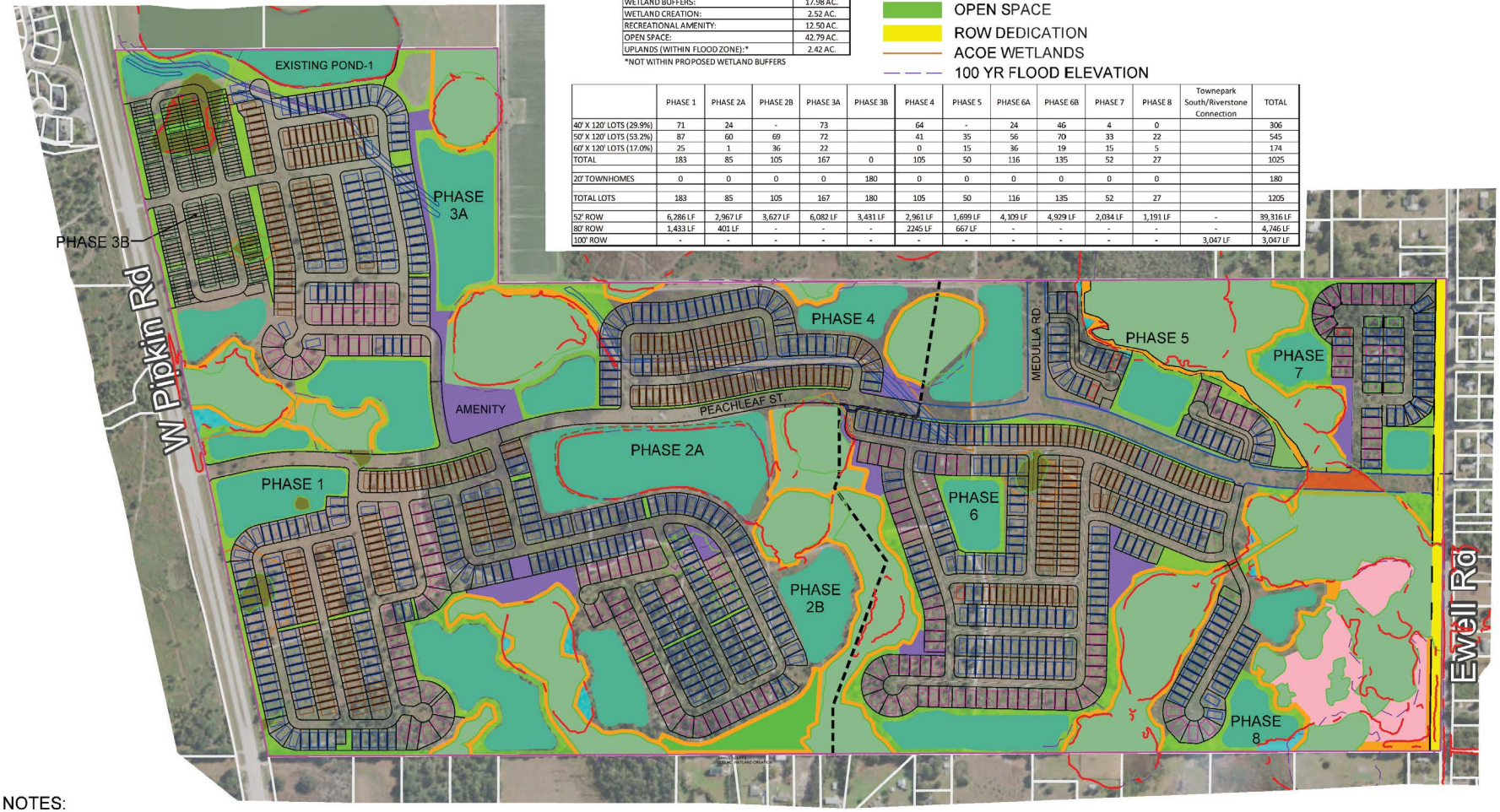
FLOOD ZONE (GIS)	
TOTAL SITE	79.76 AC.
TOTAL IMPACTS	3.54 AC.

SITE:	
UPLANDS (NOT WITHIN FLOOD ZONE)	359.11 AC.
UPLANDS (WITHIN FLOOD ZONE)	6.05 AC.
WETLANDS	91.03 AC.
EXISTING PONDS 1 & 2	14.69 AC.
EXISTING DITCHES	3.48 AC.
ROW DEDICATION	3.68 AC.
WETLAND MITIGATION AREA	8.75 AC.
TOTAL	486.79 AC.
DEVELOPABLE AREA:	
UPLANDS (NOT WITHIN FLOOD ZONE)	359.11 AC.
UPLANDS (WITHIN FLOOD ZONE)	6.05 AC.
EXISTING POND #2	10.85 AC.
WETLAND IMPACTS	9.22 AC.
DITCH IMPACTS	3.48 AC.
TOTAL	388.71 AC.
EXISTING POND #2 (2.8%):	10.85 AC.
PROPOSED PONDS (17.4%)	67.64 AC.
TOTAL PONDS (20.2%):	78.49 AC.
WETLANDS REMAINING:	81.81 AC.
WETLAND BUFFERS:	17.98 AC.
WETLAND CREATION:	2.52 AC.
RECREATIONAL AMENITY:	12.50 AC.
OPEN SPACE:	42.79 AC.
UPLANDS (WITHIN FLOOD ZONE):*	2.42 AC.

*NOT WITHIN PROPOSED WETLAND BUFFERS

- PROPERTY BOUNDARY
- PHASE LINE
- FLOOD ZONE
- FLOOD ZONE IMPACTS
- EXISTING DITCH
- WETLANDS
- WETLAND BUFFERS
- WETLAND IMPACTS
- WETLAND MITIGATION
- EXISTING PONDS
- PROPOSED PONDS
- RECREATION
- OPEN SPACE
- ROW DEDICATION
- ACOE WETLANDS
- 100 YR FLOOD ELEVATION

	PHASE 1	PHASE 2A	PHASE 2B	PHASE 3A	PHASE 3B	PHASE 4	PHASE 5	PHASE 6A	PHASE 6B	PHASE 7	PHASE 8	Townepark South/Riverstone Connection	TOTAL
40' X 120' LOTS (29.9%)	71	24	-	73		64	-	24	46	4	0		306
50' X 120' LOTS (53.2%)	87	60	69	72		41	35	56	70	33	22		545
60' X 120' LOTS (17.0%)	25	1	36	22		0	15	36	19	15	5		174
TOTAL	183	85	105	167	0	105	50	116	135	52	27		1025
20' TOWNHOMES	0	0	0	0	180	0	0	0	0	0	0		180
TOTAL LOTS	183	85	105	167	180	105	50	116	135	52	27		1205
52' ROW	6,286 LF	2,967 LF	3,627 LF	6,082 LF	3,431 LF	2,961 LF	1,699 LF	4,109 LF	4,929 LF	2,034 LF	1,191 LF	-	39,316 LF
80' ROW	1,433 LF	401 LF	-	-	-	2245 LF	667 LF	-	-	-	-	-	4,746 LF
100' ROW	-	-	-	-	-	-	-	-	-	-	-	3,047 LF	3,047 LF



NOTES:
1.) THIS PLAN IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. NOT BASED ON ENGINEERING DESIGN.

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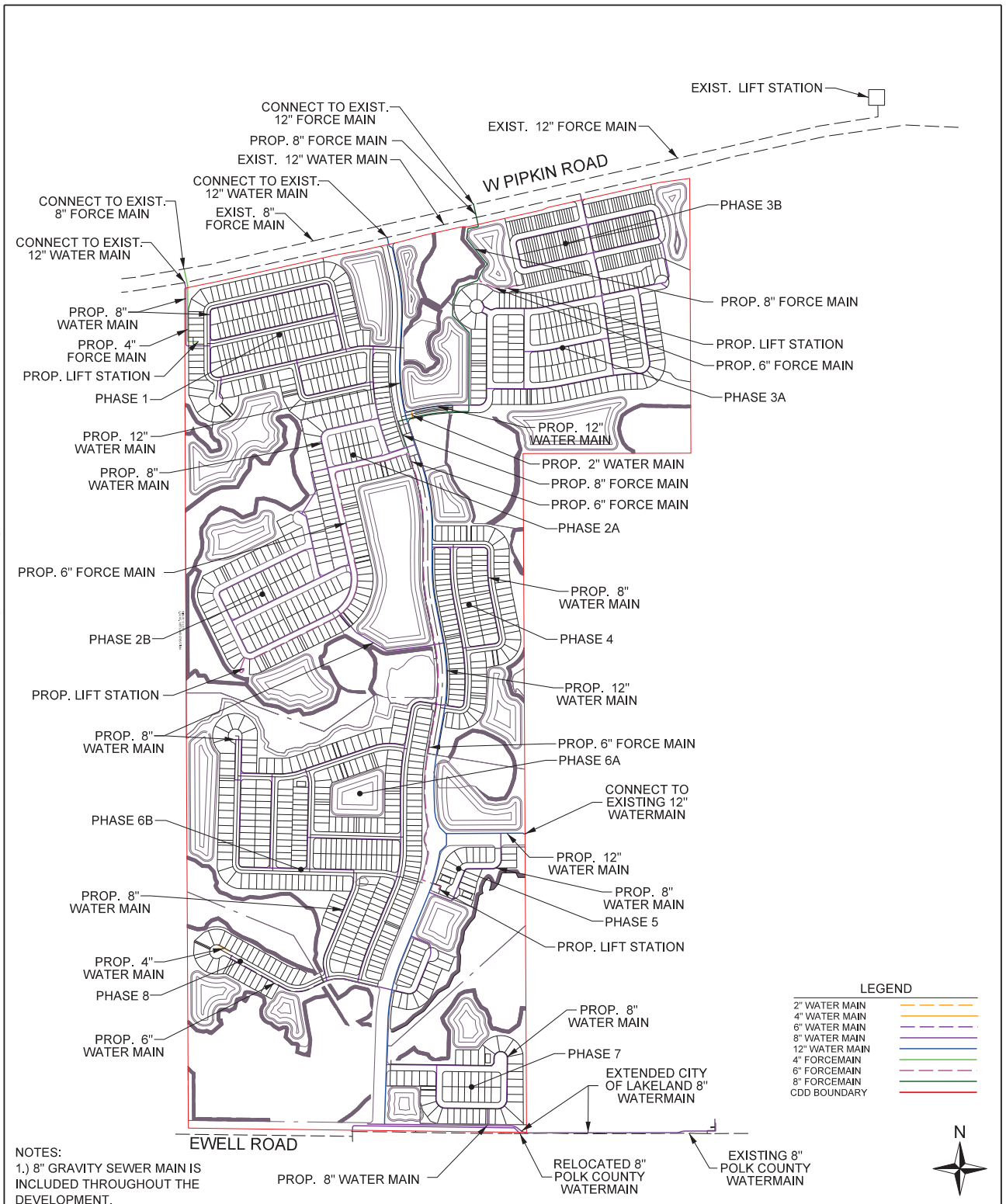

NOTES:
1.) 8" GRAVITY SEWER MAIN IS INCLUDED THROUGHOUT THE DEVELOPMENT.

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Dewberry®

TYPE: EXHIBIT	
DATE: JANUARY 2022	
PROJECT NO.: 50138735	
DRAWN BY: MDC	
CHECKED BY: NPS	
SCALE: 1" = 1000'	
SHEET: 1 OF 1	

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4 MASTER UTILITY PLAN

800 NORTH MAGNOLIA AVENUE - SUITE 1000 - ORLANDO, FLORIDA 32803
407-843-5120 - ENGINEERING BUSINESS - 8794

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

6

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment Methodology Report

February 19, 2025

Provided by:

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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the "Amended Report") was developed to amend and restate the Master Special Assessment Methodology Report (the "Original Report") dated March 9, 2022 and to provide a financing plan and a special assessment methodology for a portion of the Hawthorne Mill North Community Development District (the "District"), located in the City of Lakeland, Polk County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District. This Amended Report specifically addresses the expansion of the boundaries of the District.

1.2 Scope of the Amended Report

This Amended Report presents the projections for financing a portion of the District's Capital Improvement Plan (the "CIP") described in the Hawthorne Mill North Community Development District Engineer's Report developed by Dewberry Engineers Inc. (the "District Engineer") and dated March 9, 2022, as amended by the Amended and Restated Engineer's Report dated February 19, 2025 (collectively the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the CIP.

Please note that the District already issued Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One) in the principal amount of $3,275,000 (the "Series 2023 Bonds") and Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) in the principal amount of $11,400,000 (the "Series 2024 Bonds") to fund a portion of the costs of the CIP.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the CIP create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Amended Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the

District. The District's CIP enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District benefit from the provision of the CIP. However, these benefits are only incidental since the CIP is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the CIP and do not depend upon the CIP to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The CIP provides public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements causes the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the CIP. Even though the exact value of the benefits provided by the CIP is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Amended Report

Section Two describes the amended and restated development program as proposed by the Developer, as defined below.

Section Three provides a summary of the amended and restated CIP as determined by the District Engineer.

Section Four discusses the amended and restated financing program for the District.

Section Five introduces the amended and restated special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serve the Hawthorne Mill North development, a master planned residential development located the City of Lakeland, Polk County, Florida. The land within the District originally consisted of approximately 289.07 +/- acres and is generally located approximately one-half mile east of County Line Road, on the south

side of West Pipkin Road, north of Ewell Road, and west of the River Stone Community.

Please note that as of September 3, 2024, pursuant to City of Lakeland Ordinance #6048, the District boundaries were expanded to add an additional 197.72 +/- acres (the “Expansion Parcel”). The District currently encompasses approximately 486.79 +/- acres. This Amended Report is intended only to supplement the plan of finance and provide the assessment methodology and benefit for the Expansion Parcel.

2.2 The Amended and Restated Development Program

The development of Hawthorne Mill North has been and is anticipated to continue to be conducted by Forestar (USA) Real Estate Group Inc, (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan for the land in the District, including the Expansion Parcel, envisions a total of 1,205 single-family residential dwelling units developed over a multi-year period in multiple stages within eight (8) development phases, although unit numbers, land use types and phasing may change throughout the development period. The Expansion Parcel is projected to be developed with a total of 380 single-family residential dwelling units developed over a multi-year period in multiple stages within four (4) development phases, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Hawthorne Mill North.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Amended and Restated Capital Improvement Plan

The public infrastructure improvements which are part of the CIP and are needed to serve the Development consist of improvements which serve all of the lands in the District. The CIP consist of a stormwater system, sanitary sewer, water distribution,

undergrounding of electric conduit, conservation/mitigation, landscape/hardscape/irrigation, on-site roadways and off-site roadways, the costs of which, along with contingencies and professional fees, are estimated by the District Engineer at $53,804,094, $20,661,028 of which are projected to be related to the Expansion Parcel.

The public infrastructure improvements that comprise the CIP serve and provide benefit to all land uses in the District and comprise an interrelated system of improvements, which means all of improvements serve the entire District and improvements are interrelated such that they reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the CIP.

4.0 Financing Program

4.1 Overview

As noted above, the District is continuing its program of capital improvements which facilitate the development of lands within the District and in furtherance of this goal issued Series 2023 Bonds and Series 2024 Bonds in the cumulative principal amount of $14,675,000, which cumulatively funded CIP improvements in the amount of $13,385,362, while the balance of the costs of the pre-expansion CIP was funded by the Developer via no-cost contributions of improvements to the District.

Even though the actual financing plan to fund the Expansion Parcel CIP costs may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Expansion Parcel portion of the CIP as described in *Section 3.2* in one financing transactions, the District would have to issue approximately $28,600,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Amended Report is to allocate the benefit of the Expansion Parcel CIP to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Expansion Parcel CIP. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of approximately $28,600,000 to finance approximately $20,661,028 in CIP costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately $28,600,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Amended Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the CIP outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the Expansion Parcel and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the CIP. All properties that receive special benefits from the CIP will be assessed for their fair share of the debt issued in order to finance all or a portion of the CIP.

5.2 Benefit Allocation

The most current development plan envisions the District developed with a total of 1,205 single-family residential dwelling units and the Expansion Parcel developed with a total of 380 single-family residential dwelling units, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Expansion Parcel CIP portion of the CIP will serve and provide benefit to all land uses in the Expansion Parcel and will comprise an interrelated system of improvements, which means all of improvements will serve the entire Expansion Parcel and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the Expansion Parcel to be developable, both the public infrastructure improvements that comprise the CIP and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the Expansion Parcel will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the Expansion Parcel and benefit all land within the Expansion Parcel as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the CIP have a logical connection to the special and peculiar benefits received by the land within the Expansion Parcel, as without such improvements, the development of the properties within the Expansion Parcel would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Expansion Parcel, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the CIP of the District is proposed to be allocated to the different unit types within the Expansion Parcel in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the Expansion Parcel based on

the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the District's improvements less than larger units, as for instance, generally and on average smaller units or units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the CIP. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the CIP (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the CIP annual debt service assessments per unit.

Amenities. No Bond Assessments are allocated herein to any private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly benefit all platted lots in the Expansion Parcel and the District. If the common elements are owned by the District, then they would be governmental property not subject to the Bond Assessments and would be open to the general public, subject to District rules and policies. As such, no Bond Assessments will be assigned to the amenities and common areas.

Government Property. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Bond Assessments

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the Expansion Parcel. Consequently, the Bond Assessments will be levied on approximately 197.72 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $28,600,000 will be preliminarily levied on approximately 197.72 +/- gross acres at a rate of $144,649 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the Expansion Parcel.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Expansion Parcel. The special and peculiar benefits resulting from each improvement include, but are not limited to:

a. added use of the property;
b. added enjoyment of the property;
c. decreased insurance premiums;
d. increased marketability and value of the property.

The public infrastructure improvements which are part of the CIP make the land in the Expansion Parcel developable and saleable and

when implemented jointly as parts of the CIP, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the CIP by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned residential units as set forth in Table 4 in the *Appendix* ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

a. If a Proposed Plat results in the same amount of residential units (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands or lands to be re-platted after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Bond Assessments to the product types being platted or re-platted and the remaining property in accordance with this Amended Report, and cause the Bond Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat within the District has more than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer

residential units (and Bond Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may allocate additional ERUs/ densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the District has fewer than the anticipated residential units (and Bond Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more residential units (and Bond Assessments) in order to fully assign all of the residential units originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of residential units (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall Development Plan showing the number and type of units reasonably planned for the Development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the Development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the proposed Development Plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessments to pay debt service on the applicable series of Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up

Payment shall include accrued interest on the applicable bond series to the Quarterly Redemption Date (as defined in the supplemental trust indenture relative to the Bonds) that occurs at least 45 days after the True-Up Payment (or the second succeeding Quarterly Redemption Date if such True-Up Payment is made within forty-five (45) calendar days before a Quarterly Redemption Date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

5.7 Assessment Roll

The Bond Assessments of $28,600,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This amended and restated master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the CIP for the Expansion Parcel functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the Expansion Parcel, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to "buy down" the Bond Assessment on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down Bond Assessment will not be eligible for "deferred costs," if any are provided for in connection with any particular bond issuance.

In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare an amended and restated methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The amended and restated allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Hawthorne Mill North

Community Development District

Proposed Development Plan

Product Type	Phases 1-4 (Original Boundary)	Phases 5-8 (Expansion Parcel)	Total Number of Units
SF 40'	231	77	308
SF 50'	330	213	543
SF 60'	84	90	174
20' Townhomes	180	0	180
Total	**825**	**380**	**1,205**

Table 2

Hawthorne Mill North

Community Development District

Capital Improvement Plan Costs

Improvement	Phases 1-4 (Original Boundary)	Phases 5-8 (Expansion Parcel)	Total Project Costs
Stormwater System	$7,818,000	$4,188,000	$12,006,000
Sanitary Sewer	$5,539,250	$4,178,000	$9,717,250
Water Distribution	$2,641,250	$1,582,500	$4,223,750
Undergrounding of Electric Conduit	$2,020,875	$1,340,250	$3,361,125
Conservation/ Mitigation	$571,429	$571,429	$1,142,858
Landscape/ Hardscape/ Irrigation	$2,275,955	$872,865	$3,148,820
On-Site Roadways	$4,750,900	$2,784,650	$7,535,550
Off-Site Roadways	$550,000	$550,000	$1,100,000
Contingency (20%)	$5,233,532	$3,470,209	$8,703,741
Professional Fees	$1,741,875	$1,123,125	$2,865,000
Total	**$33,143,066**	**$20,661,028**	**$53,804,094**

Table 3

Hawthorne Mill North

Community Development District

Preliminary Sources and Uses of Funds

Sources	
Bond Proceeds:	
Par Amount	$28,600,000.00
Total Sources	**$28,600,000.00**
Uses	
Project Fund Deposits:	
Project Fund	$20,661,028.00
Other Fund Deposits:	
Debt Service Reserve Fund	$2,540,464.59
Capitalized Interest Fund	$4,576,000.00
Delivery Date Expenses:	
Underwriter's Discount	$572,000.00
Costs of Issuance	$250,000.00
Rounding	$507.41
Total Uses	**$28,028,000.00**

Financing Assumptions:
Term: 30 Years
Capitalized Period Length: 24 Months
Coupon Rate: 8.00%
Debt Service Reserve: 100% of Max Annual Debt Service
Underwriter's Discount: 2% of Par Amount
Costs of Issuance: $250,000

Table 4

Hawthorne Mill North

Community Development District

Expansion Parcel Benefit Allocation

Product Type	(Expansion Parcel)	ERU Weight	Total ERU
SF 40'	77	0.80	61.60
SF 50'	213	1.00	213.00
SF 60'	90	1.20	108.00
20' Townhomes	0	0.40	0.00
Total	**380**		**382.60**

Table 5

Hawthorne Mill North

Community Development District

Expansion Parcel Bond Assessments Apportionment

Product Type	Phases 5-8 (Expansion Parcel)	Total Cost Allocation*	Maximum Total Bond Assessments Apportionment	Maximum Bond Assessments Apportionment per Unit	Maximum Annual Principal and Interest Payment per Unit on the Bonds	Maximum Annual Bond Assessments Payment**
SF 40'	77	$3,326,501.11	$4,604,704.65	$59,801.36	$5,312.00	$5,711.83
SF 50'	213	$11,502,349.62	$15,922,111.87	$74,751.70	$6,640.00	$7,139.79
SF 60'	90	$5,832,177.27	$8,073,183.48	$89,702.04	$7,968.00	$8,567.74
20' Townhomes	0	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**380**	**$20,661,028.00**	**$28,600,000.00**			

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county cost of collection at 3% (subject to change) plus early payment discount allowance at 4% (subject to change)

Exhibit A

Assessment Roll

Bond Assessments in the estimated amount of $28,600,000 are proposed to be levied on an equal pro-rata gross acre basis on the land described as follows, which constitutes the Expansion Parcel:

(HAWTHORNE MILL CDD – SOUTH)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SECTION 18; THENCE RUN S 00°18'05"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2491.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN N80°54'36"W, A DISTANCE OF 779.66 FEET; THENCE RUN N10°10'42"E, A DISTANCE OF 327.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1488.45 FEET, A CENTRAL ANGLE OF 04°39'45", A CHORD BEARING N07°50'50"E AND A CHORD DISTANCE OF 121.09 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.12 FEET TO THE END OF SAID CURVE; THENCE RUN S90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE RUN N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE RUN S54°34'30" WEST, A DISTANCE OF 506.41 FEET; THENCE RUN N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE RUN S90°00'00"W, A DISTANCE OF 270.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 794.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S00°17'11"E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2639.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EWELL ROAD (60.00' RIGHT-OF-WAY) PER OFFICIAL RECORDS BOOK 11526, PAGES 403 AND 404 AND OFFICIAL RECORDS BOOK 11359, PAGE 1473, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN S89°16'13"E ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 2670.07 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N00°17'46"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2650.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N00°18'05"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 216.46 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,612,701 SQUARE FEET OR 198 ACRES OF SAID LAND, MORE OR LESS.

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-06

[DECLARING RESOLUTION – EXPANSION PARCEL][1]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District's *Amended and Restated Engineer's Report* ("**Project**"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("**Assessments**") using the methodology set forth in that *Amended and Restated Master Special Assessment Methodology Report*, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Records Office**");

[1] Pursuant to County Ordinance #6048, which was effective September 3, 2024, the District's boundaries were amended to add additional lands ("**Expansion Parcel**") to the District's boundaries. This Resolution supplements Resolutions 2022-25 and 2022-32, which levied debt assessments on the original lands within the District, and in order to levy debt assessments onto the Expansion Parcel.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is **$_____** ("**Estimated Cost**").

B. The Assessments will defray approximately **$_____**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **$_____** per year (in addition to collect costs and early payment discounts), again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by

the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED**. The Assessments securing the Project shall be levied on the lands within the Expansion Parcel, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS	
DATE:	
TIME:	
LOCATION:	

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution supplements Resolutions 2022-25 and 2022-32, which levied debt assessments on the original lands within the District prior to the boundary amendment.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of February, 2025.

ATTEST:

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: *Amended and Restated Engineer's Report*
Exhibit B: *Amended and Restated Master Special Assessment Methodology Report*

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Lakeland, Polk County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District's local records office shall be located at: _____ _____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ___ day of _____, 2025.

ATTEST:

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS A

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hawthorne Mill North Community Development District (the "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 desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are appointed as Officer(s) of the District effective January 15, 2025:

Shelley Kaercher is appointed Chair

JC Nowotny is appointed Vice Chair

Chris Tyree is appointed Assistant Secretary

Mary Moulton is appointed Assistant Secretary

Roger Van Auker is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of January 15, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 15TH DAY OF JANUARY, 2025.

ATTEST:

Secretary/Assistant Secretary

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisors

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS B

AGREEMENT FOR
IRRIGATION MONITORING SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made, and entered into, by and between:

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and with a mailing address of c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

INSIGHT IRRIGATION LLC, a Florida limited liability company, with a 36767 E Eldorado Lake Drive, Eustis, Florida 32736 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190 of the *Florida Statutes*; and

WHEREAS, the District owns, operates and maintains landscaping areas in and around the District ("**Landscape Areas**"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide irrigation monitoring services for the Landscape Areas, as outlined in **Exhibit A** ("**Services**"); and

WHEREAS, Contractor represents and warrants that it is qualified to provide such Services and desires to enter into an agreement with the District to provide the Services in accordance with the terms and specifications in this Agreement and **Exhibit A**.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. SERVICES. The Contractor agrees to provide the Services outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor represents that the Services are sufficient to ensure that the Landscape Areas are being operated in a manner consistent with applicable permits and approvals, if any. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. This Agreement grants to Contractor the right

to enter the District property that is the subject of this Agreement, and for those purposes described in this Agreement.

Additional Work. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

3. TERM. Contractor shall provide the Services beginning upon the full execution of this Agreement, and continue through September 30 of the year in which this Agreement becomes effective, unless terminated earlier pursuant to its terms. This Agreement shall automatically renew for one-year periods beginning October 1 (i.e., based on the District's fiscal year), unless terminated pursuant to the terms herein.

4. COMPENSATION; PAYMENT. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5^{th}) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

5. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. COMPLIANCE WITH LAW. In providing the Services, Contractor shall comply with all applicable laws, rules, and regulations, including but not limited to all orders or requirements affecting the District property placed thereon by any governmental authority having jurisdiction.

7. PERMITS AND LICENSES. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

8. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally

specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

9. ACCIDENTS/CLAIMS. Contractor shall promptly and in no event within more than seventy-two (72) hours provide a written report as to all accidents, injuries or claims for damage relating to the Landscape Areas or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board of Supervisors ("**Board**") expressly directs Contractor otherwise, in writing.

10. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor 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. TERMINATION. The District shall have the right to terminate this Agreement immediately upon written notice for cause, or upon thirty (30) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District. In the event either party terminates this Agreement, Contractor's sole remedy shall be to recover the balance of money due and owing to it at the effective date of termination for the work actually performed up to that date, subject to any off-sets the District might have against Contractor.

12. INSURANCE. Contractor shall maintain throughout the term of this Agreement the insurance listed in **Exhibit B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

13. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages,

penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentages of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further 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. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest accrued against the District, all as actually incurred. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement.

14. DEFAULT; THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

15. ATTORNEY'S FEES. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

16. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

17. 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 parties hereto.

18. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, 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 Contractor may deliver Notice on behalf of the District and Contractor. 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.

19. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor 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 Contractor 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 Contractor and their respective representatives, successors, and assigns.

20. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

21. 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. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in the County in which the District is located.

22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor 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 Contractor 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 Contractor'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 Contractor, Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O WRATHELL, HUNT & ASSOCIATES LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

23. 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.

24. HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

25. NEGOTIATIONS AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

26. LIMITATIONS ON 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 or law, 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.

27. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

28. E-VERIFY. 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 and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the 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)©, *Florida Statutes*, within the year immediately preceding the date of this Agreement.

29. CONFLICTS. In the event that there are any conflicts between the terms of this Agreement and its exhibits, the terms of this Agreement shall control.

30. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

31. E-SIGNATURE; COUNTERPARTS. This Agreement may be executed by electronic signature, and in any number of counterparts; however, all such counterparts together shall constitute but one and the same instrument.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

Shelley Kaercher

By: Shelley Kaercher

Its: Chair

Date: 10/15/2024

INSIGHT IRRIGATION LLC

By: Aaron Smith

Its: Owner

Date: 1/13/25

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

EXHIBIT A: PROPOSAL

Scope of Work for Insight Irrigation LLC

1. MONITORING:

Insight commits to providing the following monitoring services for the Client:

a. **Daily verification and analysis of**:

- Current weather conditions.
- Proper controller operation.
- Proper operation of the pump and water supply system.

b. ***Weekly checks under normal conditions**.

- Excessive water use.
- Valve, controller, and sensor electrical issues.
- Update decoders, backup data, and other relevant data.
- Update and manage irrigation schedules.
- Update maps.

c. **Weekly Reports**: Insight will provide the irrigation contractor(s) with a weekly report of any issues from the list above. In the case of extreme weather or equipment failures, the focus will be assisting property managers with resolving issues.

2. COMMUNICATIONS:

a. **Emergency Issues**: Insight will notify the Client, Emergency Contact, and Irrigation Contractor(s) via phone and email as issues arise.

b. **Alarm Responses**: For issues such as:

- Voltage drops in communication wire.
- Non-responsive automatic valves.
- Excessive water use.

c. **Routine Issues**: Email notifications will be sent to specified recipients, with prompt responses expected.

d. **Issue Resolution**: Insight will continuously notify clients of any issues. Clients must inform Insight once problems are resolved.

e. **Homeowners**: All communications are between the Client, Property Manager, and Landscape Contractor. The Client may elect one HOA board member to be the homeowner representative. Insight Irrigation will direct ALL homeowner requests to the Client for resolution.

f. **Contact –** All emails to Insight Irrigation should be addressed to monitoring@insightirrigation.com, and all calls to 352-729-1339

3. CLIENT AND LANDSCAPE CONTRACTOR RESPONSIBILITIES:

The Client understands the following:

a. **Regulatory Compliance**

As a responsible service provider, we are bound to adhere to various guidelines, including local and state watering restrictions, water budgets, and other related regulations. These measures are implemented to ensure responsible water usage and safeguard our natural resources.

b. **Advisory Role**

In alignment with these guidelines, we continually monitor your property's irrigation system to optimize efficiency and compliance. Should we observe that your current irrigation requests exceed water allocation limits or violate state or local regulations, we will promptly bring this to your attention. Our role is to offer expert advice on rectifying the situation to prevent legal complications or potential damage to your landscape.

c. **Client Responsibility**

We respect that the ultimate decision regarding your property's irrigation system lies with you. However, should you disregard our professional advice and warnings, we will send you a formal written recommendation outlining our suggested course of action. It is imperative to understand that if you decide to proceed against our advice, Insight Irrigation LLC cannot be held responsible for any resulting landscape degradation or legal consequences.

d. **New Landscape**

- Notify Insight of special events, fertilization schedules, or new landscape installations at least 24 hours before.
- Notify Insight of all new landscape installations before noon on Friday to allow for setup and testing.
- Ensure the irrigation contractor(s) maintain the system to ensure irrigation heads have good coverage and pressure and are not clogged or obstructed. Also, communicate any changes or issues with Insight Irrigation. Insight Irrigation is not responsible for landscape issues where there are maintenance issues.
- Grow-In Period: Unless stated otherwise in writing, the plant grow-in period will not exceed 60 days.

e. **Leaks –** The Client understands that Insight Irrigation cannot determine if and where an irrigation system has a minor leak during regular irrigation operation. Insight Irrigation can advise the Client when we observe major excessive flow events and remotely shut down the system once notified or witness the occurrence.

4. IRRIGATION MAINTENANCE AND REPAIR:

a. **Irrigation Software**: Only Insight and Client representatives have admin rights to the software. The Client bears annual subscription/communication costs.

The annual communication cost for your property is $200 and will be invoiced on January 1, 2024

b. **New Construction**: The irrigation contractor will handle new installations, while Insight will manage software updates related to these new systems.

5. FINANCIAL TERMS:

a. Special requests beyond the scope of this Agreement are billable at $80.00/hr. during regular business hours and $150.00/hr. outside of business hours.

Rate: Hawthorne Ranch agrees to pay Insight Irrigation LLC a fee of $500 per month until the zone count exceeds 250 zones, at which time the cost is $2 per zone.

Hawthorne Ranch's Current Estimated Zone Count is 75 as of July 11th, 2024. This is subject to change and will be updated monthly as the property grows.

EXHIBIT B: CERTIFICATE OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Olson Insurance Agency Inc.
545 N. Umatilla Blvd
Umatilla, FL 32784

CONTACT NAME:
PHONE (A/C, No, Ext): 352-669-4547 | FAX (A/C, No): 352-669-4421
E-MAIL ADDRESS: OLSONINS@yahoo.com

INSURER(S) AFFORDING COVERAGE	NAIC#
INSURER A: CLEAR BLUE INSURANCE	
INSURER B: INFINITY COMMERCIAL AUTO	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
INSIGHT IRRIGATION, LLC

36767 E ELDORADO LAKE DR
EUSTIS, FL 32736

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
Y	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC	Y	Y	BGFL0021505404	07/10/24	07/10/25	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] ALL OWNED AUTOS [X] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS			509820052218001	10/15/23	10/15/24	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Hawthorne Mill North CDD, its officers, supervisors, agents, managers, counsel, engineers, staff and representatives are included as Additional Insureds on the above-listed policies. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds,

CERTIFICATE HOLDER
Wrathell, Hunt and Associates, LLC
Attn: Andrew Kantarzhi
2300 Glades Road #410W
Boca Raton, FL 33431

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Susan McNamee

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HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS C

July 11, 2024

Hawthorne Mill North Community Development District
c/o Cindy Cerbone, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Hawthorne Phases 2 & 3 (Portion) Improvements

Dear Cindy,

Pursuant to the *Acquisition Agreement,* dated January 27, 2023 (**"Acquisition Agreement"**), by and between the Hawthorne Mill North Community Development District (**"District"**) and Forestar (USA) Real Estate Group Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" 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 subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the roadways (which comprise a portion of the Improvements) to the City.

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:
HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON FOLLOWING PAGE]

Name: _____
Title: _____

Sincerely,
FORESTAR (USA) REAL ESTATE GROUP INC.

Name: Michael E. McGraw
Title: VP, Controller

July 11, 2024

Hawthorne Mill North Community Development District
c/o Cindy Cerbone, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Hawthorne Phases 2 & 3 Improvements (Portion)

Dear Cindy,

Pursuant to the *Acquisition Agreement,* dated January 27, 2023 (**"Acquisition Agreement"**), by and between the Hawthorne Mill North Community Development District (**"District"**) and Forestar (USA) Real Estate Group Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" 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 subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the roadways (which comprise a portion of the Improvements) to the City.

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:
HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

Shelley Kaecher
Name: Shelley Kaecher
Title: Chair

Sincerely,
FORESTAR (USA) REAL ESTATE GROUP INC.

[SIGNATURE ON PRIOR PAGE]
Name: James D. Allen
Title: Executive Vice President

EXHIBIT A

Description of Hawthorne Phases 2 & 3 (Portion) Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tracts F-2, N-2, and V-2 (Open Space – Ponds N-30, N-32, and N-31, respectively), Tracts H-2, L-2, T-2, Y-2 and AA-2 (Wetland Buffer), Tracts I-2, K-2, U-2 and Z-2 (Wetland), the "Private Drainage Easements," and any "Drainage Easements", as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tract W-2 (Lift Station), and "Public Utility Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Roadways - All public roads, pavement, curbing and other physical improvements the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 3 Surface Water Management – Those certain materials for the drainage and surface water management systems, located within the rights-of-way designated as Barberry Avenue, Anemone Court, Ligonberry Street, Cloudberry Avenue, Yaupon Holly Way, Penelope Trail, Butterscotch Circle (Public Rights-of-Way), Tract A-3, G-3, H-3, O-3 (Wetland), Tracts B-3, C-3 and P-3 (Wetland Buffer), Tracts F-3, M-3, Q-3 and V-3 (Open Space – Ponds N-12, Existing Pond, N-13B, N-13A, respectively), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 3A - 3B,* attached hereto as **Exhibit C,** and specifically detailed below: .

	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Connect to Existing	$4,440.00	$4,000.00	$0.00	$440.00
12" HDPE	$41,350.00	$37,215.00	$0.00	$4,135.00
15" HDPE	$30,807.00	$27,726.30	$0.00	$3,080.70
18" HDPE	$17,904.00	$16,113.60	$0.00	$1,790.40
15" RCP	$310,575.00	$279,517.50	$0.00	$31,057.50
18" RCP	$117,247.50	$105,522.75	$0.00	$11,724.75
24" RCP	$265,535.00	$238,981.50	$0.00	$26,553.50
30" RCP	$135,242.75	$121,718.47	$0.00	$13,524.28
36" RCP	$172,026.00	$154,733.40	$0.00	$17,292.60
48" RCP	$71,505.00	$64,354.50	$0.00	$7,150.50

14" x 23" ERCP	$18,771.75	$16,896.57	$0.00	1,877.18
19" x 30" ERCP	$25,326.00	$22,793.00	$0.00	$2,532.60
TOTALS:	**$1,210,730.00**	**$1,089,572.59**	**$0.00**	**$121,159.01**

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 public improvements for Phases 2 & 3 of the project as described in the *Second Supplemental Engineer's Report – 2024 Project*, dated June 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phases 2 & 3 Earthwork*	$3,428,883.15	$3,085,994.83	$0.00	$342,888.32
Phases 2 & 3 Grassing	$539,360.75	$438,904.80	$51,688.75	$48,767.20
Phases 2 & 3 Storm	$564,136.00	$507,722.40	$0.00	$56,413.60
Phase 2 Stormwater	$1,324,162.25	$1,174,428.45	$19,241.75	$130,492.05
Phase 2 Sanitary	$1,119,492.50	$972,382.50	$39,067.50	$108,042.50
Phase 2 Forcemain	$532,590.00	$479,331.00	$0.00	$53,259.00
Phase 2 Lift Station	$807,435.00	$726,691.50	$0.00	$80,743.50
Phase 2 Watermain	$1,211,774.00	$1,078,399.80	$13,552.00	$119,822.20
Phase 2 Roadway	$1,772,843.00	$1,409,310.86	$206,942.04	$156,590.10
Phase 3 Stormwater	$1,210,730.00	$1,089,572.59	$0.00	$121,159.01
Totals:	**$12,511,406.65**	**$10,962,738.73**	**$330,492.04**	**$1,218,177.48**

*The total amount of earthwork **does not** include the "Fine Grade Disturbed Areas" in the amount of $277,086.00.

EXHIBIT B

DRAFT Hawthorne Phase 2A - 2B Plat

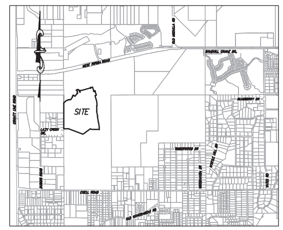
HAWTHORNE PHASE 2A-2B

PLAT BOOK: PAGE:

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (E 1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.) OVER ANY LOTS AND TRACTS AS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAKELAND AND SHALL BE MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT. NOTHING HEREIN SHALL OPERATE OR BE CONSTRUED TO CREATE AN OBLIGATION UPON THE CITY OF LAKELAND TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN THE B.P.E. OR UPON THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED THEREIN.
6. TRACTS C-2, E-2, G-2, M-2, O-2, P-2, Q-2 AND X-2 (OPEN SPACE) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
7. TRACT: D-2 (OPEN SPACE/RECREATION) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
8. TRACTS: F-2, N-2, AND V-2, (OPEN SPACE / PONDS) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
9. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
10. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
11. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
12. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
13. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
14. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
15. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
16. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
17. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
18. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
19. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408-1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961-1965.
20. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
21. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
22. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961-1965.



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-2	0.14	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION, INC.	2A
B-2	0.04	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	2A
C-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
D-2	1.38	OPEN SPACE	RECREATION	HOA	HOME OWNERS ASSOCIATION	2A
E-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
F-2	15.18	OPEN SPACE	POND N-30	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
G-2	0.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
H-2	0.30	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
I-2	3.79	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
K-2	6.35	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
L-2	2.10	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
M-2	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
N-2	5.05	OPEN SPACE	POND N-32	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
O-2	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
P-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Q-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
R-2	0.45	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
S-2	0.12	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
T-2	1.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
U-2	6.09	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
V-2	5.28	OPEN SPACE	POND N-31	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
W-2	0.12	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	2B
X-2	0.71	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Y-2	0.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
Z-2	2.52	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
AA-2	0.44	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
BB-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A

LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS
NO.	NUMBER
N.R	NON-RADIAL
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
OA	OVERALL
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
PLS	PROFESSIONAL LICENSED SURVEYOR
(M)	MEASURED DISTANCE
CDD	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
HOA	HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM LB 8011)
⊗	SET NAIL & DISK (PCP LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED

HAWTHORNE PHASE 2A-2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 2A-2B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC.

FOR INDIVIDUAL TRACT DEDICATION PLEASE REFER TO THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

TRACTS SHOWN IN THE TRACT SUMMARY TABLE BEING OWNED AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC ARE DEDICATED FOR THE PRIVATE USE OF THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "ASSOCIATION"). THE ASSOCIATION HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

TRACT W-2 (LIFT STATION) IS HEREBY DEDICATED TO THE CITY FOR OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE LIFT STATION.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS CONTRACTORS, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS (E.G., ROAD BASE, PAVING, CURB, GUTTER, ETC.) OVER ALL PUBLIC RIGHTS-OF-WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH IMPROVEMENTS AND TURN THEM OVER TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD"), ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER, WATER, SEWER AND RECLAIM UTILITIES, AS WELL AS STREET LIGHT, LANDSCAPE, HARDSCAPE AND IRRIGATION IMPROVEMENTS, WITHIN ALL RIGHTS-OF-WAY, WITHIN TRACT W-2, AND WITHIN ALL UTILITIES EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH IMPROVEMENTS WITHIN SUCH AREAS; PROVIDED HOWEVER THAT IT IS ANTICIPATED THAT UPON COMPLETION, THE CDD WILL TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES TO THE CITY FOR OWNERSHIP AND OPERATION.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "CDD"), FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS. THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH DRAINAGE IMPROVEMENTS WITHIN SUCH AREAS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON ______________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ____________________________

TITLE: VICE PRESIDENT

WITNESS (SIGNATURE) ______________ WITNESS (PRINTED) ______________

WITNESS (SIGNATURE) ______________ WITNESS (PRINTED) ______________

"ACKNOWLEDGEMENT"

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _______DAY OF _______ _____, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ____________________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY

NOTARY PRINTED NAME

MY COMMISSION EXPIRES ______________ MY COMMISSION NO. ______________

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, A DISTANCE OF 434.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF SECTION 18, RUN N52°20'21"E, A DISTANCE OF 185.94 FEET; THENCE N55°25'17"E, A DISTANCE OF 61.81 FEET; THENCE N70°24'53"E, A DISTANCE OF 84.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°06'22", A CHORD BEARING OF N79°28'04"E AND A CHORD DISTANCE OF 7.87 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.90 FEET TO THE POINT OF TANGENCY; THENCE N88°31'15"E, A DISTANCE OF 118.59 FEET; THENCE N30°52'29"E, A DISTANCE OF 102.67 FEET; THENCE N39°19'01"E, A DISTANCE OF 60.18 FEET; THENCE N04°32'42"E, A DISTANCE OF 67.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°18'45", A CHORD BEARING OF N24°12'05"E AND A CHORD DISTANCE OF 16.82 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.15 FEET TO THE POINT OF TANGENCY; THENCE N43°51'27"E, A DISTANCE OF 30.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'10", A CHORD BEARING OF N89°39'02"E AND A CHORD DISTANCE OF 35.84 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO THE POINT OF TANGENCY; THENCE S44°33'23"E, A DISTANCE OF 71.64 FEET; THENCE S87°38'42"E, A DISTANCE OF 36.68 FEET; THENCE N27°44'34"E, A DISTANCE OF 57.54 FEET; THENCE N38°38'28"E, A DISTANCE OF 52.64 FEET; THENCE N51°03'13"E, A DISTANCE OF 55.45 FEET; THENCE N43°38'55"E, A DISTANCE OF 35.79 FEET; THENCE N16°41'19"W, A DISTANCE OF 47.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°48'24", A CHORD BEARING OF N03°17'07"W AND A CHORD DISTANCE OF 11.59 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.70 FEET TO THE POINT OF TANGENCY; THENCE N10°07'05"E, A DISTANCE OF 59.95 FEET; THENCE N44°35'08"W, A DISTANCE OF 74.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 126°48'55", A CHORD BEARING OF N18°49'19"E AND A CHORD DISTANCE OF 44.71 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.33 FEET TO THE POINT OF TANGENCY; THENCE N82°13'47"E, A DISTANCE OF 75.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°21'21", A CHORD BEARING OF S73°05'33"E AND A CHORD DISTANCE OF 20.88 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.54 FEET TO THE POINT OF TANGENCY; THENCE S48°24'52"E, A DISTANCE OF 60.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°25'10", A CHORD BEARING OF S35°42'17"E AND A CHORD DISTANCE OF 11.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.09 FEET TO THE POINT OF TANGENCY; THENCE S22°59'42"E, A DISTANCE OF 67.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°27'04", A CHORD BEARING OF S06°46'10"E AND A CHORD DISTANCE OF 13.97 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.16 FEET TO THE POINT OF TANGENCY; THENCE N77°21'48"E, A DISTANCE OF 16.68 FEET; THENCE N12°38'12"W, A DISTANCE OF 83.08 FEET; THENCE N75°27'15"E, A DISTANCE OF 182.38 FEET; THENCE N77°21'48"E, A DISTANCE OF 373.69 FEET; THENCE N80°42'50"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1704.00 FEET, A CENTRAL ANGLE OF 01°03'47", A CHORD BEARING OF N08°45'16"W AND A CHORD DISTANCE OF 31.62 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.62 FEET TO THE END OF SAID CURVE; THENCE N81°46'37"E, A DISTANCE OF 136.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 08°41'07", A CHORD BEARING OF S12°33'56"E AND A CHORD DISTANCE OF 237.46 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.69 FEET TO THE END OF SAID CURVE; THENCE N73°05'31"E, A DISTANCE OF 80.00 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°42'02", A CHORD BEARING OF S17°45'30"E AND A CHORD DISTANCE OF 44.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.16 FEET TO THE END OF SAID CURVE; THENCE S18°36'31"E, A DISTANCE OF 211.16 FEET; THENCE S71°23'29"W, A DISTANCE OF 80.00 FEET; THENCE S18°36'31"E, A DISTANCE OF 92.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 18°40'50", A CHORD BEARING OF S09°16'07"E AND A CHORD DISTANCE OF 483.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 485.14 FEET TO THE POINT OF TANGENCY; THENCE S00°04'18"W, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 11°14'57", A CHORD BEARING OF S05°33'10"E AND A CHORD DISTANCE OF 307.36 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 307.85 FEET TO THE POINT OF TANGENCY; THENCE S11°10'39"E, A DISTANCE OF 303.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 16°41'42", A CHORD BEARING OF S02°49'47"E AND A CHORD DISTANCE OF 432.05 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.58 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE S54°34'30"W, A DISTANCE OF 506.41 FEET; THENCE N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE N90°00'00"W, A DISTANCE OF 270.47 FEET TO THE WEST LINE OF THE EAST 1/2 OF OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°14'25"W ALONG SAID WEST LINE OF SECTION 18, A DISTANCE OF 1455.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 91.28 ACRES MORE OR LESS.

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF ______________ , A.D. 2024.

BY: ______________________
CHAIRPERSON

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
CLERK OF THE CIRCUIT COURT

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3-8	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 2A-2B, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

______________________ DATE

WILLIAM P. HINKLE, (PSM)
PROFESSIONAL SURVEYOR AND MAPPER, NO. 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

CITY SURVEYOR CONSULTANT APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ______________________ DATE: ____________
JEFFREY P. AMMERMANN, PSM #7388
CHASTAIN SKILLMAN, INC. LB #262
(CITY SURVEYOR)

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
SHAWN SHERROUSE
CITY MANAGER

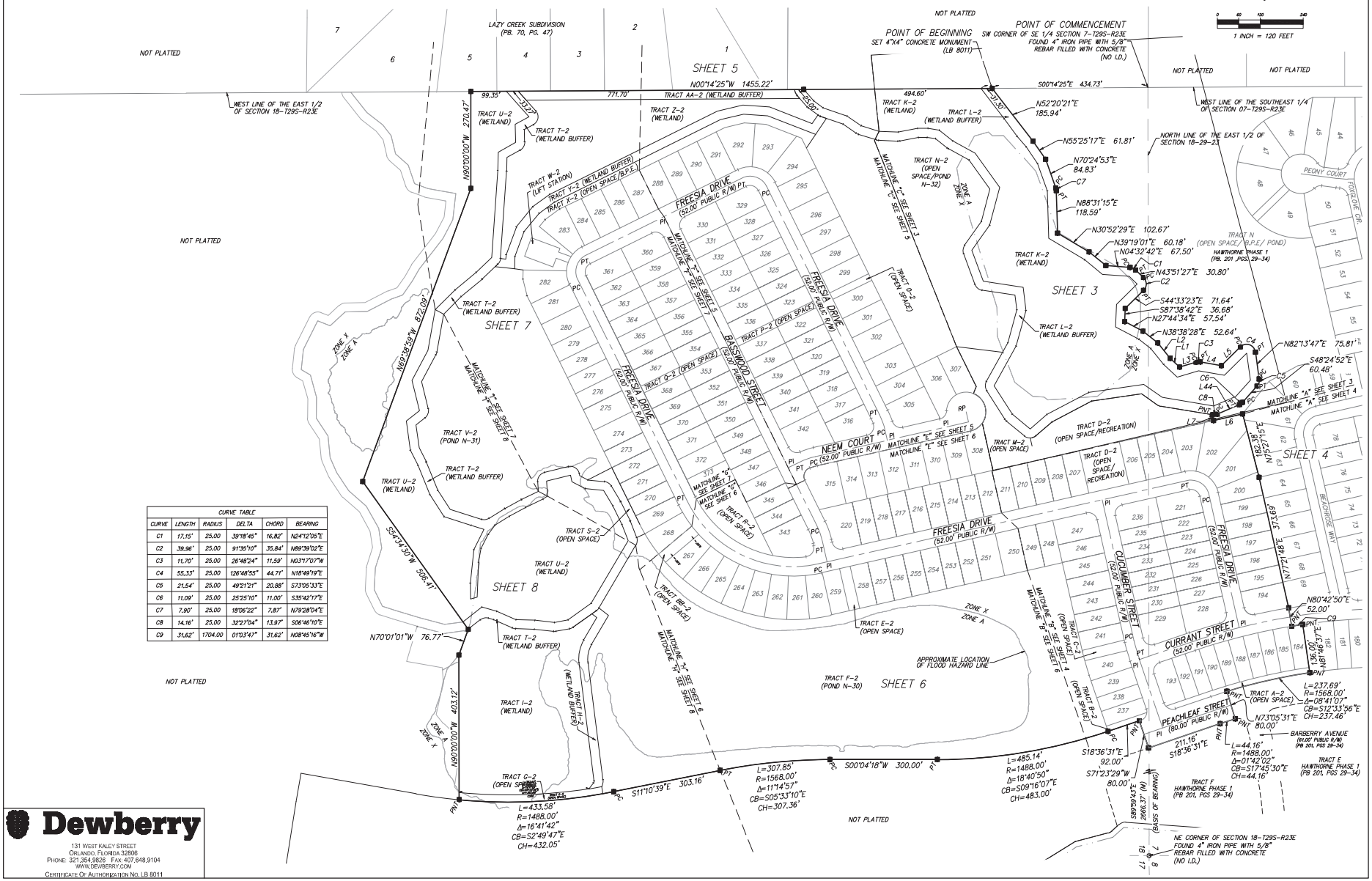
Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 2 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	17.15'	25.00	39°18'45"	16.82'	N24°12'05"E
C2	39.96'	25.00	91°35'10"	35.84'	N89°39'02"E
C3	11.70'	25.00	26°48'24"	11.59'	N03°17'07"W
C4	55.33'	25.00	126°48'55"	44.71'	N18°49'19"E
C5	21.54'	25.00	49°21'21"	20.88'	S73°05'33"E
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C7	7.90'	25.00	18°06'22"	7.87'	N79°28'04"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C9	31.62'	1704.00	01°03'47"	31.62'	N08°45'16"W

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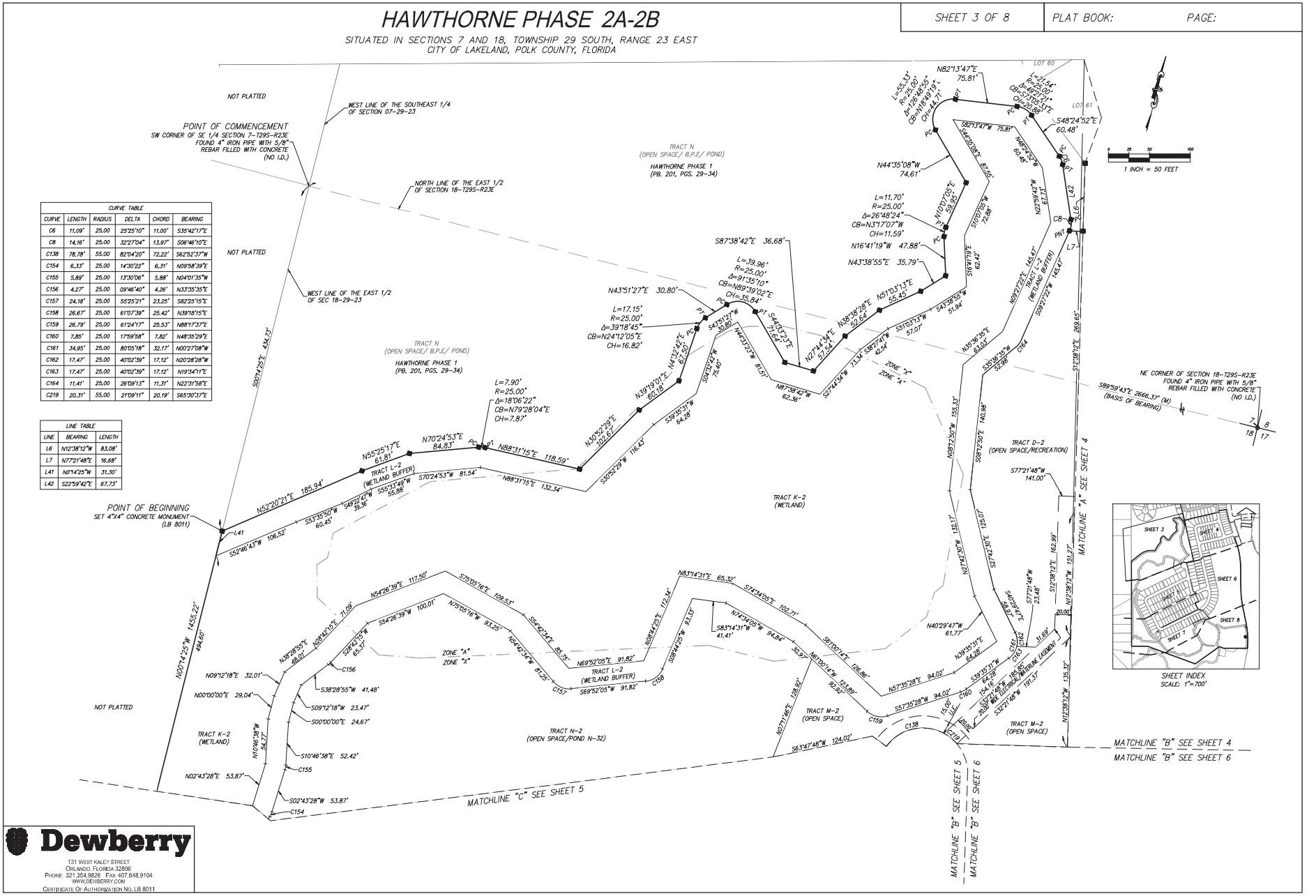
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 3 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C138	78.78'	55.00	82°04'20"	72.22'	S62°52'37"W
C154	6.33'	25.00	14°30'22"	6.31'	N09°58'39"E
C155	5.89'	25.00	13°30'06"	5.88'	N04°01'35"W
C156	4.27'	25.00	09°46'40"	4.26'	N33°35'35"E
C157	24.18'	25.00	55°25'21"	23.25'	S82°25'15"E
C158	26.67'	25.00	61°07'39"	25.42'	N39°18'15"E
C159	26.79'	25.00	61°24'17"	25.53'	N88°17'37"E
C160	7.85'	25.00	17°59'58"	7.82'	N48°35'29"E
C161	34.95'	25.00	80°05'18"	32.17'	N00°27'08"W
C162	17.47'	25.00	40°02'39"	17.12'	N20°28'28"W
C163	17.47'	25.00	40°02'39"	17.12'	N19°34'11"E
C164	11.41'	25.00	26°09'13"	11.31'	N22°31'58"E
C219	20.31'	55.00	21°09'11"	20.19'	S65°30'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L6	N12°38'12"W	83.08'
L7	N77°21'48"E	16.68'
L41	N0°14'25"W	31.30'
L42	S22°59'42"E	67.73'

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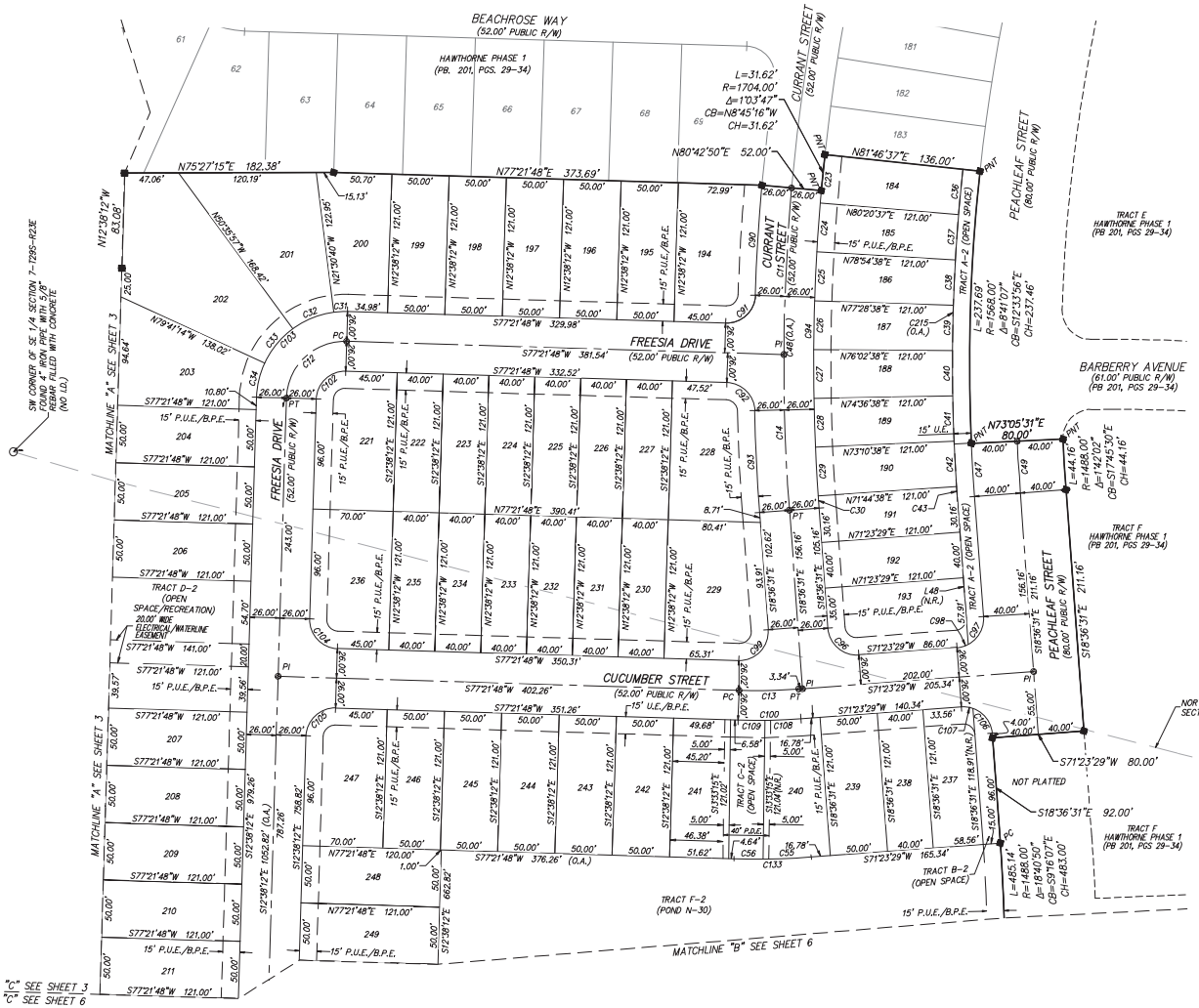
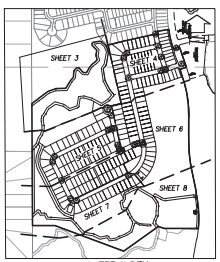
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 4 OF 8	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C11	145.54'	1730.00	04°49'13"	145.50'	S11°41'46"E
C12	80.11'	51.00	90°00'00"	72.12'	S32°21'48"W
C13	52.12'	500.00	05°58'19"	52.09'	S74°22'38"W
C14	135.95'	1730.00	04°30'09"	135.91'	S16°21'27"E
C23	42.63'	1704.00	01°26'00"	42.63'	S08°56'23"E
C24	42.63'	1704.00	01°26'00"	42.63'	S10°22'23"E
C25	42.63'	1704.00	01°26'00"	42.63'	S11°48'22"E
C26	42.63'	1704.00	01°26'00"	42.63'	S13°14'22"E
C27	42.63'	1704.00	01°26'00"	42.63'	S14°40'22"E
C28	42.63'	1704.00	01°26'00"	42.63'	S16°06'22"E
C29	42.63'	1704.00	01°26'00"	42.63'	S17°32'22"E
C30	10.49'	1704.00	00°21'10"	10.49'	S18°25'57"E
C31	11.93'	77.00	08°52'27"	11.91'	S72°55'34"W
C32	39.09'	77.00	29°05'17"	38.67'	S53°56'42"W
C33	39.09'	77.00	29°05'17"	38.67'	S24°51'24"W
C34	30.84'	77.00	22°56'58"	30.64'	S01°09'43"E
C36	39.60'	1583.00	01°26'00"	39.60'	S08°56'23"E
C37	39.60'	1583.00	01°26'00"	39.60'	S10°22'23"E
C38	39.60'	1583.00	01°26'00"	39.60'	S11°48'22"E
C39	39.60'	1583.00	01°26'00"	39.60'	S13°14'22"E
C40	39.60'	1583.00	01°26'00"	39.60'	S14°40'22"E
C41	39.60'	1583.00	01°26'00"	39.60'	S16°06'22"E
C42	39.60'	1583.00	01°26'00"	39.60'	S17°32'22"E
C43	9.74'	1583.00	00°21'10"	9.74'	S18°25'57"E
C47	46.54'	1568.00	01°42'02"	46.54'	S17°45'30"E
C48	281.49'	1730.00	09°19'22"	281.18'	S13°56'51"E
C49	45.35'	1528.00	01°42'02"	45.35'	S17°45'30"E
C55	42.08'	647.00	03°43'34"	42.07'	S73°15'16"W
C56	25.36'	647.00	02°14'45"	25.36'	S76°14'25"W
C90	96.15'	1756.00	03°08'14"	96.14'	S10°51'17"E
C91	39.18'	25.00	89°47'12"	35.29'	N32°28'12"E
C92	37.93'	25.00	86°55'50"	34.40'	N59°10'17"W
C93	88.96'	1756.00	02°54'09"	88.95'	S17°09'27"E
C94	308.88'	1704.00	10°23'09"	308.45'	S13°24'57"E
C95	39.27'	25.00	90°00'00"	35.36'	N26°23'29"E
C96	39.27'	25.00	90°00'00"	35.36'	S63°36'31"E
C97	28.98'	25.00	66°25'19"	27.39'	N14°36'08"E
C98	10.29'	25.00	23°34'41"	10.22'	N59°36'08"E
C99	41.88'	25.00	95°58'19"	37.15'	N29°22'38"E
C100	54.83'	526.00	05°58'19"	54.80'	N74°22'38"E
C101	39.27'	25.00	90°00'00"	35.36'	N63°36'31"W
C102	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C103	120.95'	77.00	90°00'00"	108.89'	S32°21'48"W
C104	39.27'	25.00	90°00'00"	35.36'	S57°38'12"E
C105	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C106	28.98'	25.00	66°25'19"	27.39'	N51°49'11"W
C107	10.29'	25.00	23°34'41"	10.22'	S83°10'49"W
C108	31.40'	526.00	03°25'14"	31.40'	N73°06'05"E
C109	23.42'	526.00	02°33'05"	23.42'	N76°05'15"E
C111	284.22'	1568.00	10°23'09"	283.84'	S13°24'57"E
C133	67.44'	647.00	05°58'19"	67.41'	N74°22'38"E
C215	286.94'	1583.00	10°23'09"	286.55'	S13°24'57"E

LINE TABLE		
LINE	BEARING	LENGTH
L48	S18°36'31"E	128.07'





SHEET INDEX
SCALE: 1"=700'

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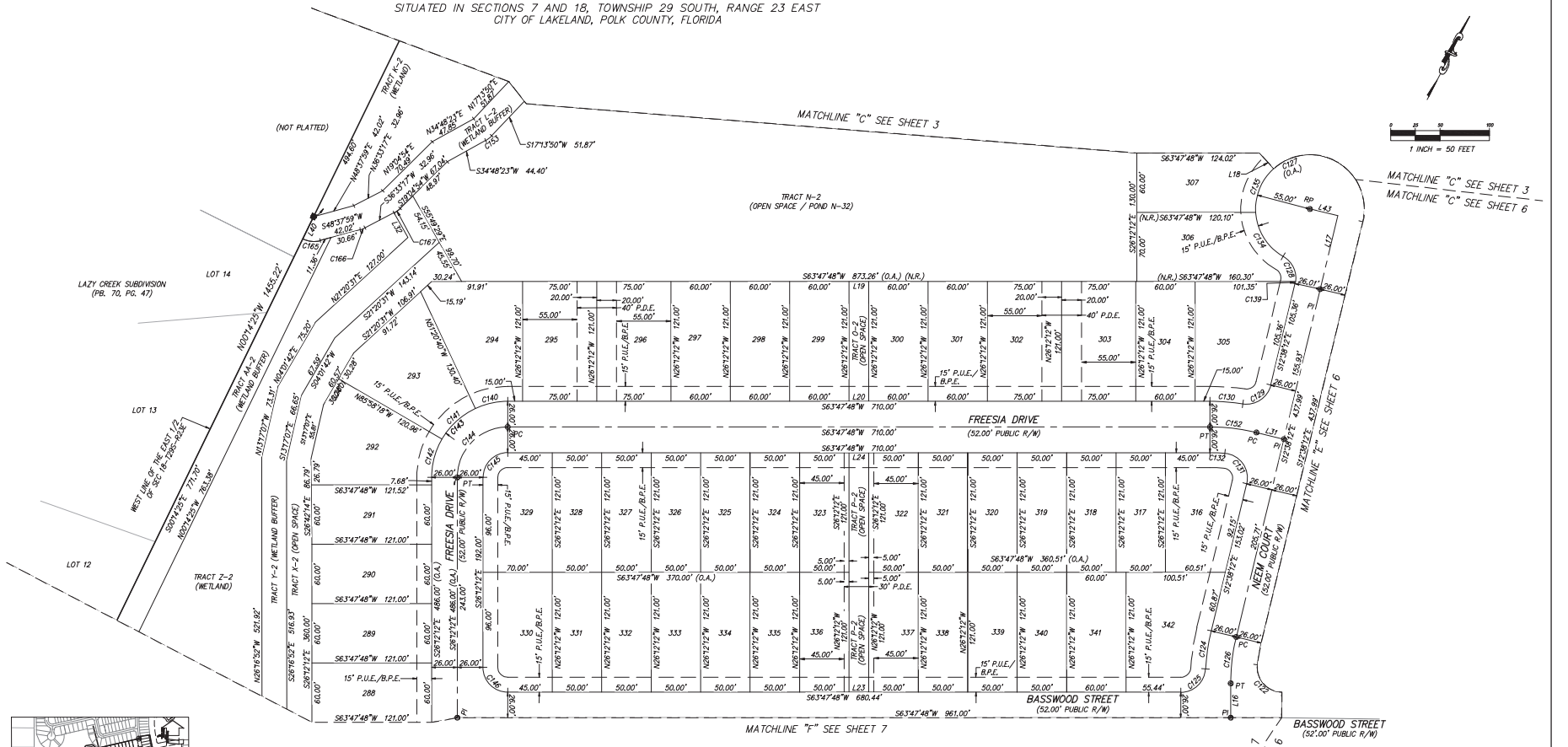
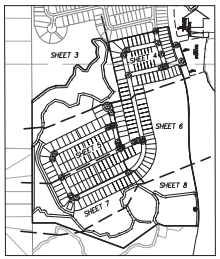
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 5 OF 8	PLAT BOOK:	PAGE:





SHEET INDEX
SCALE: 1"=700'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S26°12'12"E	34.81'
L17	N12°38'12"W	76.35'
L18	N68°09'33"W	21.25'
L19	S63°47'48"W	20.00'
L20	S63°47'48"W	20.00'
L23	N63°47'48"E	20.00'
L24	N63°47'48"E	20.00'
L31	N77°21'48"E	28.64'
L32	N55°49'29"W	28.66'
L40	N00°14'25"W	25.00'
L43	N77°21'48"E	29.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C124	38.93'	226.00	09°52'09"	38.88'	S17°34'17"E
C125	37.66'	25.00	86°18'10"	34.20'	N20°38'43"E
C126	47.36'	200.00	13°34'00"	47.25'	S19°25'12"E
C127	243.86'	55.00	254°02'17"	87.83'	S40°20'39"W
C128	32.31'	25.00	74°02'17"	30.10'	N49°39'21"W
C129	37.04'	25.00	84°53'22"	33.74'	N29°48'29"E
C130	33.35'	226.00	08°27'22"	33.32'	S68°01'29"W
C131	43.04'	25.00	98°37'49"	37.92'	N61°57'07"W
C132	14.99'	174.00	04°56'11"	14.99'	S66°15'53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C134	54.75'	55.00	57°02'02"	52.52'	S58°09'28"E
C135	49.42'	55.00	51°28'54"	47.77'	S03°54'00"E
C139	2.22'	25.00	05°04'52"	2.22'	N15°10'38"W
C140	33.79'	77.00	25°08'28"	33.52'	S51°13'34"W
C141	46.54'	77.00	34°37'38"	45.83'	S21°20'31"W
C142	40.63'	77.00	30°13'54"	40.16'	S11°05'15"E
C143	120.95'	77.00	90°00'00"	108.89'	S18°47'48"W
C144	80.11'	51.00	90°00'00"	72.12'	S18°47'48"W
C145	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C146	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C152	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C153	7.67'	25.00	17°34'33"	7.64'	N26°01'07"E
C165	17.94'	25.00	41°07'13"	17.56'	N69°11'36"E
C166	5.27'	25.00	12°04'43"	5.26'	N42°35'38"E
C167	7.62'	25.00	17°28'23"	7.59'	N27°49'05"E

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HAWTHORNE PHASE 2A-2B

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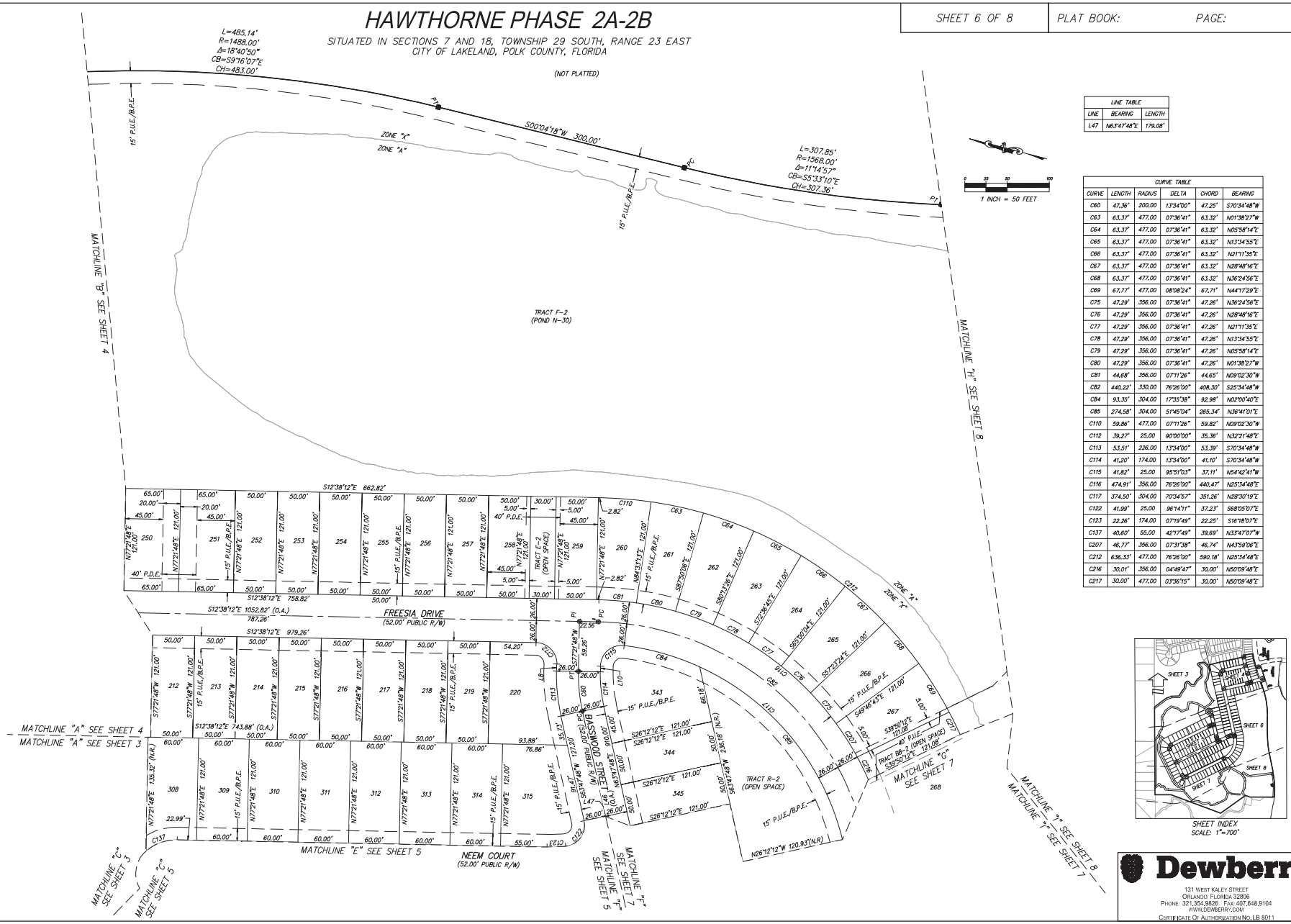
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 8	PLAT BOOK:	PAGE:



LINE TABLE		
LINE	BEARING	LENGTH
L47	N63°47'48"E	179.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C60	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C63	63.37'	477.00	07°36'41"	63.32'	N01°38'27"W
C64	63.37'	477.00	07°36'41"	63.32'	N05°58'14"E
C65	63.37'	477.00	07°36'41"	63.32'	N13°34'55"E
C66	63.37'	477.00	07°36'41"	63.32'	N21°11'35"E
C67	63.37'	477.00	07°36'41"	63.32'	N28°48'16"E
C68	63.37'	477.00	07°36'41"	63.32'	N36°24'56"E
C69	67.77'	477.00	08°08'24"	67.71'	N44°17'29"E
C75	47.29'	356.00	07°36'41"	47.26'	N36°24'56"E
C76	47.29'	356.00	07°36'41"	47.26'	N28°48'16"E
C77	47.29'	356.00	07°36'41"	47.26'	N21°11'35"E
C78	47.29'	356.00	07°36'41"	47.26'	N13°34'55"E
C79	47.29'	356.00	07°36'41"	47.26'	N05°58'14"E
C80	47.29'	356.00	07°36'41"	47.26'	N01°38'27"W
C81	44.68'	356.00	07°11'26"	44.65'	N09°02'30"W
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"W
C84	93.35'	304.00	17°35'38"	92.98'	N02°00'40"E
C85	274.58'	304.00	51°45'04"	265.34'	N36°41'01"E
C110	59.86'	477.00	07°11'26"	59.82'	N09°02'30"W
C112	39.27'	25.00	90°00'00"	35.36'	N32°21'48"E
C113	53.51'	226.00	13°34'00"	53.39'	S70°34'48"W
C114	41.20'	174.00	13°34'00"	41.10'	S70°34'48"W
C115	41.82'	25.00	95°51'03"	37.11'	N54°42'41"W
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C117	374.50'	304.00	70°34'57"	351.26'	N28°30'19"E
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C123	22.26'	174.00	07°19'49"	22.25'	S16°18'07"E
C137	40.60'	55.00	42°17'49"	39.69'	N33°47'07"W
C207	46.77'	356.00	07°31'38"	46.74'	N43°59'06"E
C212	636.33'	477.00	76°26'00"	590.18'	N25°34'48"E
C216	30.01'	356.00	04°49'47"	30.00'	N50°09'48"E
C217	30.00'	477.00	03°36'15"	30.00'	N50°09'48"E

SHEET INDEX
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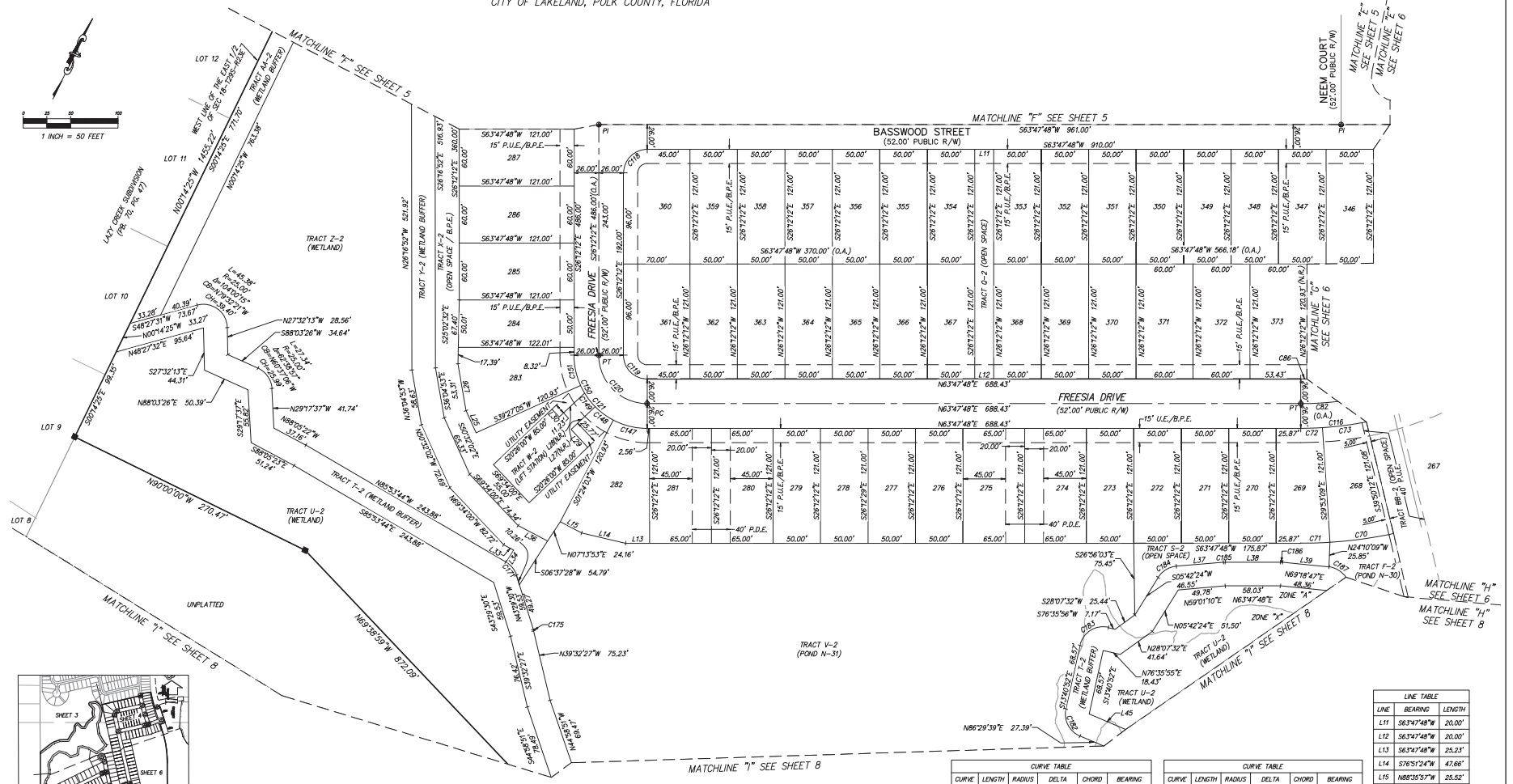
SHEET 7 OF 8	PLAT BOOK:	PAGE:



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	67.84'	477.00	08°08'56"	67.78'	N56°02'23"E
C71	30.66'	477.00	03°40'57"	30.65'	N61°57'20"E
C72	22.88'	356.00	03°40'57"	22.88'	N61°57'20"E
C73	46.82'	356.00	07°32'10"	46.79'	N56°20'46"E
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"E
C86	6.57'	304.00	01°14'15"	6.57'	N63°10'40"E
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C118	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C119	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E
C120	80.11'	51.00	90°00'00"	72.12'	S71°12'12"E
C121	120.95'	77.00	90°00'00"	108.89'	S71°12'12"E
C147	37.10'	77.00	27°36'15"	36.74'	N77°35'55"E
C148	23.91'	77.00	17°47'35"	23.82'	S79°42'10"E

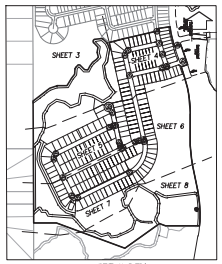
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C149	18.13'	77.00	13°29'13"	18.08'	S64°03'46"E
C150	9.10'	77.00	06°46'15"	9.09'	S53°56'02"E
C151	32.72'	77.00	24°20'43"	32.47'	S38°22'33"E
C171	18.50'	25.00	42°24'14"	18.08'	N64°41'37"W
C172	45.38'	25.00	104°00'15"	39.40'	N79°32'21"W
C173	27.34'	25.00	62°38'57"	25.99'	N60°37'06"W
C175	1.72'	25.00	03°57'03"	1.72'	N41°30'58"W
C182	34.83'	25.00	79°49'29"	32.08'	S53°35'37"E
C183	39.39'	25.00	90°16'48"	35.44'	S31°27'32"W
C184	23.26'	25.00	53°18'45"	22.43'	S32°21'47"W
C185	2.08'	25.00	04°46'39"	2.08'	S61°24'29"W
C186	2.41'	25.00	05°30'58"	2.41'	S66°33'17"W
C187	21.65'	25.00	49°36'34"	20.98'	N84°14'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L11	S63°47'48"W	20.00'
L12	S63°47'48"W	20.00'
L13	S63°47'48"W	25.23'
L14	S76°51'24"W	47.66'
L15	N88°35'57"W	25.52'
L25	S50°32'55"E	25.52'
L26	S36°00'16"E	50.00'
L27	S20°26'00"W	35.02' (N.R.)
L28	S20°26'00"W	36.75' (N.R.)
L29	S69°34'00"E	25.77'
L30	N69°34'00"W	11.23'
L33	N88°35'57"W	11.66'
L34	N6°37'28"E	15.03'
L36	S88°35'57"E	34.86'
L37	S59°01'09"W	49.78'
L38	S63°47'48"W	58.03'
L39	S69°18'46"W	49.07'
L45	S86°29'38"W	41.90'

HAWTHORNE PHASE 2A-2B

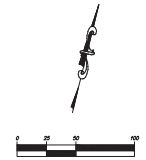
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

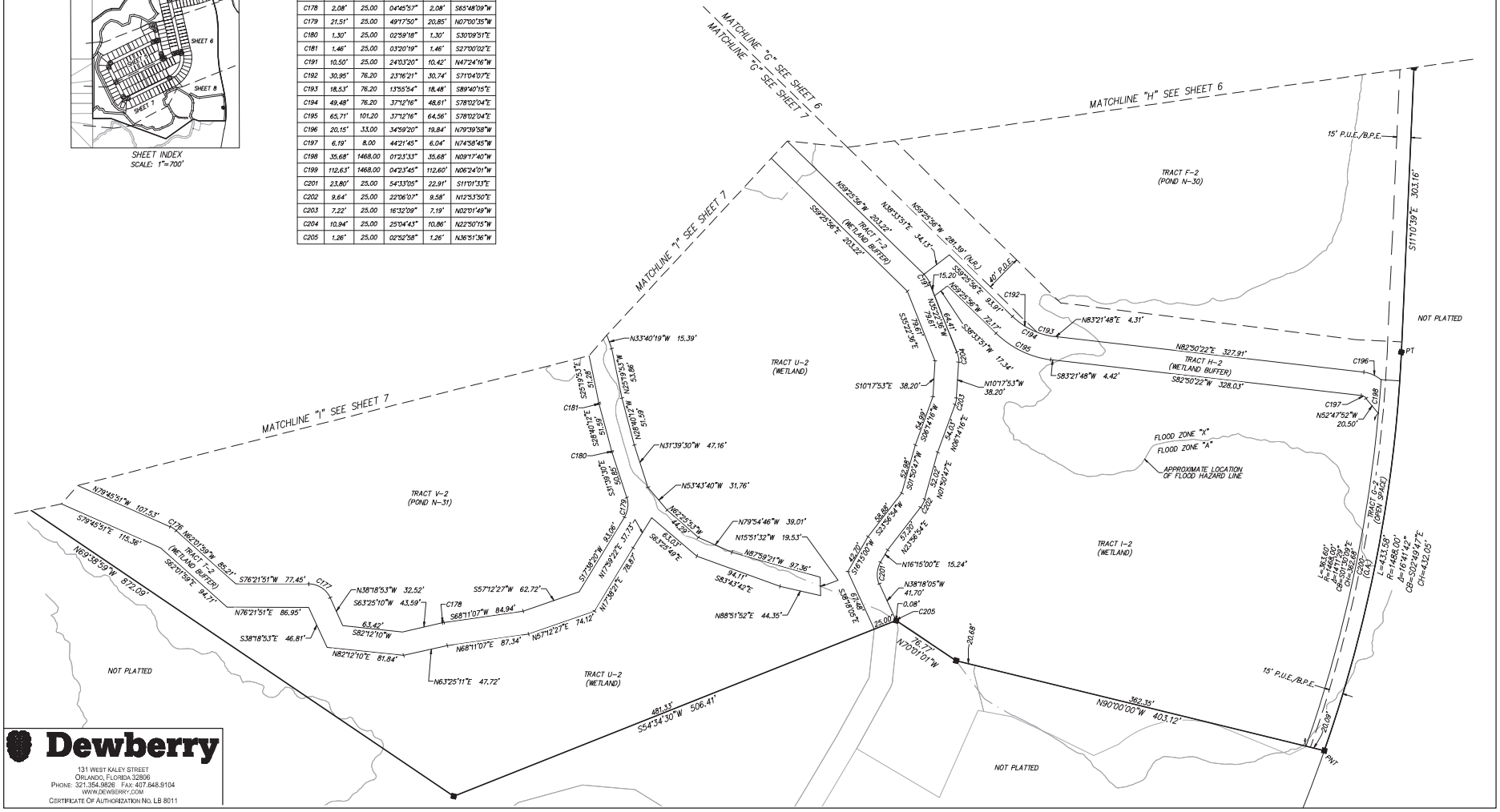
SHEET 8 OF 8	PLAT BOOK:	PAGE:



SHEET INDEX
SCALE: 1"=700'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C176	7.74'	25.00	17°43'52"	7.71'	N70°53'55"W
C177	28.50'	25.00	65°19'16"	26.98'	N70°58'31"W
C178	2.08'	25.00	04°45'57"	2.08'	S65°48'09"W
C179	21.51'	25.00	49°17'50"	20.85'	N07°00'35"W
C180	1.30'	25.00	02°59'18"	1.30'	S30°09'51"E
C181	1.46'	25.00	03°20'19"	1.46'	S27°00'02"E
C191	10.50'	25.00	24°03'20"	10.42'	N47°24'16"W
C192	30.95'	76.20	23°16'21"	30.74'	S71°04'07"E
C193	18.53'	76.20	13°55'54"	18.48'	S89°40'15"E
C194	49.48'	76.20	37°12'16"	48.61'	S78°02'04"E
C195	65.71'	101.20	37°12'16"	64.56'	S78°02'04"E
C196	20.15'	33.00	34°59'20"	19.84'	N79°39'58"W
C197	6.19'	8.00	44°21'45"	6.04'	N74°58'45"W
C198	35.68'	1468.00	01°23'33"	35.68'	N09°17'40"W
C199	112.63'	1468.00	04°23'45"	112.60'	N06°24'01"W
C201	23.80'	25.00	54°33'05"	22.91'	S11°01'33"E
C202	9.64'	25.00	22°06'07"	9.58'	N12°53'50"E
C203	7.22'	25.00	16°32'09"	7.19'	N02°01'49"W
C204	10.94'	25.00	25°04'43"	10.86'	N22°50'15"W
C205	1.26'	25.00	02°52'58"	1.26'	N36°51'36"W





Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

EXHIBIT C

DRAFT Hawthorne Phase 3A - 3B Plat

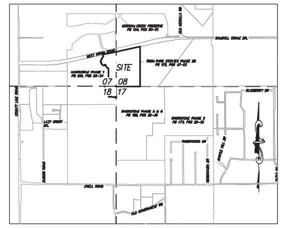
HAWTHORNE PHASE 3A-3B

PLAT BOOK: PAGE:

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 07, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.'S) OVER ANY LOTS AND TRACTS AS SHOWN HEREON SHALL BE OWNED BY THE CITY OF LAKELAND MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
6. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
7. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
8. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
11. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
12. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
13. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
14. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
15. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
16. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408-1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961-1965.
17. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
18. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
19. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961-1965.
20. TRACTS L-3 (OPEN SPACE), P-3 (WETLAND BUFFER) AND R-3 (OPEN SPACE) ARE SUBJECT TO A PUBLIC UTILITY EASEMENT.



VICINITY MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

PUE	PUBLIC UTILITY EASEMENT
NO.	NUMBER
PSM	PROFESSIONAL SURVEYOR & MAPPER
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
PI	POINT OF INTERSECTION
OA	OVERALL
U.E.	UTILITY EASEMENT
PB	PLAT BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
PLS	PROFESSIONAL LICENSED SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
N.R.	NON-RADIAL
RP	RADIUS POINT
I.D.	IDENTIFICATION
℄	CENTERLINE
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM DEWBERRY LB 8011)
◎	SET NAIL & DISK (PCP DEWBERRY LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
○	FOUND IRON PIPE AS NOTED

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-3	8.13	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
B-3	0.32	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
C-3	0.82	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
D-3	0.94	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
E-3	3.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
F-3	7.92	OPEN SPACE	POND N-12	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
G-3	4.23	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
H-3	0.52	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
I-3	0.13	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
J-3	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
K-3	0.24	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
L-3	0.14	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
M-3	4.53	OPEN SPACE	EXISTING POND	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
N-3	0.13	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	3B
O-3	3.71	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3B
P-3	0.91	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3B
Q-3	3.79	OPEN SPACE	POND N-13B	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
R-3	0.92	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
S-3	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
T-3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
U-3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
V-3	3.63	OPEN SPACE	POND N-13A	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
W-3	0.46	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B
X-3	0.52	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1303.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST PIPKIN ROAD AND TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7090.00 FEET, A CENTRAL ANGLE OF 01°58'47", A CHORD BEARING OF N78°21'11"E AND A CHORD DISTANCE OF 244.95 FEET; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 244.96 FEET TO THE END OF SAID CURVE; THENCE N77°21'48"E, A DISTANCE OF 991.75 FEET; THENCE N80°13'33"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 300.00 FEET; THENCE N74°30'03"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 65.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: N77°21'48"E, A DISTANCE OF 234.42 FEET; THENCE N88°40'24"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 600.00 FEET; THENCE N66°03'12"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 900.00 FEET; THENCE N82°21'50"E, A DISTANCE OF 243.58 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE; S00°15'34"E, A DISTANCE OF 2168.03 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE S89°51'39"W, ALONG SAID SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 1324.84 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN S00°18'05"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 239 SOUTH, RANGE 23 EAST, A DISTANCE OF 583.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06°03'22", A CHORD BEARING OF S86°41'01"W AND A CHORD DISTANCE OF 2.64 FEET; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.64 FEET TO A POINT OF TANGENCY; THENCE S83°39'20"W, A DISTANCE OF 63.54 FEET; THENCE N80°36'44"W, A DISTANCE OF 196.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 13°22'53", A CHORD BEARING OF N83°14'15"W AND A CHORD DISTANCE OF 50.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.45 FEET TO A POINT OF TANGENCY; THENCE N89°55'42"W, A DISTANCE OF 82.20 FEET; THENCE N48°24'55"W, A DISTANCE OF 25.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 56°33'25", A CHORD BEARING OF N13°18'23"E AND A CHORD DISTANCE OF 57.80 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.21 FEET TO A POINT OF TANGENCY; THENCE N14°58'19"W, A DISTANCE OF 62.23 FEET, THENCE N19°40'30"W, A DISTANCE OF 48.41 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 31°24'36", A CHORD BEARING OF N35°22'48"W AND A CHORD DISTANCE OF 33.02 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.44 FEET TO A POINT OF TANGENCY; THENCE N51°05'06"W, A DISTANCE OF 73.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 19°18'51", A CHORD BEARING OF N41°25'41"W AND A CHORD DISTANCE OF 4.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.72 FEET TO A POINT OF TANGENCY; THENCE N31°46'16"W, A DISTANCE OF 103.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 17°08'38", A CHORD BEARING OF N23°11'57"W AND A CHORD DISTANCE OF 4.17 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.19 FEET TO A POINT OF TANGENCY; THENCE N14°37'38"W, A DISTANCE OF 94.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°12'43", A CHORD BEARING OF N28°13'59"W AND A CHORD DISTANCE OF 11.76 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.87 FEET TO A POINT OF TANGENCY; THENCE N41°50'20"W, A DISTANCE OF 27.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°05'35", A CHORD BEARING OF N18°47'33"W AND A CHORD DISTANCE OF 19.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF TANGENCY; THENCE N04°15'15"E, A DISTANCE OF 257.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°34'27", A CHORD BEARING OF N06°32'28"E AND A CHORD DISTANCE OF 2.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.00 FEET TO A POINT OF TANGENCY; THENCE N08°49'41"E, A DISTANCE OF 110.74 FEET; THENCE N03°06'08"W, A DISTANCE OF 18.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°00'02", A CHORD BEARING OF N87°23'54"E AND A CHORD DISTANCE OF 25.99 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.99 FEET TO THE END OF SAID CURVE; THENCE N02°06'05"W, A DISTANCE OF 61.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1549.00 FEET, A CENTRAL ANGLE OF 02°22'36", A CHORD BEARING OF N89°05'13"E AND A CHORD DISTANCE OF 64.25 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.25 FEET TO A POINT OF TANGENCY; THENCE S89°43'29"E, A DISTANCE OF 79.73 FEET; THENCE N00°16'31"E, A DISTANCE OF 596.57 FEET; THENCE N61°12'32"W, A DISTANCE OF 46.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 59°31'47", A CHORD BEARING OF N31°26'39"W AND A CHORD DISTANCE OF 178.72 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.02 FEET TO THE END OF SAID CURVE; THENCE N48°19'15"W, A DISTANCE OF 64.92 FEET; THENCE S41°40'45"W, A DISTANCE OF 61.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°35'10", A CHORD BEARING OF S80°28'20"W AND A CHORD DISTANCE OF 31.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.85 FEET TO A POINT OF TANGENCY; THENCE N60°44'05"W, A DISTANCE OF 122.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°37'40", A CHORD BEARING OF N41°55'15"W AND A CHORD DISTANCE OF 16.12 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.42 FEET TO A POINT OF TANGENCY; THENCE N23°06'25"W, A DISTANCE OF 82.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°12'51", A CHORD BEARING OF N21°00'00"W AND A CHORD DISTANCE OF 1.84 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.84 FEET TO A POINT OF TANGENCY; THENCE N18°53'34"W, A DISTANCE OF 65.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°31'55", A CHORD BEARING OF N00°37'37"W AND A CHORD DISTANCE OF 15.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.94 FEET TO A POINT OF TANGENCY; THENCE N17°38'20"E, A DISTANCE OF 58.84 FEET; THENCE N16°11'55"E, A DISTANCE OF 76.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°31'43", A CHORD BEARING OF N27°27'47"E AND A CHORD DISTANCE OF 9.77 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.83 FEET TO A POINT OF TANGENCY; THENCE N38°43'38"E, A DISTANCE OF 85.88 FEET; THENCE N25°57'33"E, A DISTANCE OF 65.28 FEET; THENCE N01°06'03"W, A DISTANCE OF 37.64 FEET; THENCE N04°37'01"W, A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.81 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3-9	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CITY SURVEYOR APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ______________________ DATE: ____________
RICHARD G. POWELL, PLS #4468
(CITY SURVEYOR)

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 1, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

______________________ ____________
WILLIAM P. HINKLE (PSM) DATE
PROFESSIONAL SURVEYOR AND MAPPER, NO. LS 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

HAWTHORNE PHASE 3A-3B
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 3A-3B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY MAKE SUBJECT TO AND IN ACCORDANCE WITH THE PLAT NOTES, THE FOLLOWING DEDICATIONS.

TRACT DEDICATIONS SHALL BE IN ACCORDANCE WITH THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES. THE HAWTHORNE MILL NORTH HOMEOWNERS ASSOCIATION, INC. SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

THE 15.00 FOOT WIDE UTILITY EASEMENT (LAKELAND ELECTRIC) SHOWN ON TRACT Q-3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES.

THE 20.00 FOOT WIDE ELECTRICAL AND WATER LINE EASEMENT SHOWN ON TRACT M-3 AND TRACT V-3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES AND TO THE CITY OF LAKELAND, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE CITY OF LAKELAND WATER LINE IMPROVEMENTS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _ ____________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ______________________

TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

STATE OF FLORIDA, COUNTY OF ______________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ________ DAY OF ________, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AND ON BEHALF OF THE CORPORATION SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ______________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____
SIGNATURE OF NOTARY

____
NOTARY PRINTED NAME

______________________ ______________________
MY COMMISSION EXPIRES MY COMMISSION NO.

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
SHAWN SHERROUSE
CITY MANAGER

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF _______________ , A.D. 2024.

BY: ______________________
CHAIRPERSON

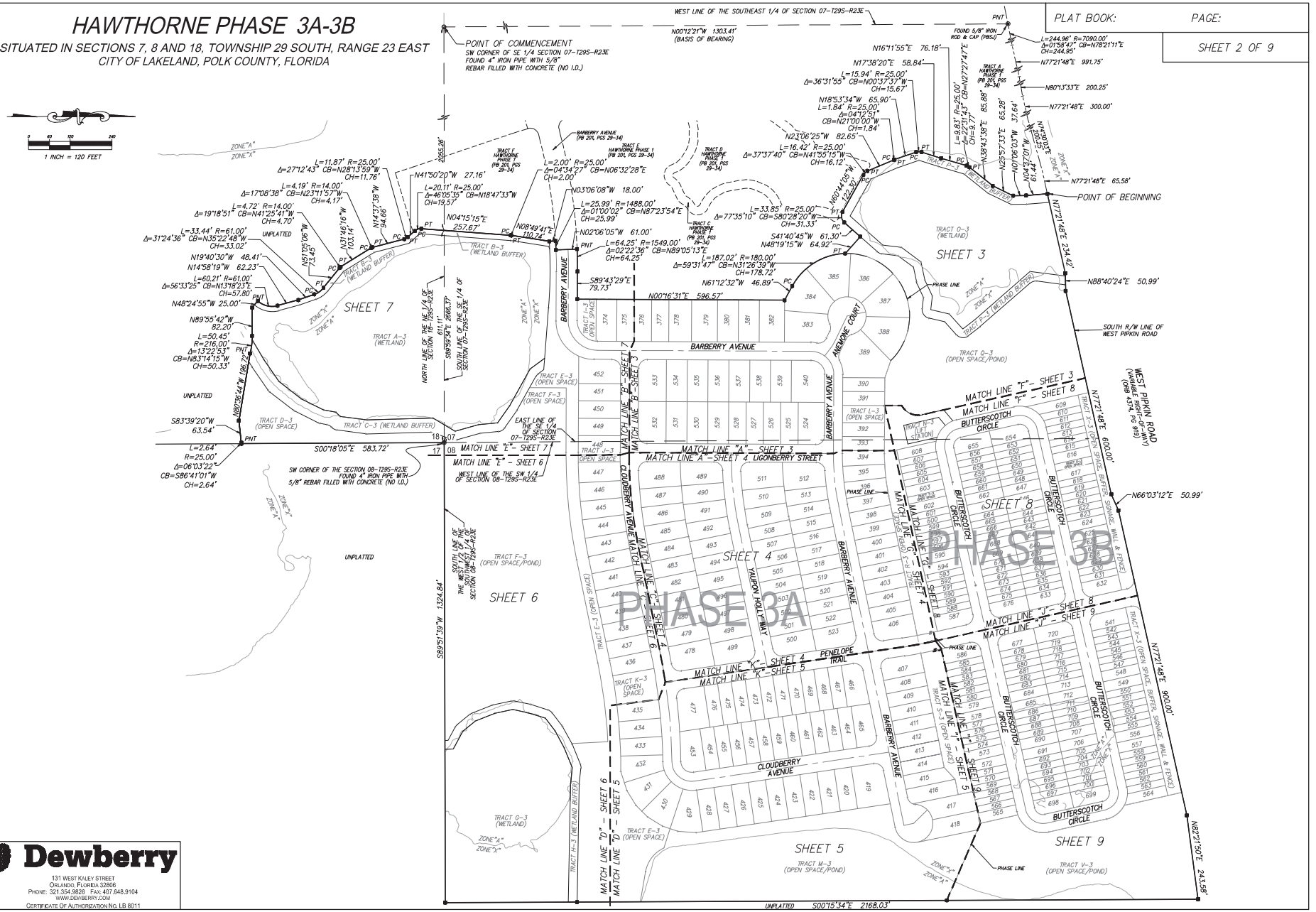
Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

SHEET 2 OF 9



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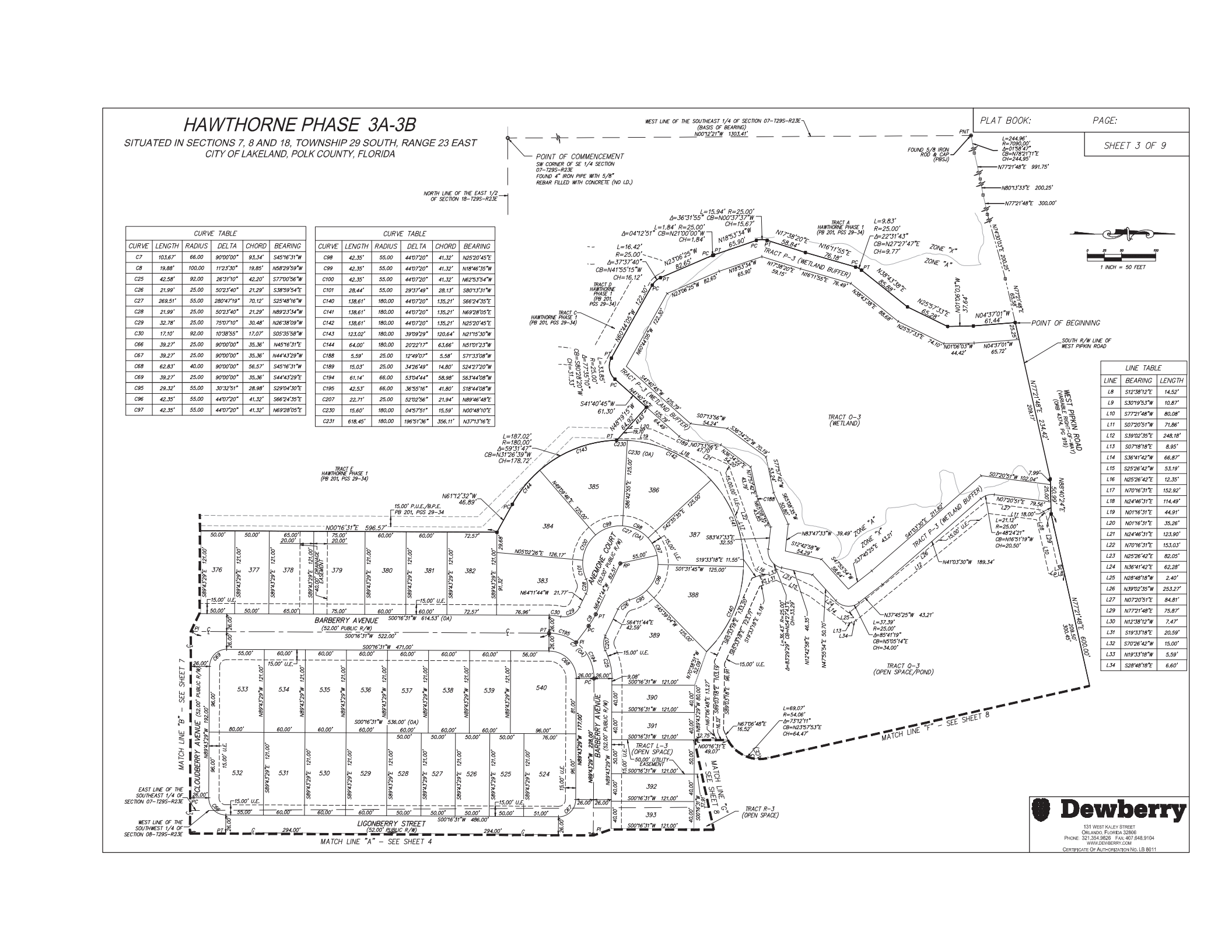
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

SHEET 3 OF 9



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	103.67'	66.00	90°00'00"	93.34'	S45°16'31"W
C8	19.88'	100.00	11°23'30"	19.85'	N58°29'59"W
C25	42.58'	92.00	26°31'10"	42.20'	S77°00'56"W
C26	21.99'	25.00	50°23'40"	21.29'	S38°59'54"E
C27	269.51'	55.00	280°47'19"	70.12'	S25°48'16"W
C28	21.99'	25.00	50°23'40"	21.29'	N89°23'34"W
C29	32.78'	25.00	75°07'10"	30.48'	N26°38'09"W
C30	17.10'	92.00	10°38'55"	17.07'	S05°35'58"W
C66	39.27'	25.00	90°00'00"	35.36'	N45°16'31"E
C67	39.27'	25.00	90°00'00"	35.36'	N44°43'29"W
C68	62.83'	40.00	90°00'00"	56.57'	S45°16'31"W
C69	39.27'	25.00	90°00'00"	35.36'	S44°43'29"E
C95	29.32'	55.00	30°32'51"	28.98'	S29°04'30"E
C96	42.35'	55.00	44°07'20"	41.32'	S66°24'35"E
C97	42.35'	55.00	44°07'20"	41.32'	N69°28'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C98	42.35'	55.00	44°07'20"	41.32'	N25°20'45"E
C99	42.35'	55.00	44°07'20"	41.32'	N18°46'35"W
C100	42.35'	55.00	44°07'20"	41.32'	N62°53'54"W
C101	28.44'	55.00	29°37'49"	28.13'	S80°13'31"W
C140	138.61'	180.00	44°07'20"	135.21'	S66°24'35"E
C141	138.61'	180.00	44°07'20"	135.21'	N69°28'05"E
C142	138.61'	180.00	44°07'20"	135.21'	N25°20'45"E
C143	123.02'	180.00	39°09'29"	120.64'	N21°15'30"W
C144	64.00'	180.00	20°22'17"	63.66'	N51°01'23"W
C188	5.59'	25.00	12°49'07"	5.58'	S71°33'08"W
C189	15.03'	25.00	34°26'49"	14.80'	S24°27'20"W
C194	61.14'	66.00	53°04'44"	58.98'	S63°44'08"W
C195	42.53'	66.00	36°55'16"	41.80'	S18°44'08"W
C207	22.71'	25.00	52°02'56"	21.94'	N89°46'48"E
C230	15.60'	180.00	04°57'51"	15.59'	N00°48'10"E
C231	618.45'	180.00	196°51'36"	356.11'	N37°13'16"E

LINE TABLE		
LINE	BEARING	LENGTH
L8	S12°38'12"E	14.52'
L9	S30°19'53"W	10.87'
L10	S77°21'48"W	80.08'
L11	S07°20'51"W	71.86'
L12	S39°02'35"E	248.18'
L13	S07°18'18"E	8.95'
L14	S36°41'42"W	66.87'
L15	S25°26'42"W	53.19'
L16	N25°26'42"E	12.35'
L17	N70°16'31"E	152.92'
L18	N24°46'31"E	114.49'
L19	N01°16'31"E	44.91'
L20	N01°16'31"E	35.26'
L21	N24°46'31"E	123.90'
L22	N70°16'31"E	153.03'
L23	N25°26'42"E	82.05'
L24	N36°41'42"E	62.28'
L25	N28°48'18"W	2.40'
L26	N39°02'35"W	253.27'
L27	N07°20'51"E	84.81'
L29	N77°21'48"E	75.87'
L30	N12°38'12"W	7.47'
L31	S19°33'18"E	20.59'
L32	S70°26'42"W	15.00'
L33	N19°33'18"W	5.59'
L34	S28°48'18"E	6.60'

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SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
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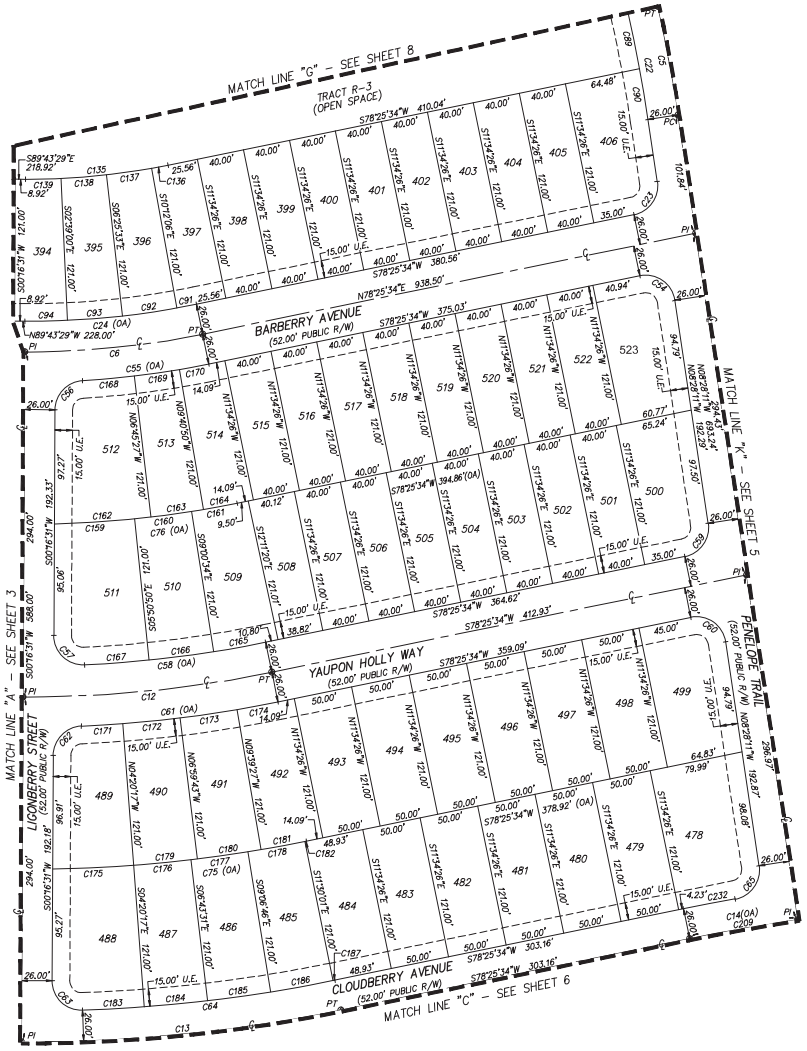
SHEET 4 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C6	152.62'	738.00	11°50'57"	152.35'	S84°21'02"E
C12	213.42'	1032.00	11°50'57"	213.04'	S84°21'02"E
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C22	92.22'	1268.00	04°10'02"	92.20'	N10°33'11"W
C23	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C24	147.24'	712.00	11°50'57"	146.98'	N84°21'02"E
C54	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C55	108.58'	764.00	08°08'35"	108.49'	N82°29'51"E
C56	37.65'	25.00	86°17'38"	34.19'	S43°25'20"W
C57	40.57'	25.00	92°58'48"	36.26'	S46°12'53"E
C58	155.72'	1006.00	08°52'09"	155.57'	N82°51'38"E
C59	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C60	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C61	168.96'	1058.00	09°09'00"	168.78'	N83°00'04"E
C62	38.09'	25.00	87°18'03"	34.51'	S43°55'32"W
C63	40.27'	25.00	92°17'33"	36.06'	S45°52'16"E
C64	216.84'	1300.00	09°33'24"	216.58'	N83°12'16"E
C65	38.55'	25.00	88°21'33"	34.85'	N35°42'36"E
C75	217.84'	1179.00	10°35'08"	217.51'	S83°43'08"E
C76	157.03'	885.00	10°09'56"	156.81'	S83°30'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C89	48.29'	1268.00	02°10'55"	48.29'	S11°32'45"E
C90	43.93'	1268.00	01°59'07"	43.93'	S09°27'44"E
C91	17.05'	712.00	01°22'20"	17.05'	N79°06'44"E
C92	46.92'	712.00	03°46'33"	46.91'	N81°41'11"E
C93	46.92'	712.00	03°46'33"	46.91'	N85°27'44"E
C94	36.35'	712.00	02°55'31"	36.35'	N88°48'45"E
C135	122.23'	591.00	11°50'57"	122.00'	S84°21'02"E
C136	14.16'	591.00	01°22'20"	14.15'	N79°06'44"E
C137	38.95'	591.00	03°46'33"	38.94'	N81°41'11"E
C138	38.95'	591.00	03°46'33"	38.94'	N85°27'44"E
C139	30.17'	591.00	02°55'31"	30.17'	N88°48'45"E
C159	68.56'	885.00	04°26'20"	68.55'	S86°22'20"W
C160	48.84'	885.00	03°09'44"	48.84'	S82°34'18"W
C161	39.61'	885.00	02°33'52"	39.61'	S79°42'30"W
C162	82.63'	885.00	05°20'57"	82.60'	N85°55'01"E
C163	45.15'	885.00	02°55'22"	45.14'	N81°46'52"E
C164	29.25'	885.00	01°53'37"	29.25'	N79°22'22"E
C165	45.03'	1006.00	02°33'52"	45.03'	S79°42'30"W
C166	55.52'	1006.00	03°09'44"	55.51'	S82°34'18"W
C167	55.17'	1006.00	03°08'32"	55.17'	S85°43'26"W
C168	44.36'	764.00	03°19'36"	44.35'	S84°54'21"W
C169	38.97'	764.00	02°55'22"	38.97'	S81°46'52"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C170	25.25'	764.00	01°53'37"	25.25'	S79°22'22"W
C171	35.34'	1058.00	01°54'50"	35.34'	S86°37'09"W
C172	49.07'	1058.00	02°39'26"	49.06'	S84°20'00"W
C173	49.16'	1058.00	02°39'45"	49.16'	S81°40'25"W
C174	35.39'	1058.00	01°54'59"	35.38'	S79°23'03"W
C175	68.93'	1179.00	03°20'59"	68.92'	S87°20'12"W
C176	49.13'	1179.00	02°23'15"	49.12'	S84°28'06"W
C177	49.13'	1179.00	02°23'15"	49.12'	S82°04'51"W
C178	49.13'	1179.00	02°23'15"	49.12'	S79°41'37"W
C179	54.68'	1179.00	02°39'26"	54.67'	S84°20'00"W
C180	54.79'	1179.00	02°39'45"	54.78'	S81°40'25"W
C181	37.92'	1179.00	01°50'33"	37.91'	S79°25'16"W
C182	1.52'	1179.00	00°04'25"	1.52'	S78°27'47"W
C183	52.66'	1300.00	02°19'15"	52.65'	S86°49'21"W
C184	54.17'	1300.00	02°23'15"	54.16'	S84°28'06"W
C185	54.17'	1300.00	02°23'15"	54.16'	S82°04'51"W
C186	54.17'	1300.00	02°23'15"	54.16'	S79°41'37"W
C187	1.67'	1300.00	00°04'25"	1.67'	S78°27'47"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W
C232	44.85'	1756.00	01°27'48"	44.85'	N79°09'28"E

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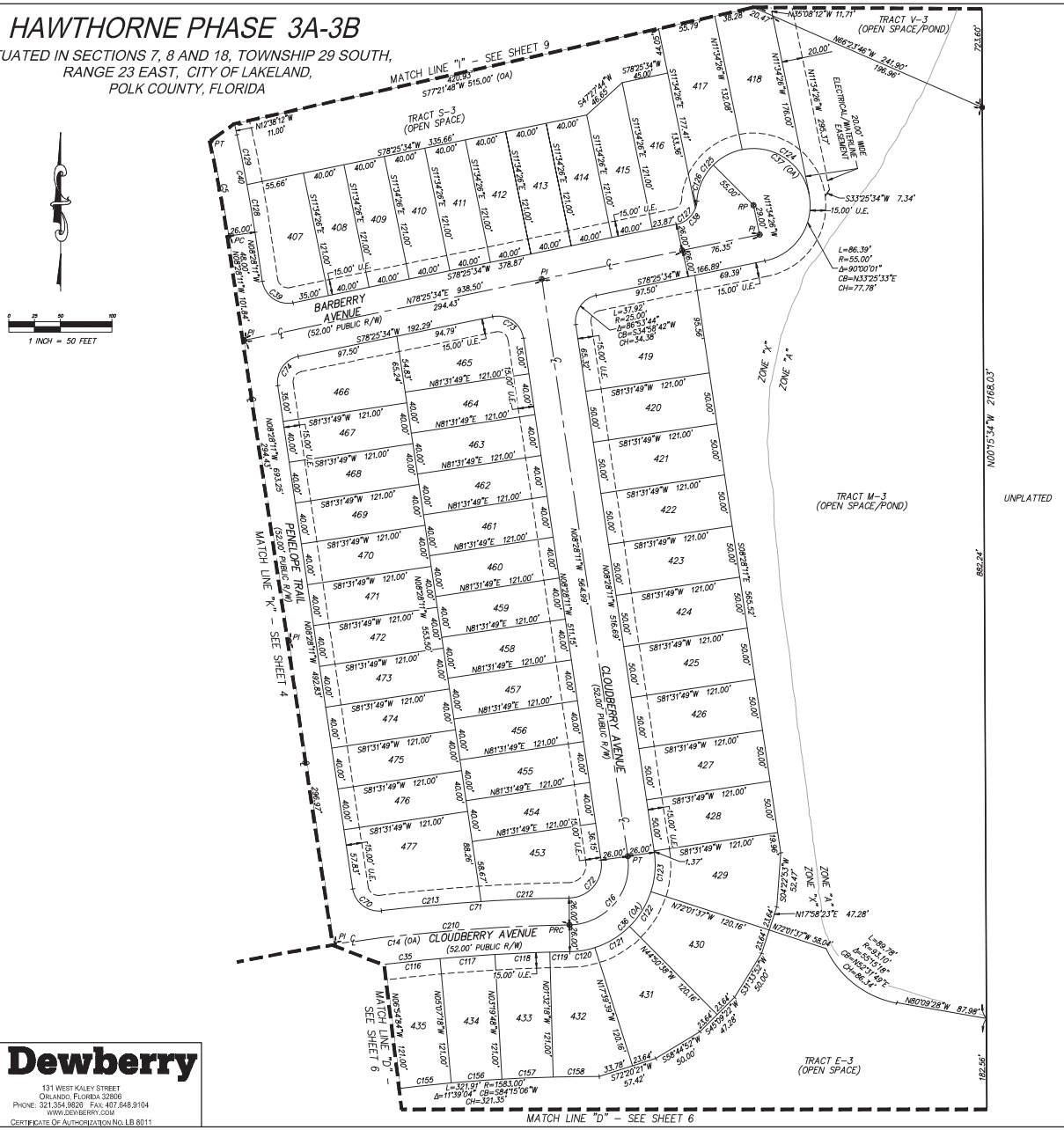
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST, CITY OF LAKELAND,
POLK COUNTY, FLORIDA

SHEET 5 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C16	98.78'	58.00	97°35'05"	87.27'	N40°19'22"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C36	143.06'	84.00	97°35'05"	126.39'	N40°19'22"E
C37	243.85'	55.00	254°02'17"	87.83'	N48°35'35"W
C38	32.31'	25.00	74°02'17"	30.10'	N41°24'25"E
C39	40.62'	25.00	93°06'16"	36.30'	S55°01'18"E
C40	96.00'	1320.00	04°10'02"	95.98'	N10°33'11"W
C70	38.55'	25.00	88°21'33"	34.85'	S52°38'57"E
C71	182.16'	1756.00	05°56'37"	182.08'	S86°08'35"W
C72	54.50'	32.00	97°35'05"	48.15'	N40°19'22"E
C73	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C74	37.92'	25.00	86°53'44"	34.38'	S34°58'42"W
C116	53.28'	1704.00	01°47'30"	53.28'	S83°58'57"W
C117	53.28'	1704.00	01°47'30"	53.28'	S85°46'27"W
C118	53.28'	1704.00	01°47'30"	53.28'	S87°33'57"W
C119	19.43'	1704.00	00°39'12"	19.43'	S88°47'18"W
C120	24.59'	84.00	16°46'33"	24.51'	N80°43'38"E
C121	39.85'	84.00	27°10'59"	39.48'	N58°44'52"E
C122	39.85'	84.00	27°10'59"	39.48'	N31°33'52"E
C123	38.77'	84.00	26°26'33"	38.42'	N04°45'06"E
C124	86.39'	55.00	89°59'59"	77.78'	N56°34'27"W
C125	71.07'	55.00	74°02'17"	66.23'	S41°24'25"W
C126	7.13'	25.00	16°20'21"	7.11'	N12°33'28"E
C127	25.18'	25.00	57°41'56"	24.13'	N49°34'36"E
C128	46.75'	1320.00	02°01'45"	46.75'	N09°29'03"W
C129	49.25'	1320.00	02°08'16"	49.25'	N11°34'04"W
C155	49.50'	1583.00	01°47'30"	49.50'	S83°58'57"W
C156	49.50'	1583.00	01°47'30"	49.50'	S85°46'27"W
C157	49.50'	1583.00	01°47'30"	49.50'	S87°33'57"W
C158	44.64'	1583.00	01°36'56"	44.63'	S89°16'10"W
C210	229.01'	1730.00	07°35'05"	228.85'	S85°19'22"W
C212	85.28'	1756.00	02°46'58"	85.27'	N87°43'25"E
C213	96.88'	1756.00	03°09'40"	96.87'	N84°45'07"E

Dewberry
131 WEST KALEY STREET
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PHONE: 321.354.9826 FAX: 407.848.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 3A-3B

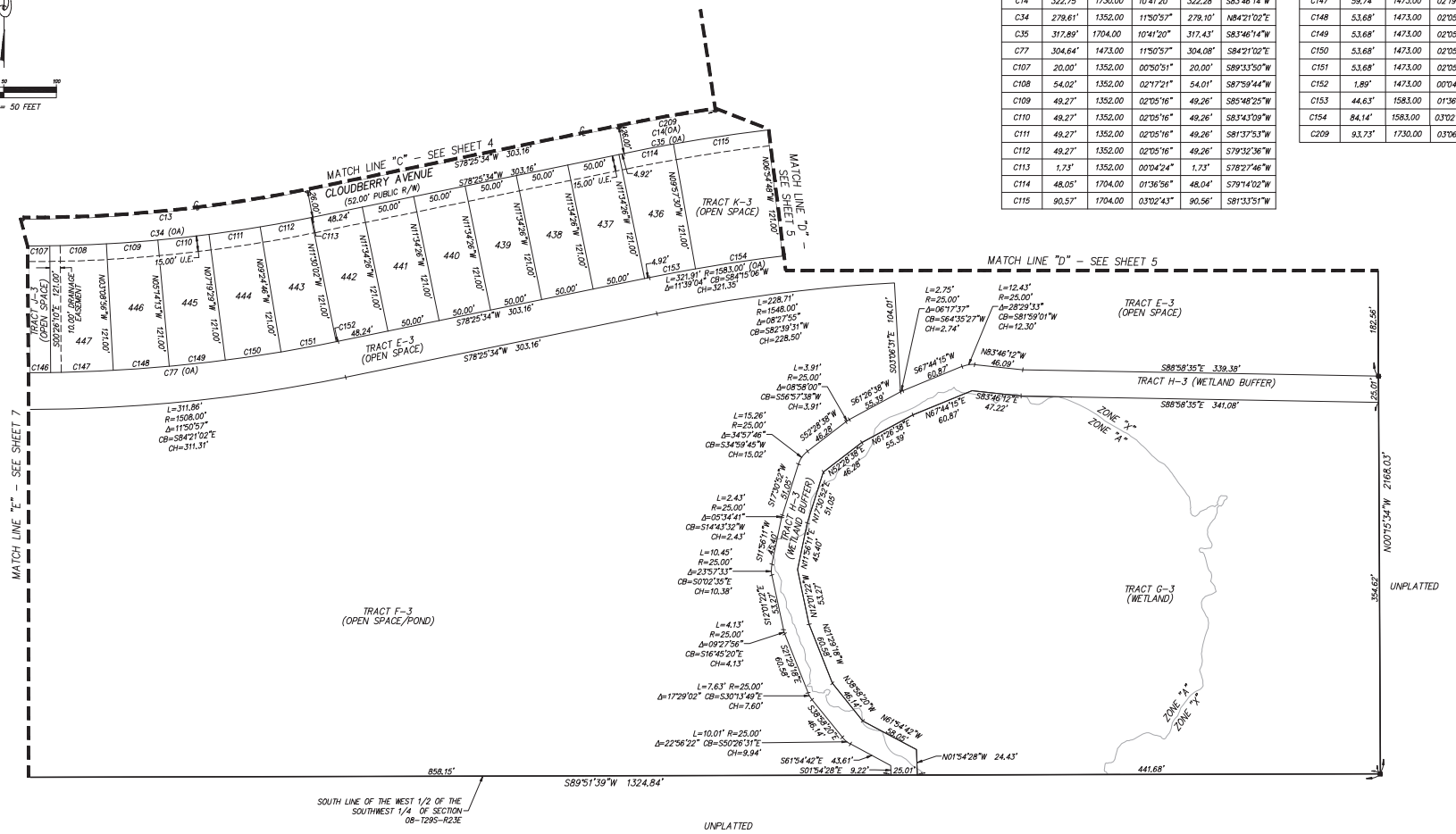
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 9	PLAT BOOK:	PAGE:

1 INCH = 50 FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.75'	1730.00	10°41'20"	322.28'	S83°46'14"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C107	20.00'	1352.00	00°50'51"	20.00'	S89°33'50"W
C108	54.02'	1352.00	02°17'21"	54.01'	S87°59'44"W
C109	49.27'	1352.00	02°05'16"	49.26'	S85°48'25"W
C110	49.27'	1352.00	02°05'16"	49.26'	S83°43'09"W
C111	49.27'	1352.00	02°05'16"	49.26'	S81°37'53"W
C112	49.27'	1352.00	02°05'16"	49.26'	S79°32'36"W
C113	1.73'	1352.00	00°04'24"	1.73'	S78°27'46"W
C114	48.05'	1704.00	01°36'56"	48.04'	S79°14'02"W
C115	90.57'	1704.00	03°02'43"	90.56'	S81°33'51"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C146	20.00'	1473.00	00°46'41"	20.00'	S89°33'50"W
C147	59.74'	1473.00	02°19'26"	59.74'	S88°00'47"W
C148	53.68'	1473.00	02°05'16"	53.67'	S85°48'25"W
C149	53.68'	1473.00	02°05'16"	53.67'	S83°43'09"W
C150	53.68'	1473.00	02°05'16"	53.67'	S81°37'53"W
C151	53.68'	1473.00	02°05'16"	53.67'	S79°32'36"W
C152	1.89'	1473.00	00°04'24"	1.89'	S78°27'46"W
C153	44.63'	1583.00	01°36'56"	44.63'	S79°14'02"W
C154	84.14'	1583.00	03°02'43"	84.13'	S81°33'51"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W



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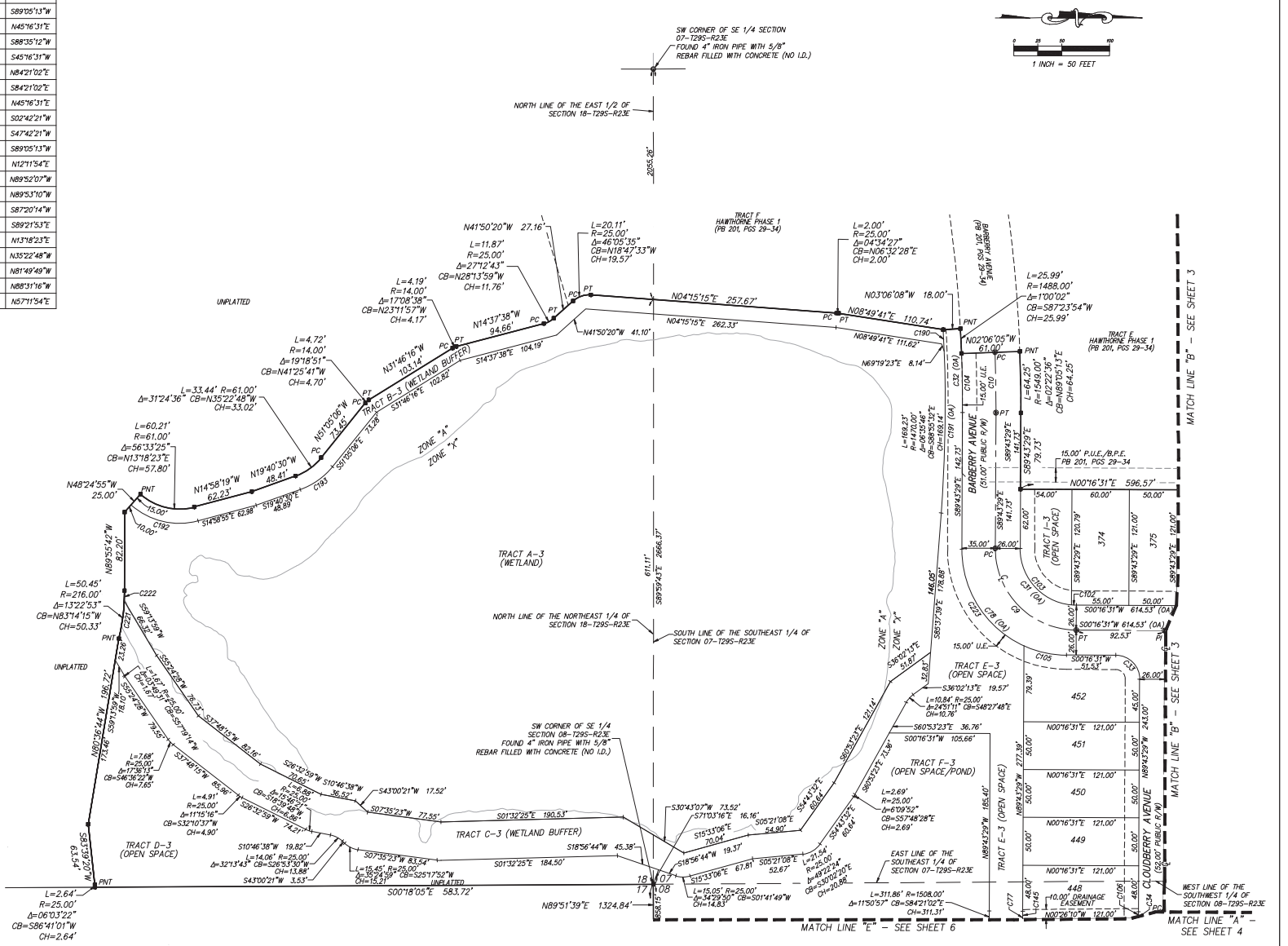
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 7 OF 9	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	133.52'	85.00	90°00'00"	120.21'	S45°16'31"E
C10	63.17'	1523.00	02°22'36"	63.17'	S89°05'13"W
C31	92.68'	59.00	90°00'00"	83.44'	N45°16'31"E
C32	87.71'	1488.00	03°22'38"	87.70'	S88°35'12"W
C33	39.27'	25.00	90°00'00"	35.36'	S45°16'31"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C78	172.79'	110.00	90°00'00"	155.56'	N45°16'31"E
C102	5.01'	59.00	04°51'41"	5.00'	S02°42'21"W
C103	87.67'	59.00	85°08'19"	79.82'	S47°42'21"W
C104	61.72'	1488.00	02°22'36"	61.72'	S89°05'13"W
C105	45.78'	110.00	23°50'46"	45.45'	N12°11'54"E
C106	6.78'	1352.00	00°17'15"	6.78'	N89°52'07"W
C145	8.29'	1473.00	00°19'20"	8.29'	N89°53'10"W
C190	22.54'	1470.00	00°52'43"	22.54'	S87°20'14"W
C191	191.77'	1470.00	07°28'28"	191.63'	S89°21'53"E
C192	75.02'	75.98	56°34'36"	72.01'	N13°18'23"E
C193	41.66'	76.00	31°24'36"	41.14'	N35°22'48"W
C221	39.84'	216.00	10°34'01"	39.78'	N81°49'49"W
C222	10.61'	216.00	02°48'52"	10.61'	N88°31'16"W
C223	127.01'	110.00	66°09'14"	120.07'	N57°11'54"E



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HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 8 OF 9	PLAT BOOK:	PAGE:

LINE TABLE		
LINE	BEARING	LENGTH
L35	S50°14'22"W	6.74'
L36	S50°14'22"W	16.85'
L37	S50°14'22"W	17.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	80.11'	51.00'	90°00'00"	72.12'	S32°21'48"W
C4	80.11'	51.00'	90°00'00"	72.12'	S57°38'12"E
C17	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C18	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C19	120.95'	77.00'	90°00'00"	108.89'	S32°21'48"W
C20	120.95'	77.00'	90°00'00"	108.89'	S57°38'12"E
C21	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C46	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C47	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C48	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C49	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C80	20.23'	77.00'	15°03'17"	20.17'	S69°50'09"W
C81	21.83'	77.00'	16°14'34"	21.76'	S54°11'14"W
C82	45.80'	77.00'	34°04'57"	45.13'	S29°01'28"W
C83	33.09'	77.00'	24°37'12"	32.83'	S00°19'36"E
C84	10.99'	77.00'	08°10'41"	10.98'	S16°43'33"E
C85	25.46'	77.00'	18°56'45"	25.35'	S30°17'16"E
C86	42.44'	77.00'	31°34'43"	41.90'	S55°33'00"E
C87	11.24'	77.00'	08°22'02"	11.23'	S75°31'23"E
C88	30.82'	77.00'	22°55'49"	30.61'	N88°49'42"E

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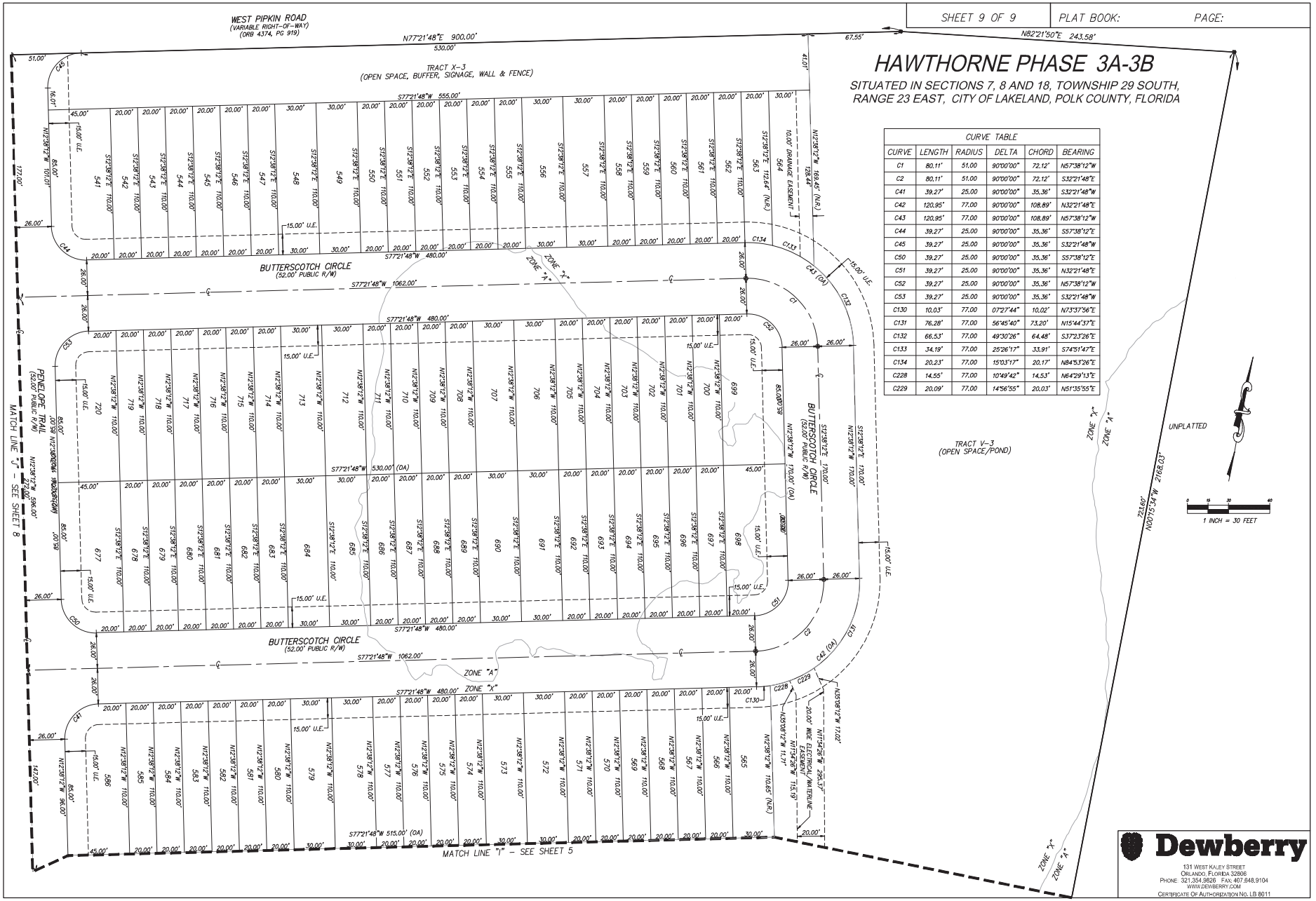
SHEET 9 OF 9
PLAT BOOK:
PAGE:
HAWTHORNE PHASE 3A-3B
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA
WEST PIPKIN ROAD
(VARIABLE RIGHT-OF-WAY)
(ORB 4374, PG 919)
N77°21'48"E 900.00'
530.00'
N82°21'50"E 243.58'
TRACT X-3
(OPEN SPACE, BUFFER, SIGNAGE, WALL & FENCE)
S77°21'48"W 555.00'
BUTTERSCOTCH CIRCLE
(52.00' PUBLIC R/W)
S77°21'48"W 1062.00'
S77°21'48"W 480.00'
S77°21'48"W 530.00' (OA)
PENELOPE TRAIL
(52.00' PUBLIC R/W)
TRACT V-3
(OPEN SPACE/POND)
ZONE "X"
ZONE "A"
UNPLATTED
MATCH LINE "J" - SEE SHEET 8
MATCH LINE "I" - SEE SHEET 5
1 INCH = 30 FEET
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C1 | 80.11' | 51.00 | 90°00'00" | 72.12' | N57°38'12"W
C2 | 80.11' | 51.00 | 90°00'00" | 72.12' | S32°21'48"E
C41 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C42 | 120.95' | 77.00 | 90°00'00" | 108.89' | N32°21'48"E
C43 | 120.95' | 77.00 | 90°00'00" | 108.89' | N57°38'12"W
C44 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C45 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C50 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C51 | 39.27' | 25.00 | 90°00'00" | 35.36' | N32°21'48"E
C52 | 39.27' | 25.00 | 90°00'00" | 35.36' | N57°38'12"W
C53 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C130 | 10.03' | 77.00 | 07°27'44" | 10.02' | N73°37'56"E
C131 | 76.28' | 77.00 | 56°45'40" | 73.20' | N15°44'37"E
C132 | 66.53' | 77.00 | 49°30'26" | 64.48' | S37°23'26"E
C133 | 34.19' | 77.00 | 25°26'17" | 33.91' | S74°51'47"E
C134 | 20.23' | 77.00 | 15°03'17" | 20.17' | N84°53'26"E
C228 | 14.55' | 77.00 | 10°49'42" | 14.53' | N64°29'13"E
C229 | 20.09' | 77.00 | 14°56'55" | 20.03' | N51°35'55"E
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CERTIFICATE OF AUTHORIZATION NO. LB 8011

CORPORATE DECLARATION REGARDING COSTS PAID
[HAWTHORNE PHASES 2 & 3 (PORTION) IMPROVEMENTS]

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("**Developer**"), does hereby certify to the Hawthorne Mill North Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Engineer's Report*, dated March 9, 2022, as supplemented by the the *Second Supplemental Engineer's Report – 2024 Project*, dated June 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements 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*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. 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.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 11 day of July, 2024.

FORESTAR (USA) REAL ESTATE GROUP INC.

By: _____
Name: Michael E. McGraw
Title: VP, Controller

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 11 day of July, 2024, by Michael E. McGraw, as VP, Controller of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF TEXAS

(NOTARY SEAL)

CARRIE STEWART
Notary Public, State of Texas
Comm. Expires 07-17-2027
Notary ID 11824225

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

EXHIBIT A

Description of Hawthorne Phases 2 & 3 (Portion) Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tracts F-2, N-2, and V-2 (Open Space – Ponds N-30, N-32, and N-31, respectively), Tracts H-2, L-2, T-2, Y-2 and AA-2 (Wetland Buffer), Tracts I-2, K-2, U-2 and Z-2 (Wetland), the "Private Drainage Easements," and any "Drainage Easements", as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tract W-2 (Lift Station), and "Public Utility Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Roadways - All public roads, pavement, curbing and other physical improvements the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 3 Surface Water Management – Those certain materials for the drainage and surface water management systems, located within the rights-of-way designated as Barberry Avenue, Anemone Court, Ligonberry Street, Cloudberry Avenue, Yaupon Holly Way, Penelope Trail, Butterscotch Circle (Public Rights-of-Way), Tract A-3, G-3, H-3, O-3 (Wetland), Tracts B-3, C-3 and P-3 (Wetland Buffer), Tracts F-3, M-3, Q-3 and V-3 (Open Space – Ponds N-12, Existing Pond, N-13B, N-13A, respectively), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 3A - 3B,* attached hereto as **Exhibit C,** and specifically detailed below: .

	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Connect to Existing	$4,440.00	$4,000.00	$0.00	$440.00
12" HDPE	$41,350.00	$37,215.00	$0.00	$4,135.00
15" HDPE	$30,807.00	$27,726.30	$0.00	$3,080.70
18" HDPE	$17,904.00	$16,113.60	$0.00	$1,790.40
15" RCP	$310,575.00	$279,517.50	$0.00	$31,057.50
18" RCP	$117,247.50	$105,522.75	$0.00	$11,724.75
24" RCP	$265,535.00	$238,981.50	$0.00	$26,553.50
30" RCP	$135,242.75	$121,718.47	$0.00	$13,524.28
36" RCP	$172,026.00	$154,733.40	$0.00	$17,292.60
48" RCP	$71,505.00	$64,354.50	$0.00	$7,150.50

14" x 23" ERCP	$18,771.75	$16,896.57	$0.00	1,877.18
19" x 30" ERCP	$25,326.00	$22,793.00	$0.00	$2,532.60
TOTALS:	**$1,210,730.00**	**$1,089,572.59**	**$0.00**	**$121,159.01**

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 public improvements for Phases 2 & 3 of the project as described in the *Second Supplemental Engineer's Report – 2024 Project*, dated June 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phases 2 & 3 Earthwork*	$3,428,883.15	$3,085,994.83	$0.00	$342,888.32
Phases 2 & 3 Grassing	$539,360.75	$438,904.80	$51,688.75	$48,767.20
Phases 2 & 3 Storm	$564,136.00	$507,722.40	$0.00	$56,413.60
Phase 2 Stormwater	$1,324,162.25	$1,174,428.45	$19,241.75	$130,492.05
Phase 2 Sanitary	$1,119,492.50	$972,382.50	$39,067.50	$108,042.50
Phase 2 Forcemain	$532,590.00	$479,331.00	$0.00	$53,259.00
Phase 2 Lift Station	$807,435.00	$726,691.50	$0.00	$80,743.50
Phase 2 Watermain	$1,211,774.00	$1,078,399.80	$13,552.00	$119,822.20
Phase 2 Roadway	$1,772,843.00	$1,409,310.86	$206,942.04	$156,590.10
Phase 3 Stormwater	$1,210,730.00	$1,089,572.59	$0.00	$121,159.01
Totals:	**$12,511,406.65**	**$10,962,738.73**	**$330,492.04**	**$1,218,177.48**

*The total amount of earthwork **does not** include the "Fine Grade Disturbed Areas" in the amount of $277,086.00.

EXHIBIT B

DRAFT Hawthorne Phase 2A - 2B Plat

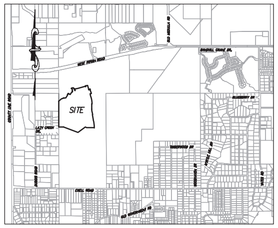
HAWTHORNE PHASE 2A-2B

PLAT BOOK: PAGE:

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (E 1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.) OVER ANY LOTS AND TRACTS AS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAKELAND AND SHALL BE MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT. NOTHING HEREIN SHALL OPERATE OR BE CONSTRUED TO CREATE AN OBLIGATION UPON THE CITY OF LAKELAND TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN THE B.P.E. OR UPON THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED THEREIN.
6. TRACTS C-2, E-2, G-2, M-2, O-2, P-2, Q-2 AND X-2 (OPEN SPACE) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
7. TRACT: D-2 (OPEN SPACE/RECREATION) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
8. TRACTS: F-2, N-2, AND V-2, (OPEN SPACE / PONDS) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
9. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
10. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
11. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
12. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
13. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
14. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
15. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
16. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
17. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
18. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
19. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408-1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961-1965.
20. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
21. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
22. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961-1965.



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-2	0.14	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION, INC.	2A
B-2	0.04	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	2A
C-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
D-2	1.38	OPEN SPACE	RECREATION	HOA	HOME OWNERS ASSOCIATION	2A
E-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
F-2	15.18	OPEN SPACE	POND N-30	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
G-2	0.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
H-2	0.30	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
I-2	3.79	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
K-2	6.35	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
L-2	2.10	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
M-2	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
N-2	5.05	OPEN SPACE	POND N-32	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
O-2	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
P-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Q-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
R-2	0.45	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
S-2	0.12	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
T-2	1.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
U-2	6.09	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
V-2	5.28	OPEN SPACE	POND N-31	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
W-2	0.12	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	2B
X-2	0.71	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Y-2	0.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
Z-2	2.52	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
AA-2	0.44	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
BB-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A

LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS
NO.	NUMBER
N.R	NON-RADIAL
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
OA	OVERALL
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
PLS	PROFESSIONAL LICENSED SURVEYOR
(M)	MEASURED DISTANCE
CDD	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
HOA	HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM LB 8011)
⊗	SET NAIL & DISK (PCP LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, A DISTANCE OF 434.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF SECTION 18, RUN N52°20'21"E, A DISTANCE OF 185.94 FEET; THENCE N55°25'17"E, A DISTANCE OF 61.81 FEET; THENCE N70°24'53"E, A DISTANCE OF 84.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°06'22", A CHORD BEARING OF N79°28'04"E AND A CHORD DISTANCE OF 7.87 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.90 FEET TO THE POINT OF TANGENCY; THENCE N88°31'15"E, A DISTANCE OF 118.59 FEET; THENCE N30°52'29"E, A DISTANCE OF 102.67 FEET; THENCE N39°19'01"E, A DISTANCE OF 60.18 FEET; THENCE N04°32'42"E, A DISTANCE OF 67.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°18'45", A CHORD BEARING OF N24°12'05"E AND A CHORD DISTANCE OF 16.82 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.15 FEET TO THE POINT OF TANGENCY; THENCE N43°51'27"E, A DISTANCE OF 30.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'10", A CHORD BEARING OF N89°39'02"E AND A CHORD DISTANCE OF 35.84 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO THE POINT OF TANGENCY; THENCE S44°33'23"E, A DISTANCE OF 71.64 FEET; THENCE S87°38'42"E, A DISTANCE OF 36.68 FEET; THENCE N27°44'34"E, A DISTANCE OF 57.54 FEET; THENCE N38°38'28"E, A DISTANCE OF 52.64 FEET; THENCE N51°03'13"E, A DISTANCE OF 55.45 FEET; THENCE N43°38'55"E, A DISTANCE OF 35.79 FEET; THENCE N16°41'19"W, A DISTANCE OF 47.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°48'24", A CHORD BEARING OF N03°17'07"W AND A CHORD DISTANCE OF 11.59 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.70 FEET TO THE POINT OF TANGENCY; THENCE N10°07'05"E, A DISTANCE OF 59.95 FEET; THENCE N44°35'08"W, A DISTANCE OF 74.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 126°48'55", A CHORD BEARING OF N18°49'19"E AND A CHORD DISTANCE OF 44.71 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.33 FEET TO THE POINT OF TANGENCY; THENCE N82°13'47"E, A DISTANCE OF 75.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°21'21", A CHORD BEARING OF S73°05'33"E AND A CHORD DISTANCE OF 20.88 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.54 FEET TO THE POINT OF TANGENCY; THENCE S48°24'52"E, A DISTANCE OF 60.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°25'10", A CHORD BEARING OF S35°42'17"E AND A CHORD DISTANCE OF 11.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.09 FEET TO THE POINT OF TANGENCY; THENCE S22°59'42"E, A DISTANCE OF 67.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°27'04", A CHORD BEARING OF S06°46'10"E AND A CHORD DISTANCE OF 13.97 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.16 FEET TO THE POINT OF TANGENCY; THENCE N77°21'48"E, A DISTANCE OF 16.68 FEET; THENCE N12°38'12"W, A DISTANCE OF 83.08 FEET; THENCE N75°27'15"E, A DISTANCE OF 182.38 FEET; THENCE N77°21'48"E, A DISTANCE OF 373.69 FEET; THENCE N80°42'50"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1704.00 FEET, A CENTRAL ANGLE OF 01°03'47", A CHORD BEARING OF N08°45'16"W AND A CHORD DISTANCE OF 31.62 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.62 FEET TO THE END OF SAID CURVE; THENCE N81°46'37"E, A DISTANCE OF 136.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 08°41'07", A CHORD BEARING OF S12°33'56"E AND A CHORD DISTANCE OF 237.46 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.69 FEET TO THE END OF SAID CURVE; THENCE N73°05'31"E, A DISTANCE OF 80.00 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°42'02", A CHORD BEARING OF S17°45'30"E AND A CHORD DISTANCE OF 44.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.16 FEET TO THE END OF SAID CURVE; THENCE S18°36'31"E, A DISTANCE OF 211.16 FEET; THENCE S71°23'29"W, A DISTANCE OF 80.00 FEET; THENCE S18°36'31"E, A DISTANCE OF 92.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 18°40'50", A CHORD BEARING OF S09°16'07"E AND A CHORD DISTANCE OF 483.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 485.14 FEET TO THE POINT OF TANGENCY; THENCE S00°04'18"W, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 11°14'57", A CHORD BEARING OF S05°33'10"E AND A CHORD DISTANCE OF 307.36 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 307.85 FEET TO THE POINT OF TANGENCY; THENCE S11°10'39"E, A DISTANCE OF 303.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 16°41'42", A CHORD BEARING OF S02°49'47"E AND A CHORD DISTANCE OF 432.05 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.58 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE S54°34'30"W, A DISTANCE OF 506.41 FEET; THENCE N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE N90°00'00"W, A DISTANCE OF 270.47 FEET TO THE WEST LINE OF THE EAST 1/2 OF OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°14'25"W ALONG SAID WEST LINE OF SECTION 18, A DISTANCE OF 1455.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 91.28 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3-8	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 2A-2B, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

________________________ ____________
WILLIAM P. HINKLE, (PSM) DATE
PROFESSIONAL SURVEYOR AND MAPPER, NO. 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF _______________ , A.D. 2024.

BY: ________________________
CHAIRPERSON

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ________________________
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR CONSULTANT APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ________________________ DATE: ____________
JEFFREY P. AMMERMANN, PSM #7388
CHASTAIN SKILLMAN, INC. LB #262
(CITY SURVEYOR)

HAWTHORNE PHASE 2A-2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 2A-2B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC.

FOR INDIVIDUAL TRACT DEDICATION PLEASE REFER TO THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

TRACTS SHOWN IN THE TRACT SUMMARY TABLE BEING OWNED AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC ARE DEDICATED FOR THE PRIVATE USE OF THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "ASSOCIATION"). THE ASSOCIATION HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

TRACT W-2 (LIFT STATION) IS HEREBY DEDICATED TO THE CITY FOR OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE LIFT STATION.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS CONTRACTORS, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS (E.G., ROAD BASE, PAVING, CURB, GUTTER, ETC.) OVER ALL PUBLIC RIGHTS-OF-WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH IMPROVEMENTS AND TURN THEM OVER TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD"), ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER, WATER, SEWER AND RECLAIM UTILITIES, AS WELL AS STREET LIGHT, LANDSCAPE, HARDSCAPE AND IRRIGATION IMPROVEMENTS, WITHIN ALL RIGHTS-OF-WAY, WITHIN TRACT W-2, AND WITHIN ALL UTILITIES EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH IMPROVEMENTS WITHIN SUCH AREAS; PROVIDED HOWEVER THAT IT IS ANTICIPATED THAT UPON COMPLETION, THE CDD WILL TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES TO THE CITY FOR OWNERSHIP AND OPERATION.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "CDD"), FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS. THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH DRAINAGE IMPROVEMENTS WITHIN SUCH AREAS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON ______________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ________________________

TITLE: VICE PRESIDENT

________________________ ________________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

________________________ ________________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

"ACKNOWLEDGEMENT"

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _______DAY OF _______ _____, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ________________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____
SIGNATURE OF NOTARY

____
NOTARY PRINTED NAME

________________________ ________________________
MY COMMISSION EXPIRES MY COMMISSION NO.

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

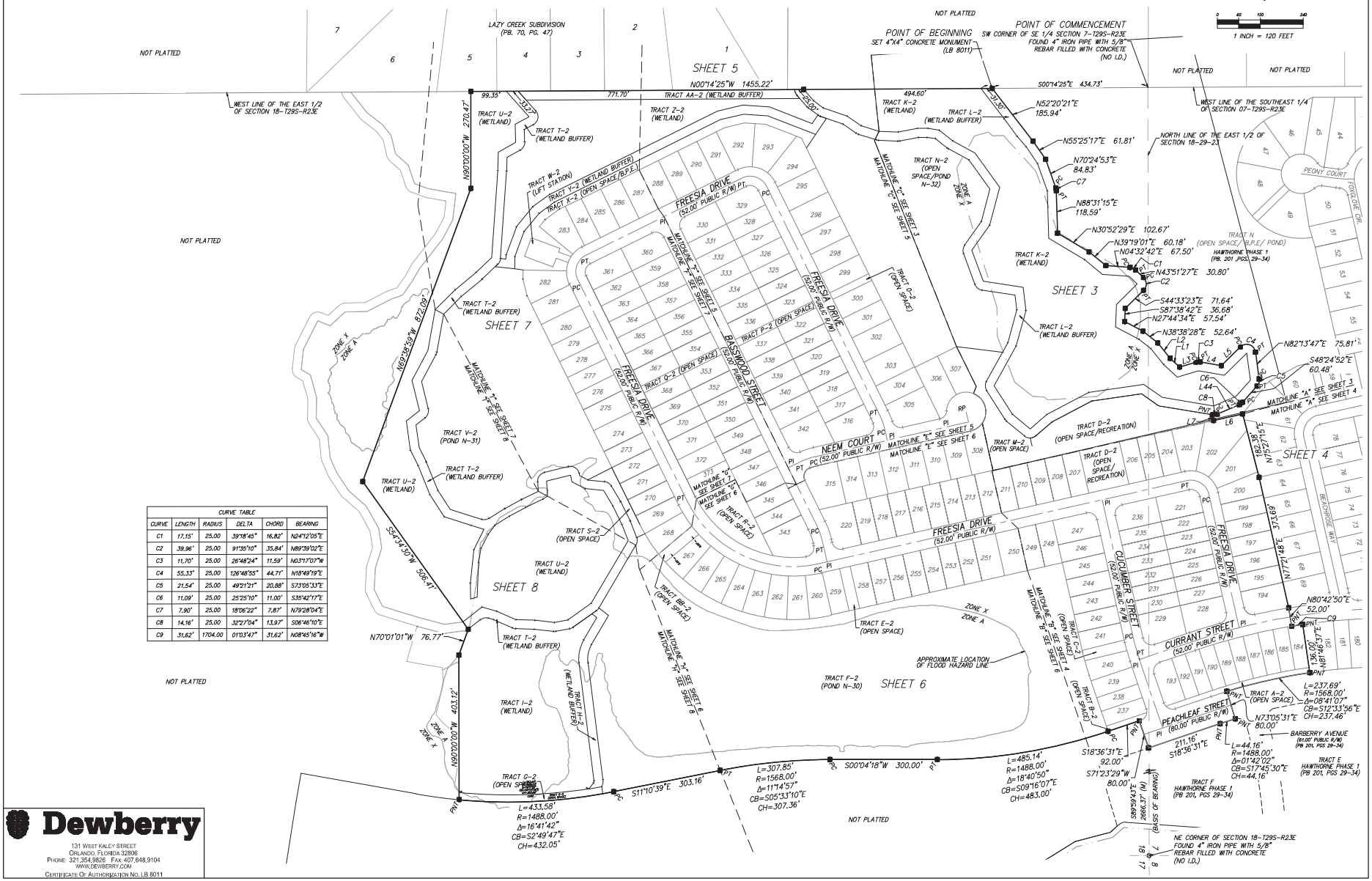
BY: ________________________
SHAWN SHERROUSE
CITY MANAGER

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 2 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	17.15'	25.00	39°18'45"	16.82'	N24°12'05"E
C2	39.96'	25.00	91°35'10"	35.84'	N89°39'02"E
C3	11.70'	25.00	26°48'24"	11.59'	N03°17'07"W
C4	55.33'	25.00	126°48'55"	44.71'	N18°49'19"E
C5	21.54'	25.00	49°21'21"	20.88'	S73°05'33"E
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C7	7.90'	25.00	18°06'22"	7.87'	N79°28'04"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C9	31.62'	1704.00	01°03'47"	31.62'	N08°45'16"W

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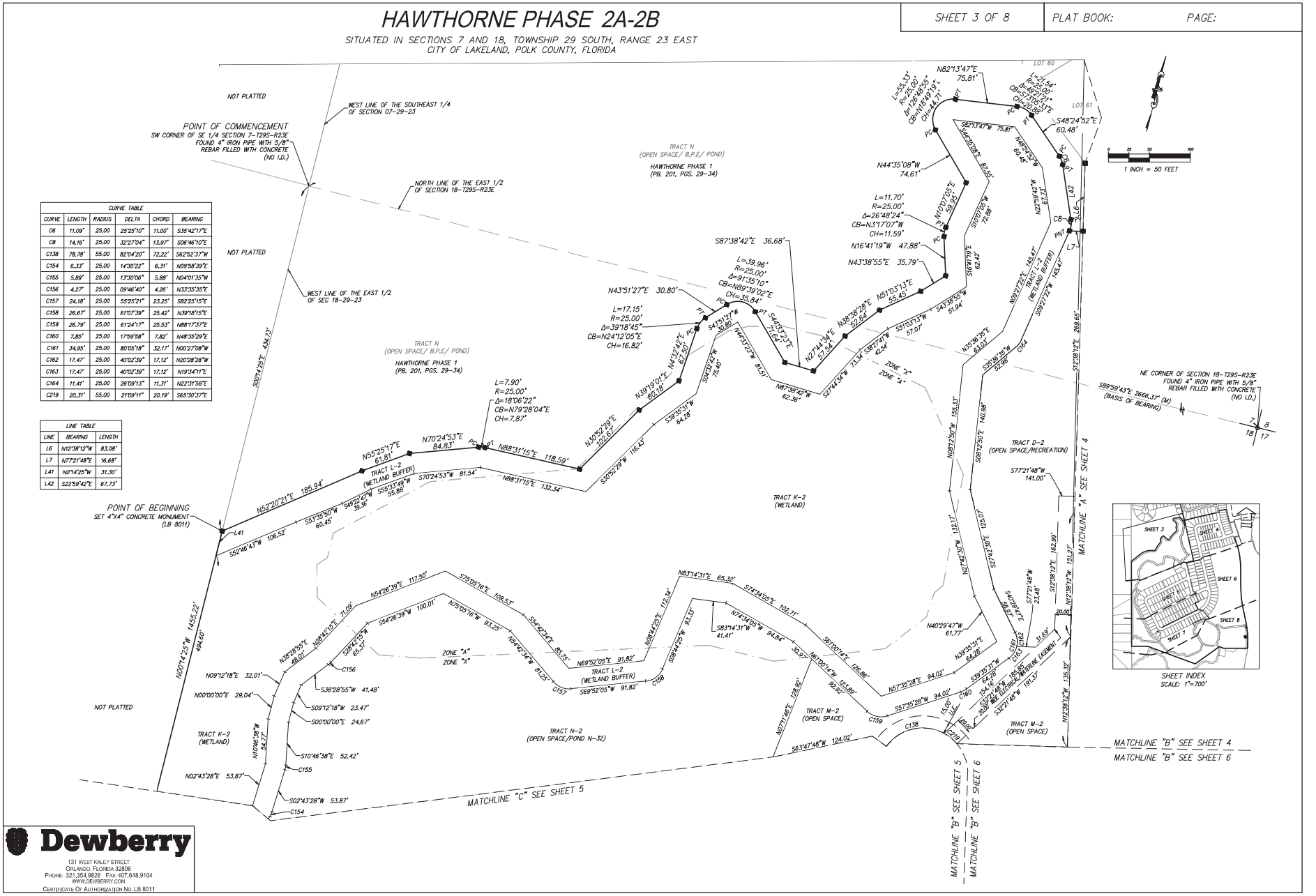
SHEET 3 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C138	78.78'	55.00	82°04'20"	72.22'	S62°52'37"W
C154	6.33'	25.00	14°30'22"	6.31'	N09°58'39"E
C155	5.89'	25.00	13°30'06"	5.88'	N04°01'35"W
C156	4.27'	25.00	09°46'40"	4.26'	N33°35'35"E
C157	24.18'	25.00	55°25'21"	23.25'	S82°25'15"E
C158	26.67'	25.00	61°07'39"	25.42'	N39°18'15"E
C159	26.79'	25.00	61°24'17"	25.53'	N88°17'37"E
C160	7.85'	25.00	17°59'58"	7.82'	N48°35'29"E
C161	34.95'	25.00	80°05'18"	32.17'	N00°27'08"W
C162	17.47'	25.00	40°02'39"	17.12'	N20°28'28"W
C163	17.47'	25.00	40°02'39"	17.12'	N19°34'11"E
C164	11.41'	25.00	26°09'13"	11.31'	N22°31'58"E
C219	20.31'	55.00	21°09'11"	20.19'	S65°30'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L6	N12°38'12"W	83.08'
L7	N77°21'48"E	16.68'
L41	N0°14'25"W	31.30'
L42	S22°59'42"E	67.73'

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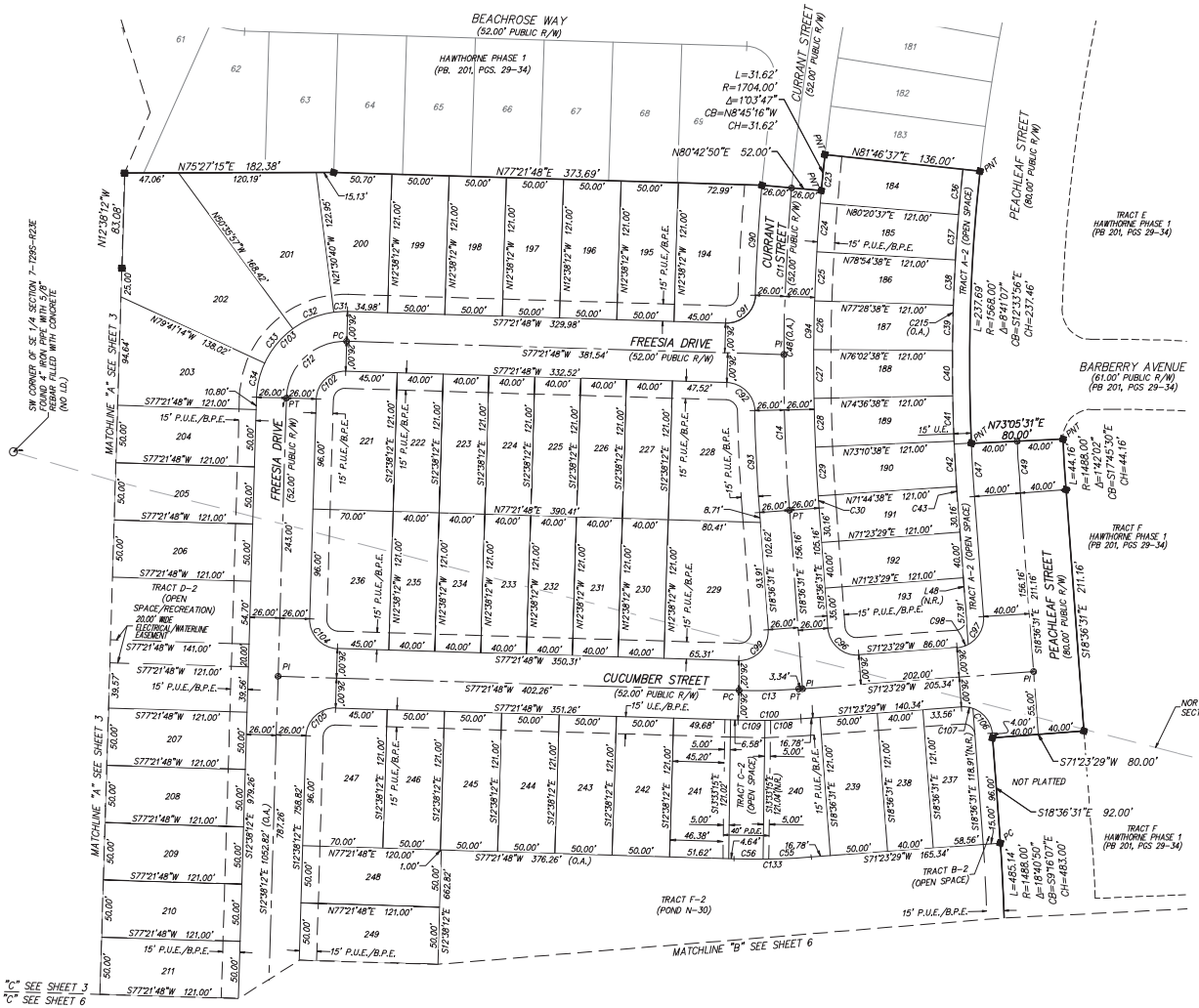
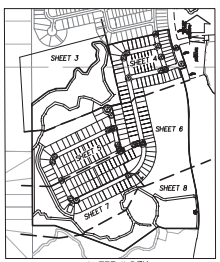
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 4 OF 8	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C11	145.54'	1730.00	04°49'13"	145.50'	S11°41'46"E
C12	80.11'	51.00	90°00'00"	72.12'	S32°21'48"W
C13	52.12'	500.00	05°58'19"	52.09'	S74°22'38"W
C14	135.95'	1730.00	04°30'09"	135.91'	S16°21'27"E
C23	42.63'	1704.00	01°26'00"	42.63'	S08°56'23"E
C24	42.63'	1704.00	01°26'00"	42.63'	S10°22'23"E
C25	42.63'	1704.00	01°26'00"	42.63'	S11°48'22"E
C26	42.63'	1704.00	01°26'00"	42.63'	S13°14'22"E
C27	42.63'	1704.00	01°26'00"	42.63'	S14°40'22"E
C28	42.63'	1704.00	01°26'00"	42.63'	S16°06'22"E
C29	42.63'	1704.00	01°26'00"	42.63'	S17°32'22"E
C30	10.49'	1704.00	00°21'10"	10.49'	S18°25'57"E
C31	11.93'	77.00	08°52'27"	11.91'	S72°55'34"W
C32	39.09'	77.00	29°05'17"	38.67'	S53°56'42"W
C33	39.09'	77.00	29°05'17"	38.67'	S24°51'24"W
C34	30.84'	77.00	22°56'58"	30.64'	S01°09'43"E
C36	39.60'	1583.00	01°26'00"	39.60'	S08°56'23"E
C37	39.60'	1583.00	01°26'00"	39.60'	S10°22'23"E
C38	39.60'	1583.00	01°26'00"	39.60'	S11°48'22"E
C39	39.60'	1583.00	01°26'00"	39.60'	S13°14'22"E
C40	39.60'	1583.00	01°26'00"	39.60'	S14°40'22"E
C41	39.60'	1583.00	01°26'00"	39.60'	S16°06'22"E
C42	39.60'	1583.00	01°26'00"	39.60'	S17°32'22"E
C43	9.74'	1583.00	00°21'10"	9.74'	S18°25'57"E
C47	46.54'	1568.00	01°42'02"	46.54'	S17°45'30"E
C48	281.49'	1730.00	09°19'22"	281.18'	S13°56'51"E
C49	45.35'	1528.00	01°42'02"	45.35'	S17°45'30"E
C55	42.08'	647.00	03°43'34"	42.07'	S73°15'16"W
C56	25.36'	647.00	02°14'45"	25.36'	S76°14'25"W
C90	96.15'	1756.00	03°08'14"	96.14'	S10°51'17"E
C91	39.18'	25.00	89°47'12"	35.29'	N32°28'12"E
C92	37.93'	25.00	86°55'50"	34.40'	N59°10'17"W
C93	88.96'	1756.00	02°54'09"	88.95'	S17°09'27"E
C94	308.88'	1704.00	10°23'09"	308.45'	S13°24'57"E
C95	39.27'	25.00	90°00'00"	35.36'	N26°23'29"E
C96	39.27'	25.00	90°00'00"	35.36'	S63°36'31"E
C97	28.98'	25.00	66°25'19"	27.39'	N14°36'08"E
C98	10.29'	25.00	23°34'41"	10.22'	N59°36'08"E
C99	41.88'	25.00	95°58'19"	37.15'	N29°22'38"E
C100	54.83'	526.00	05°58'19"	54.80'	N74°22'38"E
C101	39.27'	25.00	90°00'00"	35.36'	N63°36'31"W
C102	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C103	120.95'	77.00	90°00'00"	108.89'	S32°21'48"W
C104	39.27'	25.00	90°00'00"	35.36'	S57°38'12"E
C105	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C106	28.98'	25.00	66°25'19"	27.39'	N51°49'11"W
C107	10.29'	25.00	23°34'41"	10.22'	S83°10'49"W
C108	31.40'	526.00	03°25'14"	31.40'	N73°06'05"E
C109	23.42'	526.00	02°33'05"	23.42'	N76°05'15"E
C111	284.22'	1568.00	10°23'09"	283.84'	S13°24'57"E
C133	67.44'	647.00	05°58'19"	67.41'	N74°22'38"E
C215	286.94'	1583.00	10°23'09"	286.55'	S13°24'57"E

LINE TABLE		
LINE	BEARING	LENGTH
L48	S18°36'31"E	128.07'





SHEET INDEX
SCALE: 1"=700'

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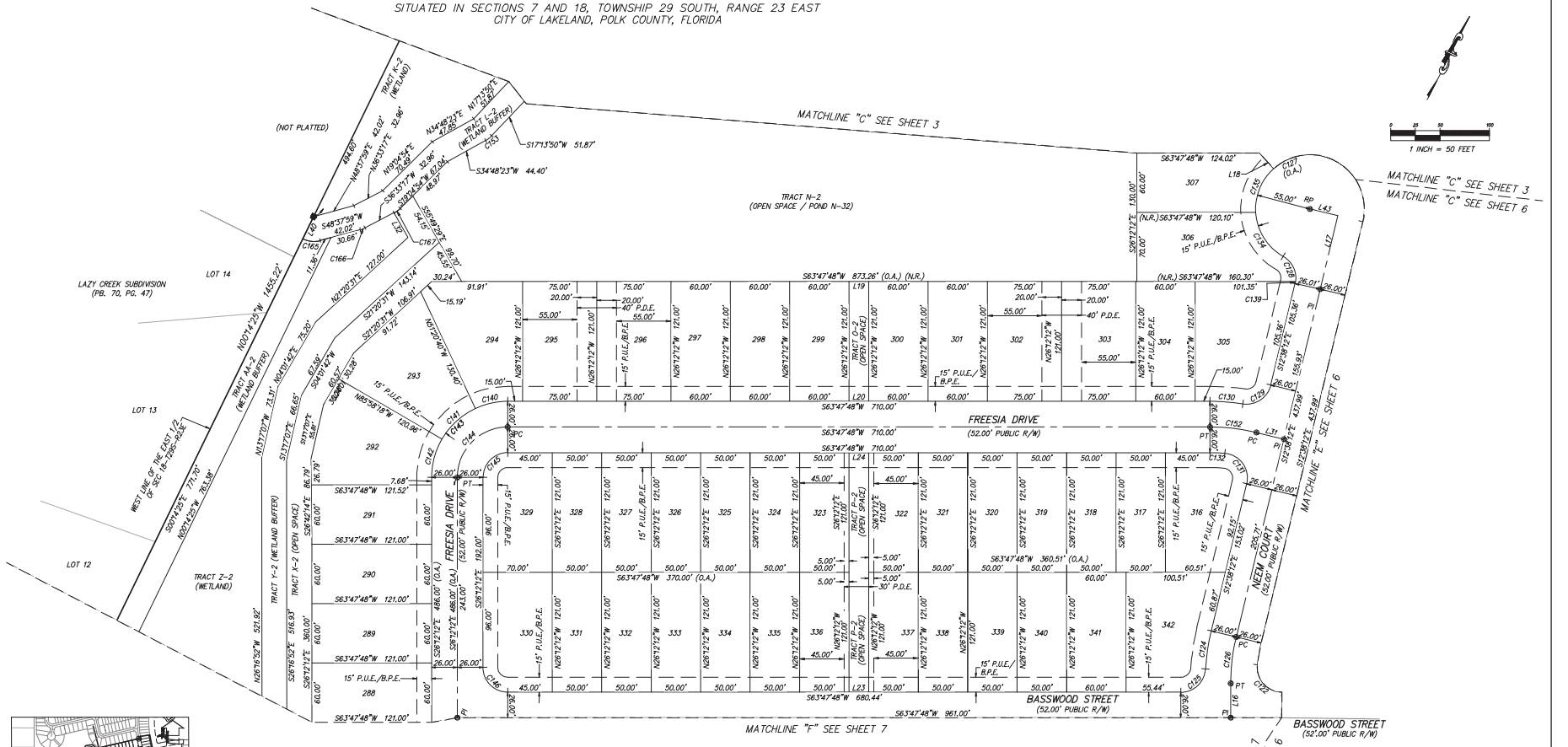
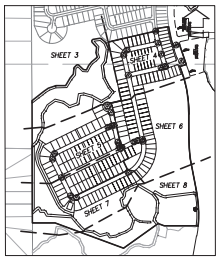
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 5 OF 8	PLAT BOOK:	PAGE:





SHEET INDEX
SCALE: 1"=700'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S26°12'12"E	34.81'
L17	N12°38'12"W	76.35'
L18	N68°09'33"W	21.25'
L19	S63°47'48"W	20.00'
L20	S63°47'48"W	20.00'
L23	N63°47'48"E	20.00'
L24	N63°47'48"E	20.00'
L31	N77°21'48"E	28.64'
L32	N55°49'29"W	28.66'
L40	N00°14'25"W	25.00'
L43	N77°21'48"E	29.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C124	38.93'	226.00	09°52'09"	38.88'	S17°34'17"E
C125	37.66'	25.00	86°18'10"	34.20'	N20°38'43"E
C126	47.36'	200.00	13°34'00"	47.25'	S19°25'12"E
C127	243.86'	55.00	254°02'17"	87.83'	S40°20'39"W
C128	32.31'	25.00	74°02'17"	30.10'	N49°39'21"W
C129	37.04'	25.00	84°53'22"	33.74'	N29°48'29"E
C130	33.35'	226.00	08°27'22"	33.32'	S68°01'29"W
C131	43.04'	25.00	98°37'49"	37.92'	N61°57'07"W
C132	14.99'	174.00	04°56'11"	14.99'	S66°15'53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C134	54.75'	55.00	57°02'02"	52.52'	S58°09'28"E
C135	49.42'	55.00	51°28'54"	47.77'	S03°54'00"E
C139	2.22'	25.00	05°04'52"	2.22'	N15°10'38"W
C140	33.79'	77.00	25°08'28"	33.52'	S51°13'34"W
C141	46.54'	77.00	34°37'38"	45.83'	S21°20'31"W
C142	40.63'	77.00	30°13'54"	40.16'	S11°05'15"E
C143	120.95'	77.00	90°00'00"	108.89'	S18°47'48"W
C144	80.11'	51.00	90°00'00"	72.12'	S18°47'48"W
C145	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C146	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C152	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C153	7.67'	25.00	17°34'33"	7.64'	N26°01'07"E
C165	17.94'	25.00	41°07'13"	17.56'	N69°11'36"E
C166	5.27'	25.00	12°04'43"	5.26'	N42°35'38"E
C167	7.62'	25.00	17°28'23"	7.59'	N27°49'05"E

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HAWTHORNE PHASE 2A-2B

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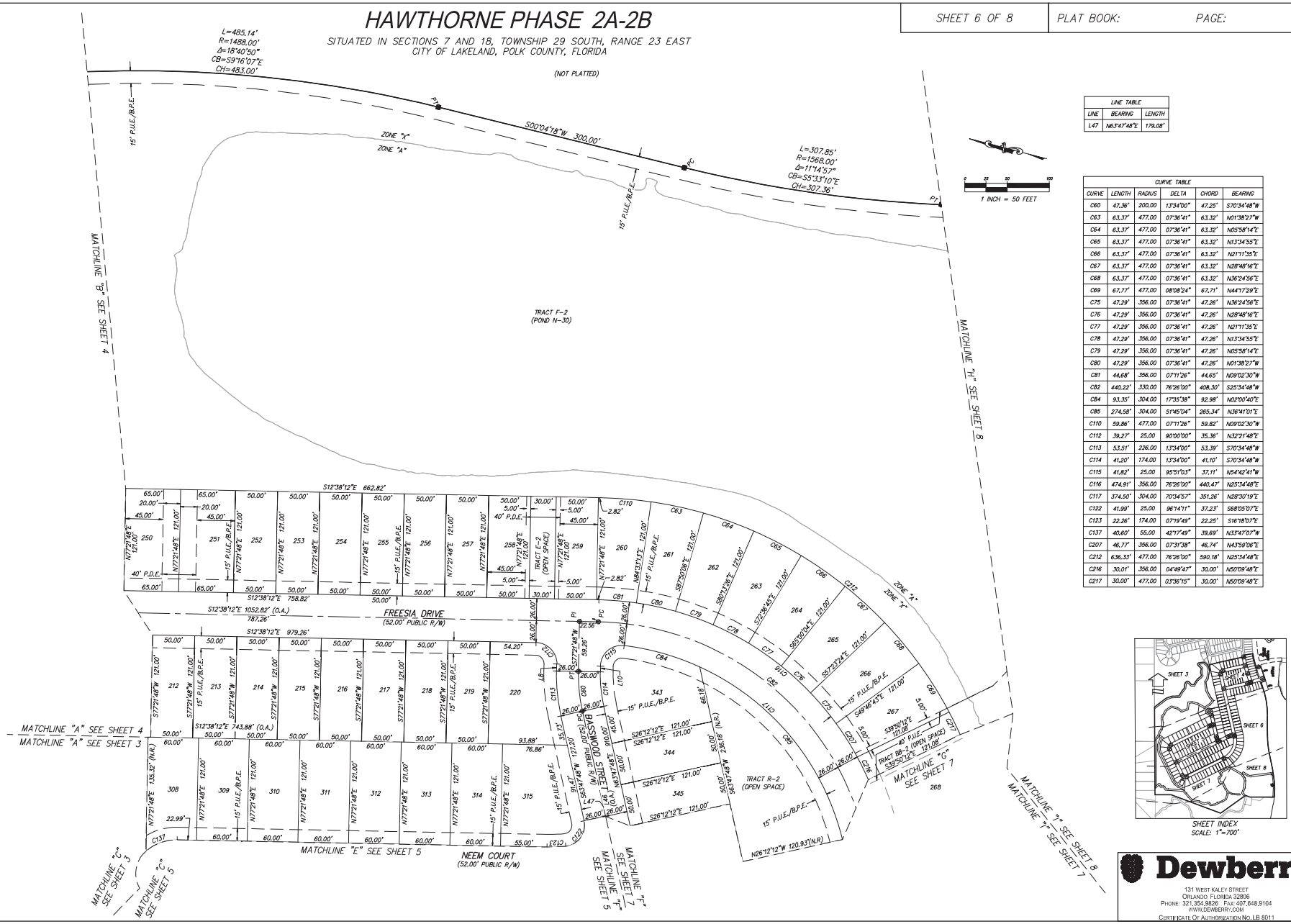
SHEET 6 OF 8	PLAT BOOK:	PAGE:



LINE TABLE		
LINE	BEARING	LENGTH
L47	N63°47'48"E	179.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C60	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C63	63.37'	477.00	07°36'41"	63.32'	N01°38'27"W
C64	63.37'	477.00	07°36'41"	63.32'	N05°58'14"E
C65	63.37'	477.00	07°36'41"	63.32'	N13°34'55"E
C66	63.37'	477.00	07°36'41"	63.32'	N21°11'35"E
C67	63.37'	477.00	07°36'41"	63.32'	N28°48'16"E
C68	63.37'	477.00	07°36'41"	63.32'	N36°24'56"E
C69	67.77'	477.00	08°08'24"	67.71'	N44°17'29"E
C75	47.29'	356.00	07°36'41"	47.26'	N36°24'56"E
C76	47.29'	356.00	07°36'41"	47.26'	N28°48'16"E
C77	47.29'	356.00	07°36'41"	47.26'	N21°11'35"E
C78	47.29'	356.00	07°36'41"	47.26'	N13°34'55"E
C79	47.29'	356.00	07°36'41"	47.26'	N05°58'14"E
C80	47.29'	356.00	07°36'41"	47.26'	N01°38'27"W
C81	44.68'	356.00	07°11'26"	44.65'	N09°02'30"W
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"W
C84	93.35'	304.00	17°35'38"	92.98'	N02°00'40"E
C85	274.58'	304.00	51°45'04"	265.34'	N36°41'01"E
C110	59.86'	477.00	07°11'26"	59.82'	N09°02'30"W
C112	39.27'	25.00	90°00'00"	35.36'	N32°21'48"E
C113	53.51'	226.00	13°34'00"	53.39'	S70°34'48"W
C114	41.20'	174.00	13°34'00"	41.10'	S70°34'48"W
C115	41.82'	25.00	95°51'03"	37.11'	N54°42'41"W
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C117	374.50'	304.00	70°34'57"	351.26'	N28°30'19"E
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C123	22.26'	174.00	07°19'49"	22.25'	S16°18'07"E
C137	40.60'	55.00	42°17'49"	39.69'	N33°47'07"W
C207	46.77'	356.00	07°31'38"	46.74'	N43°59'06"E
C212	636.33'	477.00	76°26'00"	590.18'	N25°34'48"E
C216	30.01'	356.00	04°49'47"	30.00'	N50°09'48"E
C217	30.00'	477.00	03°36'15"	30.00'	N50°09'48"E

SHEET INDEX
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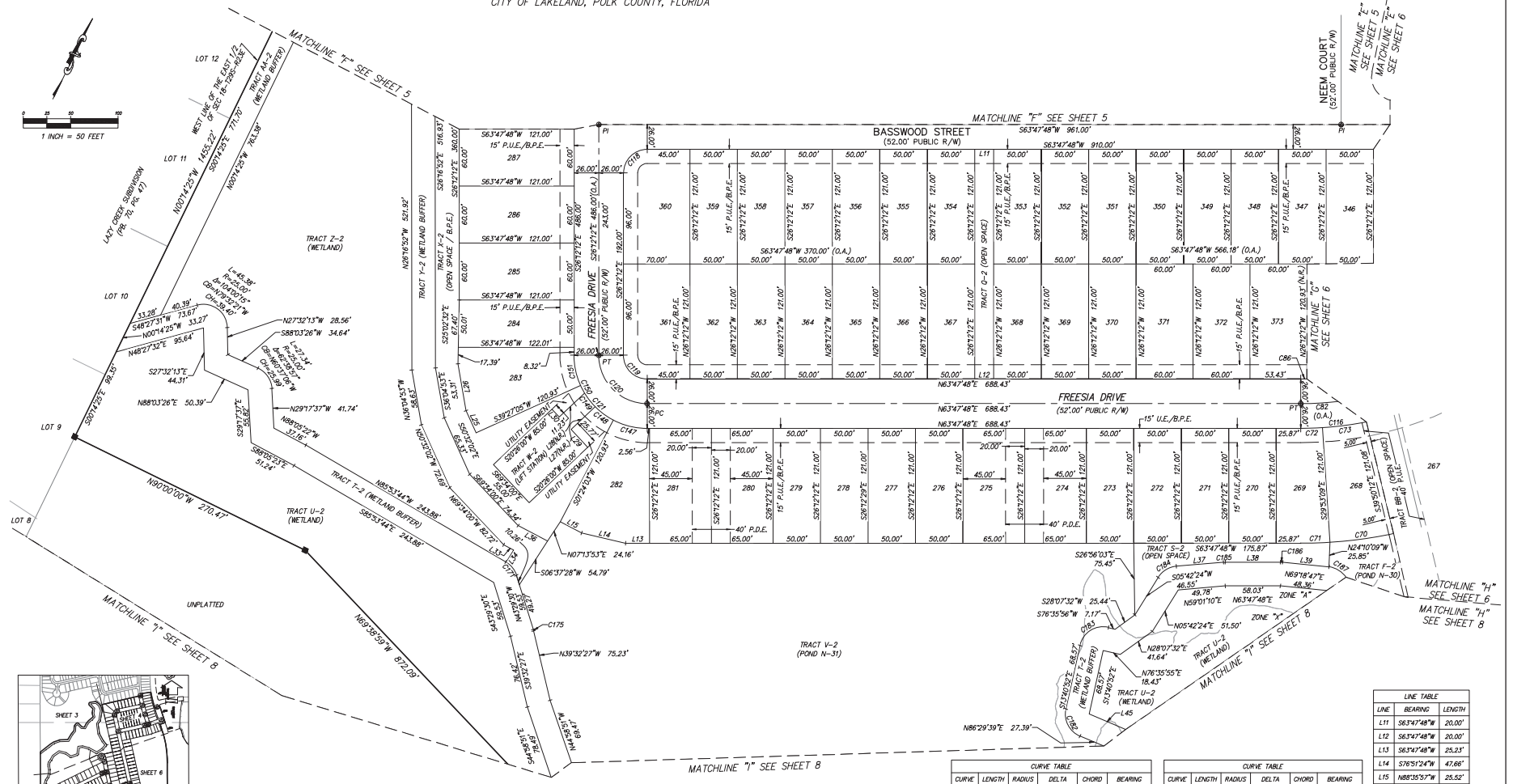
SHEET 7 OF 8	PLAT BOOK:	PAGE:



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	67.84'	477.00	08°08'56"	67.78'	N56°02'23"E
C71	30.66'	477.00	03°40'57"	30.65'	N61°57'20"E
C72	22.88'	356.00	03°40'57"	22.88'	N61°57'20"E
C73	46.82'	356.00	07°32'10"	46.79'	N56°20'46"E
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"E
C86	6.57'	304.00	01°14'15"	6.57'	N63°10'40"E
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C118	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C119	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E
C120	80.11'	51.00	90°00'00"	72.12'	S71°12'12"E
C121	120.95'	77.00	90°00'00"	108.89'	S71°12'12"E
C147	37.10'	77.00	27°36'15"	36.74'	N77°35'55"E
C148	23.91'	77.00	17°47'35"	23.82'	S79°42'10"E

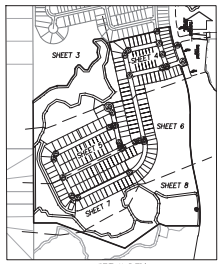
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C149	18.13'	77.00	13°29'13"	18.08'	S64°03'46"E
C150	9.10'	77.00	06°46'15"	9.09'	S53°56'02"E
C151	32.72'	77.00	24°20'43"	32.47'	S38°22'33"E
C171	18.50'	25.00	42°24'14"	18.08'	N64°41'37"W
C172	45.38'	25.00	104°00'15"	39.40'	N79°32'21"W
C173	27.34'	25.00	62°38'57"	25.99'	N60°37'06"W
C175	1.72'	25.00	03°57'03"	1.72'	N41°30'58"W
C182	34.83'	25.00	79°49'29"	32.08'	S53°35'37"E
C183	39.39'	25.00	90°16'48"	35.44'	S31°27'32"W
C184	23.26'	25.00	53°18'45"	22.43'	S32°21'47"W
C185	2.08'	25.00	04°46'39"	2.08'	S61°24'29"W
C186	2.41'	25.00	05°30'58"	2.41'	S66°33'17"W
C187	21.65'	25.00	49°36'34"	20.98'	N84°14'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L11	S63°47'48"W	20.00'
L12	S63°47'48"W	20.00'
L13	S63°47'48"W	25.23'
L14	S76°51'24"W	47.66'
L15	N88°35'57"W	25.52'
L25	S50°32'55"E	25.52'
L26	S36°00'16"E	50.00'
L27	S20°26'00"W	35.02' (N.R.)
L28	S20°26'00"W	36.75' (N.R.)
L29	S69°34'00"E	25.77'
L30	N69°34'00"W	11.23'
L33	N88°35'57"W	11.66'
L34	N6°37'28"E	15.03'
L36	S88°35'57"E	34.86'
L37	S59°01'09"W	49.78'
L38	S63°47'48"W	58.03'
L39	S69°18'46"W	49.07'
L45	S86°29'38"W	41.90'

HAWTHORNE PHASE 2A-2B

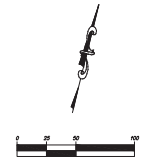
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

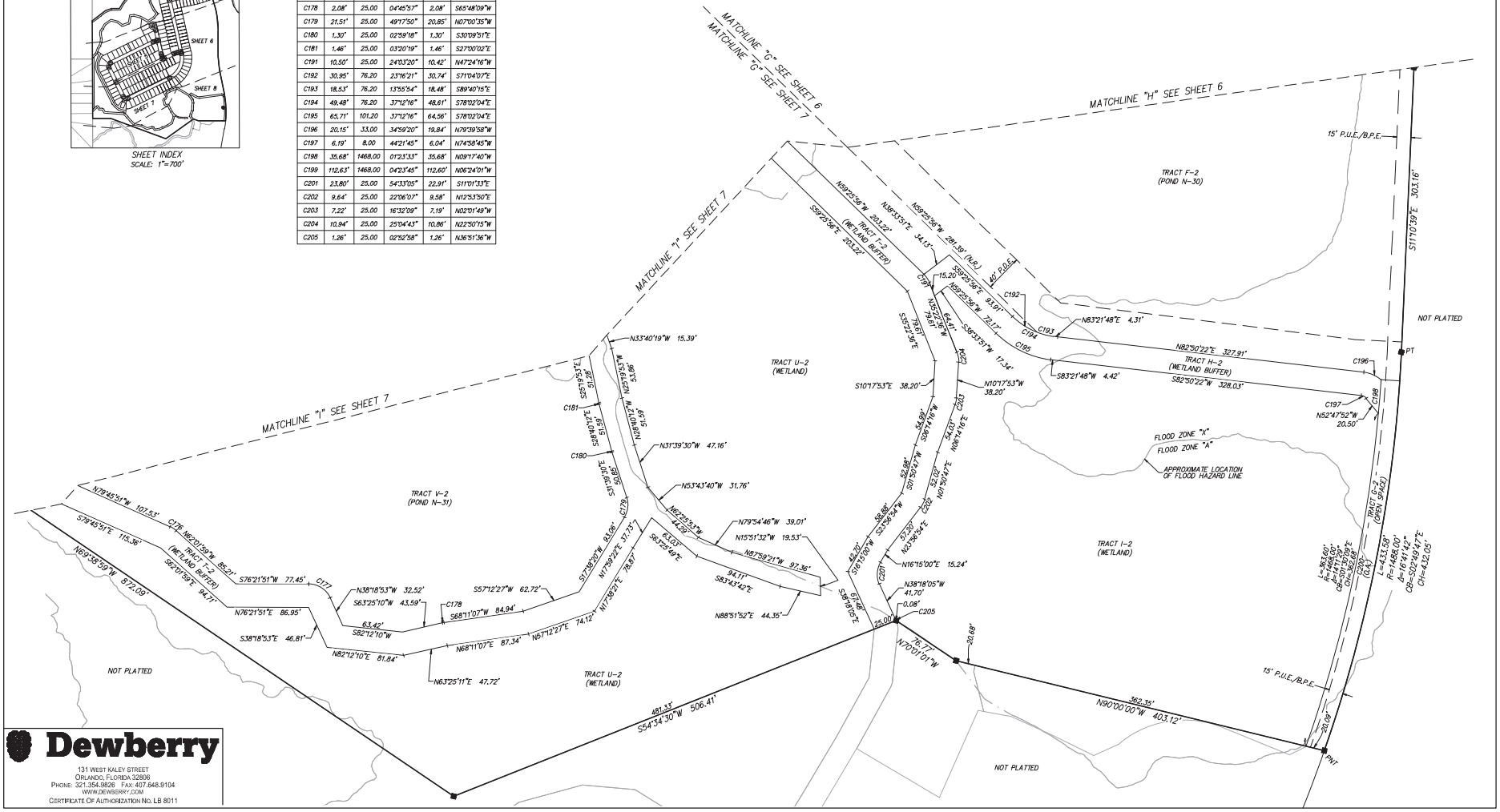
SHEET 8 OF 8	PLAT BOOK:	PAGE:



SHEET INDEX
SCALE: 1"=700'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C176	7.74'	25.00	17°43'52"	7.71'	N70°53'55"W
C177	28.50'	25.00	65°19'16"	26.98'	N70°58'31"W
C178	2.08'	25.00	04°45'57"	2.08'	S65°48'09"W
C179	21.51'	25.00	49°17'50"	20.85'	N07°00'35"W
C180	1.30'	25.00	02°59'18"	1.30'	S30°09'51"E
C181	1.46'	25.00	03°20'19"	1.46'	S27°00'02"E
C191	10.50'	25.00	24°03'20"	10.42'	N47°24'16"W
C192	30.95'	76.20	23°16'21"	30.74'	S71°04'07"E
C193	18.53'	76.20	13°55'54"	18.48'	S89°40'15"E
C194	49.48'	76.20	37°12'16"	48.61'	S78°02'04"E
C195	65.71'	101.20	37°12'16"	64.56'	S78°02'04"E
C196	20.15'	33.00	34°59'20"	19.84'	N79°39'58"W
C197	6.19'	8.00	44°21'45"	6.04'	N74°58'45"W
C198	35.68'	1468.00	01°23'33"	35.68'	N09°17'40"W
C199	112.63'	1468.00	04°23'45"	112.60'	N06°24'01"W
C201	23.80'	25.00	54°33'05"	22.91'	S11°01'33"E
C202	9.64'	25.00	22°06'07"	9.58'	N12°53'50"E
C203	7.22'	25.00	16°32'09"	7.19'	N02°01'49"W
C204	10.94'	25.00	25°04'43"	10.86'	N22°50'15"W
C205	1.26'	25.00	02°52'58"	1.26'	N36°51'36"W





Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

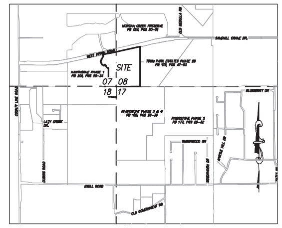
EXHIBIT C

DRAFT Hawthorne Phase 3A - 3B Plat

HAWTHORNE PHASE 3A-3B

PLAT BOOK: PAGE:

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 07, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.'S) OVER ANY LOTS AND TRACTS AS SHOWN HEREON SHALL BE OWNED BY THE CITY OF LAKELAND MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
6. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
7. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
8. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
11. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
12. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
13. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
14. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
15. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
16. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408–1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961–1965.
17. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
18. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
19. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961–1965.
20. TRACTS L–3 (OPEN SPACE), P–3 (WETLAND BUFFER) AND R–3 (OPEN SPACE) ARE SUBJECT TO A PUBLIC UTILITY EASEMENT.

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A–3	8.13	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
B–3	0.32	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
C–3	0.82	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
D–3	0.94	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
E–3	3.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
F–3	7.92	OPEN SPACE	POND N–12	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
G–3	4.23	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
H–3	0.52	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
I–3	0.13	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
J–3	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
K–3	0.24	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
L–3	0.14	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
M–3	4.53	OPEN SPACE	EXISTING POND	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
N–3	0.13	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	3B
O–3	3.71	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3B
P–3	0.91	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3B
Q–3	3.79	OPEN SPACE	POND N–13B	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
R–3	0.92	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
S–3	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
T–3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
U–3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
V–3	3.63	OPEN SPACE	POND N–13A	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
W–3	0.46	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B
X–3	0.52	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B

LEGEND AND ABBREVIATIONS:

PUE	PUBLIC UTILITY EASEMENT
NO.	NUMBER
PSM	PROFESSIONAL SURVEYOR & MAPPER
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON–TANGENCY
PI	POINT OF INTERSECTION
OA	OVERALL
U.E.	UTILITY EASEMENT
PB	PLAT BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
PLS	PROFESSIONAL LICENSED SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
N.R.	NON–RADIAL
RP	RADIUS POINT
I.D.	IDENTIFICATION
℄	CENTERLINE
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM DEWBERRY LB 8011)
◎	SET NAIL & DISK (PCP DEWBERRY LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
○	FOUND IRON PIPE AS NOTED

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1303.41 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD AND TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7090.00 FEET, A CENTRAL ANGLE OF 01°58'47", A CHORD BEARING OF N78°21'11"E AND A CHORD DISTANCE OF 244.95 FEET; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 244.96 FEET TO THE END OF SAID CURVE; THENCE N77°21'48"E, A DISTANCE OF 991.75 FEET; THENCE N80°13'33"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 300.00 FEET; THENCE N74°30'03"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 65.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: N77°21'48"E, A DISTANCE OF 234.42 FEET; THENCE N88°40'24"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 600.00 FEET; THENCE N66°03'12"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 900.00 FEET; THENCE N82°21'50"E, A DISTANCE OF 243.58 FEET; THENCE DEPARTING SAID SOUTH RIGHT–OF–WAY LINE; S00°15'34"E, A DISTANCE OF 2168.03 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE S89°51'39"W, ALONG SAID SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 1324.84 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN S00°18'05"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 239 SOUTH, RANGE 23 EAST, A DISTANCE OF 583.72 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06°03'22", A CHORD BEARING OF S86°41'01"W AND A CHORD DISTANCE OF 2.64 FEET; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.64 FEET TO A POINT OF TANGENCY; THENCE S83°39'20"W, A DISTANCE OF 63.54 FEET; THENCE N80°36'44"W, A DISTANCE OF 196.72 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 13°22'53", A CHORD BEARING OF N83°14'15"W AND A CHORD DISTANCE OF 50.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.45 FEET TO A POINT OF TANGENCY; THENCE N89°55'42"W, A DISTANCE OF 82.20 FEET; THENCE N48°24'55"W, A DISTANCE OF 25.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 56°33'25", A CHORD BEARING OF N13°18'23"E AND A CHORD DISTANCE OF 57.80 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.21 FEET TO A POINT OF TANGENCY; THENCE N14°58'19"W, A DISTANCE OF 62.23 FEET, THENCE N19°40'30"W, A DISTANCE OF 48.41 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 31°24'36", A CHORD BEARING OF N35°22'48"W AND A CHORD DISTANCE OF 33.02 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.44 FEET TO A POINT OF TANGENCY; THENCE N51°05'06"W, A DISTANCE OF 73.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 19°18'51", A CHORD BEARING OF N41°25'41"W AND A CHORD DISTANCE OF 4.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.72 FEET TO A POINT OF TANGENCY; THENCE N31°46'16"W, A DISTANCE OF 103.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 17°08'38", A CHORD BEARING OF N23°11'57"W AND A CHORD DISTANCE OF 4.17 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.19 FEET TO A POINT OF TANGENCY; THENCE N14°37'38"W, A DISTANCE OF 94.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°12'43", A CHORD BEARING OF N28°13'59"W AND A CHORD DISTANCE OF 11.76 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.87 FEET TO A POINT OF TANGENCY; THENCE N41°50'20"W, A DISTANCE OF 27.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°05'35", A CHORD BEARING OF N18°47'33"W AND A CHORD DISTANCE OF 19.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF TANGENCY; THENCE N04°15'15"E, A DISTANCE OF 257.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°34'27", A CHORD BEARING OF N06°32'28"E AND A CHORD DISTANCE OF 2.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.00 FEET TO A POINT OF TANGENCY; THENCE N08°49'41"E, A DISTANCE OF 110.74 FEET; THENCE N03°06'08"W, A DISTANCE OF 18.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°00'02", A CHORD BEARING OF N87°23'54"E AND A CHORD DISTANCE OF 25.99 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.99 FEET TO THE END OF SAID CURVE; THENCE N02°06'05"W, A DISTANCE OF 61.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1549.00 FEET, A CENTRAL ANGLE OF 02°22'36", A CHORD BEARING OF N89°05'13"E AND A CHORD DISTANCE OF 64.25 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.25 FEET TO A POINT OF TANGENCY; THENCE S89°43'29"E, A DISTANCE OF 79.73 FEET; THENCE N00°16'31"E, A DISTANCE OF 596.57 FEET; THENCE N61°12'32"W, A DISTANCE OF 46.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 59°31'47", A CHORD BEARING OF N31°26'39"W AND A CHORD DISTANCE OF 178.72 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.02 FEET TO THE END OF SAID CURVE; THENCE N48°19'15"W, A DISTANCE OF 64.92 FEET; THENCE S41°40'45"W, A DISTANCE OF 61.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°35'10", A CHORD BEARING OF S80°28'20"W AND A CHORD DISTANCE OF 31.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.85 FEET TO A POINT OF TANGENCY; THENCE N60°44'05"W, A DISTANCE OF 122.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°37'40", A CHORD BEARING OF N41°55'15"W AND A CHORD DISTANCE OF 16.12 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.42 FEET TO A POINT OF TANGENCY; THENCE N23°06'25"W, A DISTANCE OF 82.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°12'51", A CHORD BEARING OF N21°00'00"W AND A CHORD DISTANCE OF 1.84 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.84 FEET TO A POINT OF TANGENCY; THENCE N18°53'34"W, A DISTANCE OF 65.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°31'55", A CHORD BEARING OF N00°37'37"W AND A CHORD DISTANCE OF 15.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.94 FEET TO A POINT OF TANGENCY; THENCE N17°38'20"E, A DISTANCE OF 58.84 FEET; THENCE N16°11'55"E, A DISTANCE OF 76.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°31'43", A CHORD BEARING OF N27°27'47"E AND A CHORD DISTANCE OF 9.77 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.83 FEET TO A POINT OF TANGENCY; THENCE N38°43'38"E, A DISTANCE OF 85.88 FEET; THENCE N25°57'33"E, A DISTANCE OF 65.28 FEET; THENCE N01°06'03"W, A DISTANCE OF 37.64 FEET; THENCE N04°37'01"W, A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.81 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3–9	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CITY SURVEYOR APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ______________________ DATE: ____________
RICHARD G. POWELL, PLS #4468
(CITY SURVEYOR)

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 1, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

______________________ ____________
WILLIAM P. HINKLE (PSM) DATE
PROFESSIONAL SURVEYOR AND MAPPER, NO. LS 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

HAWTHORNE PHASE 3A–3B
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 3A–3B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY MAKE SUBJECT TO AND IN ACCORDANCE WITH THE PLAT NOTES, THE FOLLOWING DEDICATIONS.

TRACT DEDICATIONS SHALL BE IN ACCORDANCE WITH THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES. THE HAWTHORNE MILL NORTH HOMEOWNERS ASSOCIATION, INC. SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

THE 15.00 FOOT WIDE UTILITY EASEMENT (LAKELAND ELECTRIC) SHOWN ON TRACT Q–3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES.

THE 20.00 FOOT WIDE ELECTRICAL AND WATER LINE EASEMENT SHOWN ON TRACT M–3 AND TRACT V–3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES AND TO THE CITY OF LAKELAND, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE CITY OF LAKELAND WATER LINE IMPROVEMENTS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _ ____________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ______________________

TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

STATE OF FLORIDA, COUNTY OF ______________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ________DAY OF ________ _____, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AND ON BEHALF OF THE CORPORATION SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ______________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____
SIGNATURE OF NOTARY

____
NOTARY PRINTED NAME

______________________ ______________________
MY COMMISSION EXPIRES MY COMMISSION NO.

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
SHAWN SHERROUSE
CITY MANAGER

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF ________________ , A.D. 2024.

BY: ______________________
CHAIRPERSON

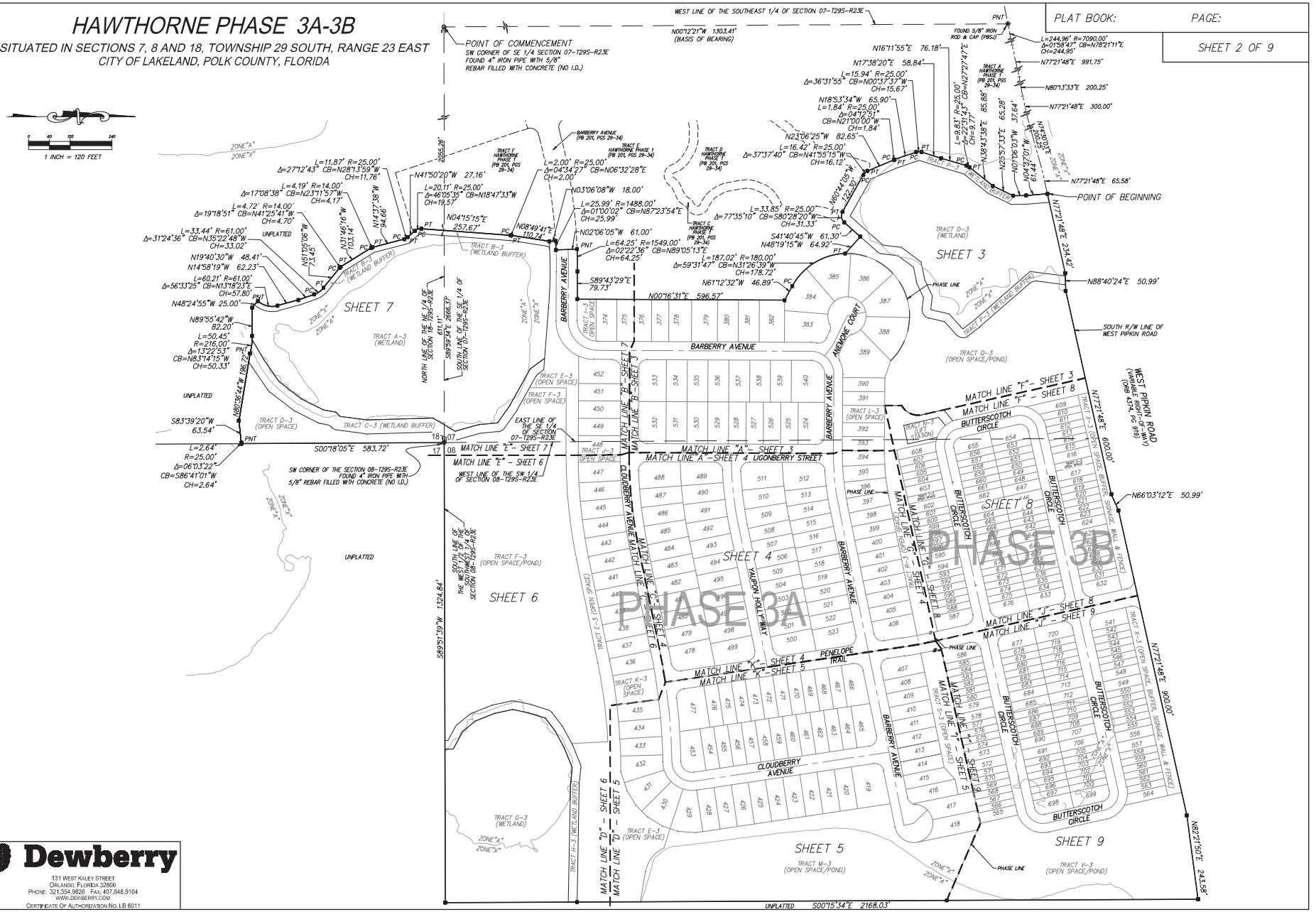
Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

SHEET 2 OF 9



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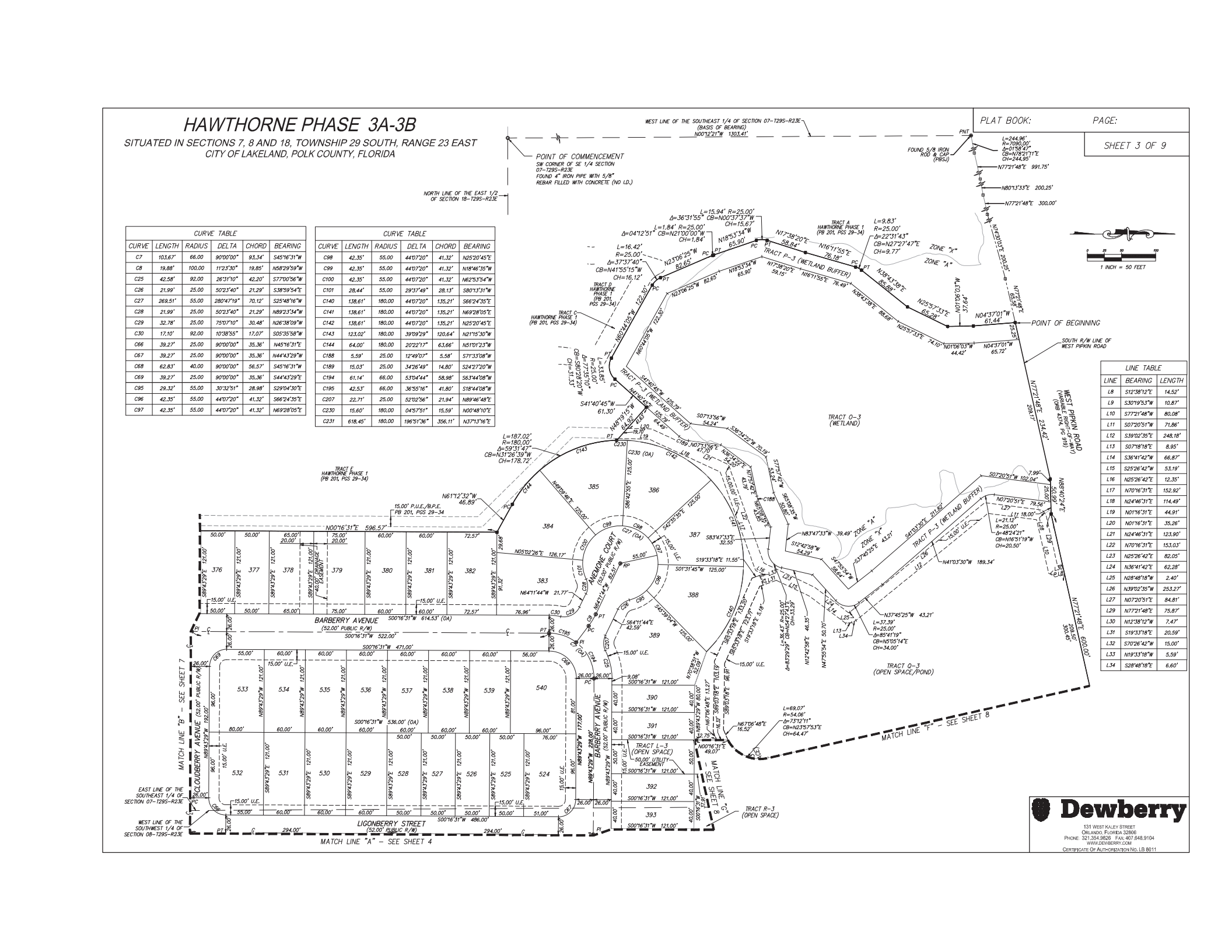
PLAT BOOK: PAGE:

SHEET 3 OF 9



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	103.67'	66.00	90°00'00"	93.34'	S45°16'31"W
C8	19.88'	100.00	11°23'30"	19.85'	N58°29'59"W
C25	42.58'	92.00	26°31'10"	42.20'	S77°00'56"W
C26	21.99'	25.00	50°23'40"	21.29'	S38°59'54"E
C27	269.51'	55.00	280°47'19"	70.12'	S25°48'16"W
C28	21.99'	25.00	50°23'40"	21.29'	N89°23'34"W
C29	32.78'	25.00	75°07'10"	30.48'	N26°38'09"W
C30	17.10'	92.00	10°38'55"	17.07'	S05°35'58"W
C66	39.27'	25.00	90°00'00"	35.36'	N45°16'31"E
C67	39.27'	25.00	90°00'00"	35.36'	N44°43'29"W
C68	62.83'	40.00	90°00'00"	56.57'	S45°16'31"W
C69	39.27'	25.00	90°00'00"	35.36'	S44°43'29"E
C95	29.32'	55.00	30°32'51"	28.98'	S29°04'30"E
C96	42.35'	55.00	44°07'20"	41.32'	S66°24'35"E
C97	42.35'	55.00	44°07'20"	41.32'	N69°28'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C98	42.35'	55.00	44°07'20"	41.32'	N25°20'45"E
C99	42.35'	55.00	44°07'20"	41.32'	N18°46'35"W
C100	42.35'	55.00	44°07'20"	41.32'	N62°53'54"W
C101	28.44'	55.00	29°37'49"	28.13'	S80°13'31"W
C140	138.61'	180.00	44°07'20"	135.21'	S66°24'35"E
C141	138.61'	180.00	44°07'20"	135.21'	N69°28'05"E
C142	138.61'	180.00	44°07'20"	135.21'	N25°20'45"E
C143	123.02'	180.00	39°09'29"	120.64'	N21°15'30"W
C144	64.00'	180.00	20°22'17"	63.66'	N51°01'23"W
C188	5.59'	25.00	12°49'07"	5.58'	S71°33'08"W
C189	15.03'	25.00	34°26'49"	14.80'	S24°27'20"W
C194	61.14'	66.00	53°04'44"	58.98'	S63°44'08"W
C195	42.53'	66.00	36°55'16"	41.80'	S18°44'08"W
C207	22.71'	25.00	52°02'56"	21.94'	N89°46'48"E
C230	15.60'	180.00	04°57'51"	15.59'	N00°48'10"E
C231	618.45'	180.00	196°51'36"	356.11'	N37°13'16"E

LINE TABLE		
LINE	BEARING	LENGTH
L8	S12°38'12"E	14.52'
L9	S30°19'53"W	10.87'
L10	S77°21'48"W	80.08'
L11	S07°20'51"W	71.86'
L12	S39°02'35"E	248.18'
L13	S07°18'18"E	8.95'
L14	S36°41'42"W	66.87'
L15	S25°26'42"W	53.19'
L16	N25°26'42"E	12.35'
L17	N70°16'31"E	152.92'
L18	N24°46'31"E	114.49'
L19	N01°16'31"E	44.91'
L20	N01°16'31"E	35.26'
L21	N24°46'31"E	123.90'
L22	N70°16'31"E	153.03'
L23	N25°26'42"E	82.05'
L24	N36°41'42"E	62.28'
L25	N28°48'18"W	2.40'
L26	N39°02'35"W	253.27'
L27	N07°20'51"E	84.81'
L29	N77°21'48"E	75.87'
L30	N12°38'12"W	7.47'
L31	S19°33'18"E	20.59'
L32	S70°26'42"W	15.00'
L33	N19°33'18"W	5.59'
L34	S28°48'18"E	6.60'

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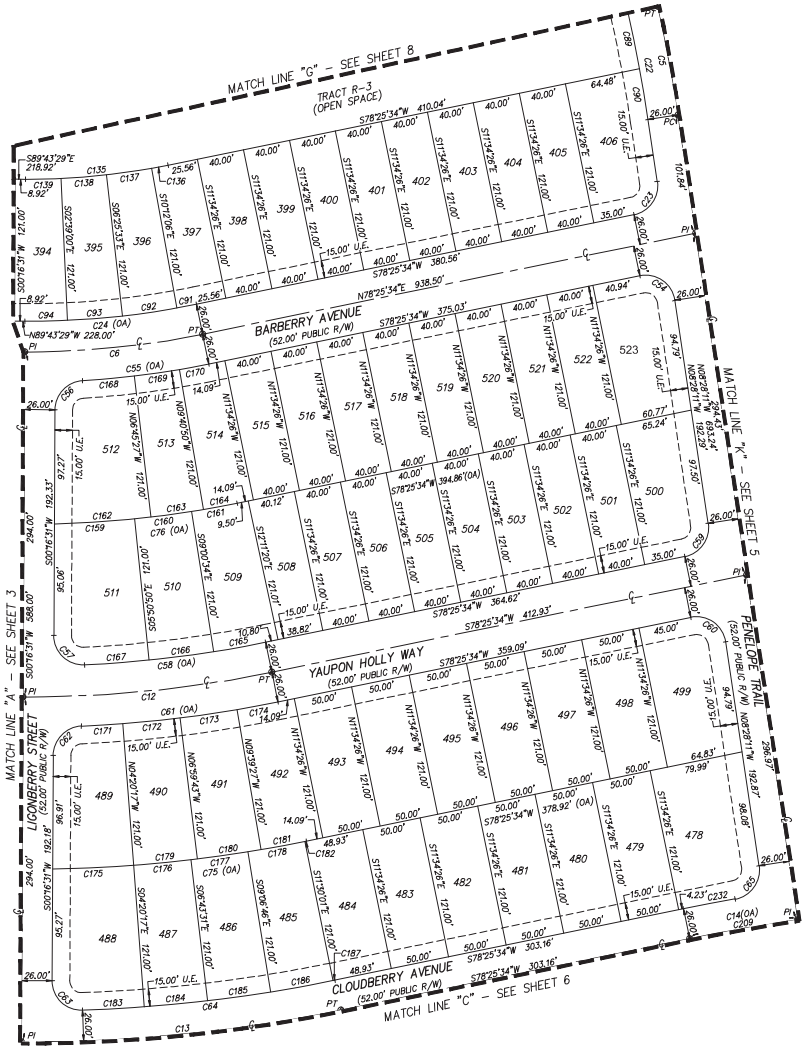
SHEET 4 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C6	152.62'	738.00	11°50'57"	152.35'	S84°21'02"E
C12	213.42'	1032.00	11°50'57"	213.04'	S84°21'02"E
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C22	92.22'	1268.00	04°10'02"	92.20'	N10°33'11"W
C23	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C24	147.24'	712.00	11°50'57"	146.98'	N84°21'02"E
C54	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C55	108.58'	764.00	08°08'35"	108.49'	N82°29'51"E
C56	37.65'	25.00	86°17'38"	34.19'	S43°25'20"W
C57	40.57'	25.00	92°58'48"	36.26'	S46°12'53"E
C58	155.72'	1006.00	08°52'09"	155.57'	N82°51'38"E
C59	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C60	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C61	168.96'	1058.00	09°09'00"	168.78'	N83°00'04"E
C62	38.09'	25.00	87°18'03"	34.51'	S43°55'32"W
C63	40.27'	25.00	92°17'33"	36.06'	S45°52'16"E
C64	216.84'	1300.00	09°33'24"	216.58'	N83°12'16"E
C65	38.55'	25.00	88°21'33"	34.85'	N35°42'36"E
C75	217.84'	1179.00	10°35'08"	217.51'	S83°43'08"E
C76	157.03'	885.00	10°09'56"	156.81'	S83°30'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C89	48.29'	1268.00	02°10'55"	48.29'	S11°32'45"E
C90	43.93'	1268.00	01°59'07"	43.93'	S09°27'44"E
C91	17.05'	712.00	01°22'20"	17.05'	N79°06'44"E
C92	46.92'	712.00	03°46'33"	46.91'	N81°41'11"E
C93	46.92'	712.00	03°46'33"	46.91'	N85°27'44"E
C94	36.35'	712.00	02°55'31"	36.35'	N88°48'45"E
C135	122.23'	591.00	11°50'57"	122.00'	S84°21'02"E
C136	14.16'	591.00	01°22'20"	14.15'	N79°06'44"E
C137	38.95'	591.00	03°46'33"	38.94'	N81°41'11"E
C138	38.95'	591.00	03°46'33"	38.94'	N85°27'44"E
C139	30.17'	591.00	02°55'31"	30.17'	N88°48'45"E
C159	68.56'	885.00	04°26'20"	68.55'	S86°22'20"W
C160	48.84'	885.00	03°09'44"	48.84'	S82°34'18"W
C161	39.61'	885.00	02°33'52"	39.61'	S79°42'30"W
C162	82.63'	885.00	05°20'57"	82.60'	N85°55'01"E
C163	45.15'	885.00	02°55'22"	45.14'	N81°46'52"E
C164	29.25'	885.00	01°53'37"	29.25'	N79°22'22"E
C165	45.03'	1006.00	02°33'52"	45.03'	S79°42'30"W
C166	55.52'	1006.00	03°09'44"	55.51'	S82°34'18"W
C167	55.17'	1006.00	03°08'32"	55.17'	S85°43'26"W
C168	44.36'	764.00	03°19'36"	44.35'	S84°54'21"W
C169	38.97'	764.00	02°55'22"	38.97'	S81°46'52"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C170	25.25'	764.00	01°53'37"	25.25'	S79°22'22"W
C171	35.34'	1058.00	01°54'50"	35.34'	S86°37'09"W
C172	49.07'	1058.00	02°39'26"	49.06'	S84°20'00"W
C173	49.16'	1058.00	02°39'45"	49.16'	S81°40'25"W
C174	35.39'	1058.00	01°54'59"	35.38'	S79°23'03"W
C175	68.93'	1179.00	03°20'59"	68.92'	S87°20'12"W
C176	49.13'	1179.00	02°23'15"	49.12'	S84°28'06"W
C177	49.13'	1179.00	02°23'15"	49.12'	S82°04'51"W
C178	49.13'	1179.00	02°23'15"	49.12'	S79°41'37"W
C179	54.68'	1179.00	02°39'26"	54.67'	S84°20'00"W
C180	54.79'	1179.00	02°39'45"	54.78'	S81°40'25"W
C181	37.92'	1179.00	01°50'33"	37.91'	S79°25'16"W
C182	1.52'	1179.00	00°04'25"	1.52'	S78°27'47"W
C183	52.66'	1300.00	02°19'15"	52.65'	S86°49'21"W
C184	54.17'	1300.00	02°23'15"	54.16'	S84°28'06"W
C185	54.17'	1300.00	02°23'15"	54.16'	S82°04'51"W
C186	54.17'	1300.00	02°23'15"	54.16'	S79°41'37"W
C187	1.67'	1300.00	00°04'25"	1.67'	S78°27'47"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W
C232	44.85'	1756.00	01°27'48"	44.85'	N79°09'28"E

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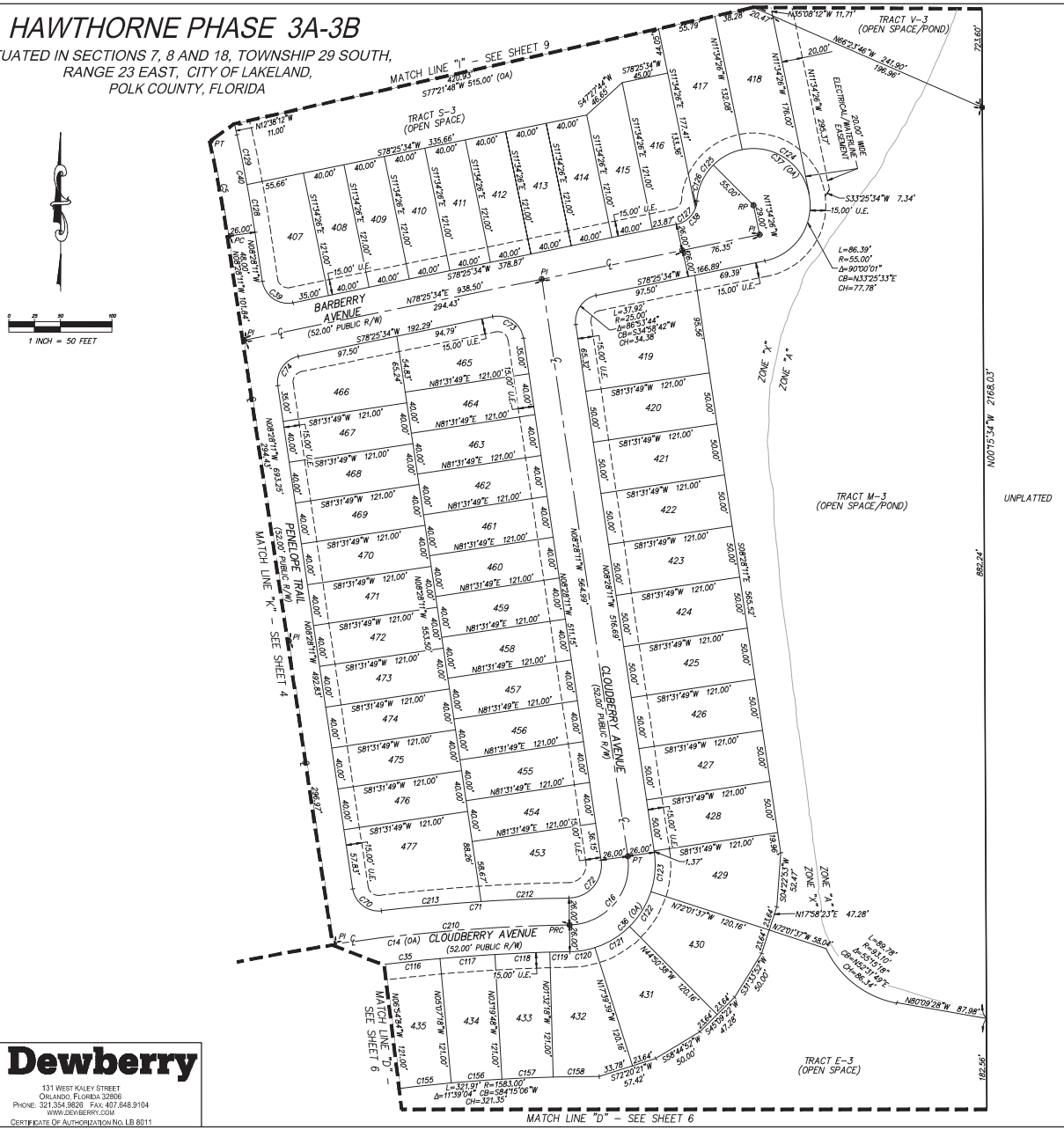
HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST, CITY OF LAKELAND,
POLK COUNTY, FLORIDA

SHEET 5 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C16	98.78'	58.00	97°35'05"	87.27'	N40°19'22"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C36	143.06'	84.00	97°35'05"	126.39'	N40°19'22"E
C37	243.85'	55.00	254°02'17"	87.83'	N48°35'35"W
C38	32.31'	25.00	74°02'17"	30.10'	N41°24'25"E
C39	40.62'	25.00	93°06'16"	36.30'	S55°01'18"E
C40	96.00'	1320.00	04°10'02"	95.98'	N10°33'11"W
C70	38.55'	25.00	88°21'33"	34.85'	S52°38'57"E
C71	182.16'	1756.00	05°56'37"	182.08'	S86°08'35"W
C72	54.50'	32.00	97°35'05"	48.15'	N40°19'22"E
C73	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C74	37.92'	25.00	86°53'44"	34.38'	S34°58'42"W
C116	53.28'	1704.00	01°47'30"	53.28'	S83°58'57"W
C117	53.28'	1704.00	01°47'30"	53.28'	S85°46'27"W
C118	53.28'	1704.00	01°47'30"	53.28'	S87°33'57"W
C119	19.43'	1704.00	00°39'12"	19.43'	S88°47'18"W
C120	24.59'	84.00	16°46'33"	24.51'	N80°43'38"E
C121	39.85'	84.00	27°10'59"	39.48'	N58°44'52"E
C122	39.85'	84.00	27°10'59"	39.48'	N31°33'52"E
C123	38.77'	84.00	26°26'33"	38.42'	N04°45'06"E
C124	86.39'	55.00	89°59'59"	77.78'	N56°34'27"W
C125	71.07'	55.00	74°02'17"	66.23'	S41°24'25"W
C126	7.13'	25.00	16°20'21"	7.11'	N12°33'28"E
C127	25.18'	25.00	57°41'56"	24.13'	N49°34'36"E
C128	46.75'	1320.00	02°01'45"	46.75'	N09°29'03"W
C129	49.25'	1320.00	02°08'16"	49.25'	N11°34'04"W
C155	49.50'	1583.00	01°47'30"	49.50'	S83°58'57"W
C156	49.50'	1583.00	01°47'30"	49.50'	S85°46'27"W
C157	49.50'	1583.00	01°47'30"	49.50'	S87°33'57"W
C158	44.64'	1583.00	01°36'56"	44.63'	S89°16'10"W
C210	229.01'	1730.00	07°35'05"	228.85'	S85°19'22"W
C212	85.28'	1756.00	02°46'58"	85.27'	N87°43'25"E
C213	96.88'	1756.00	03°09'40"	96.87'	N84°45'07"E

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HAWTHORNE PHASE 3A-3B

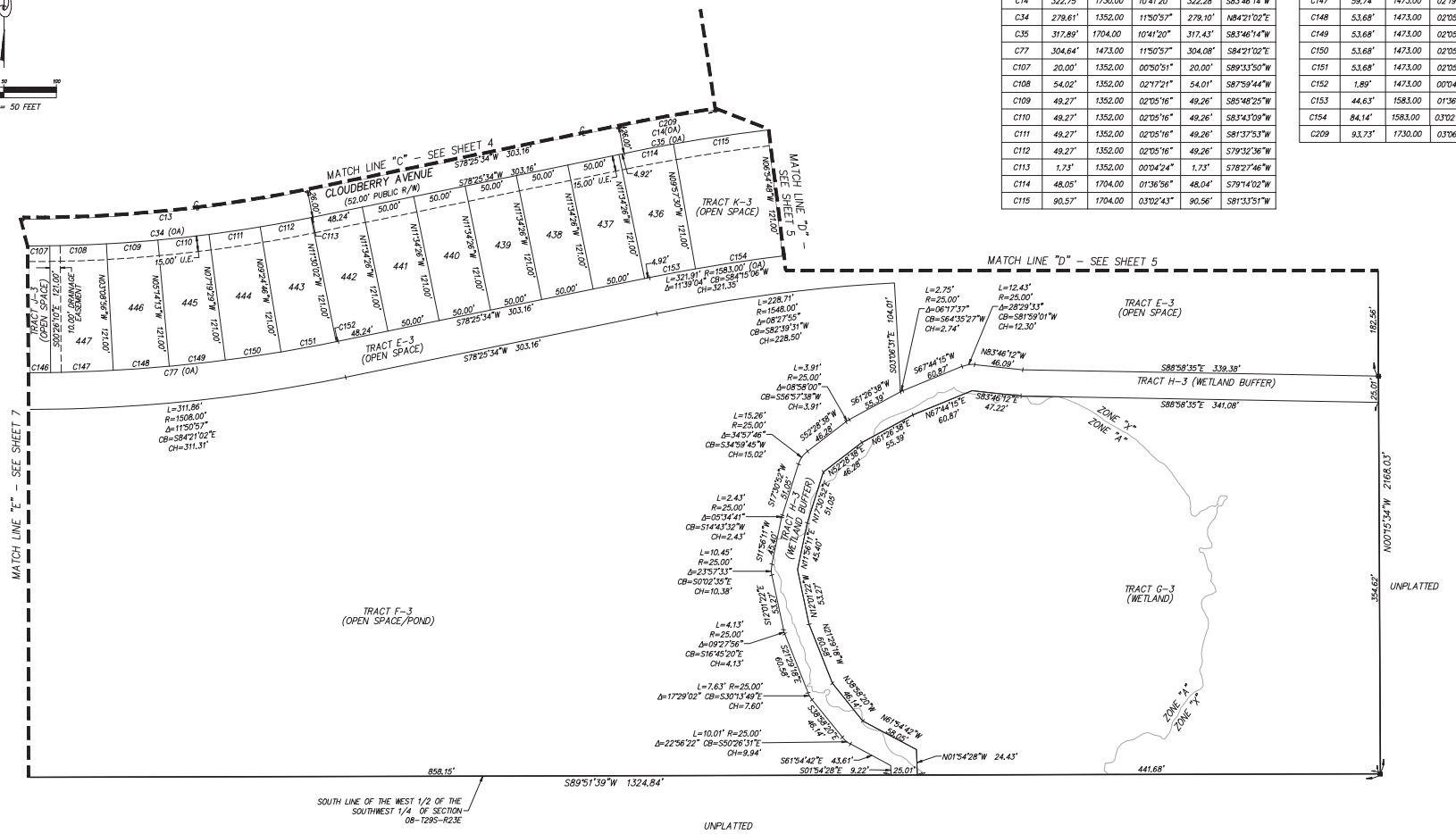
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 9	PLAT BOOK:	PAGE:

1 INCH = 50 FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.75'	1730.00	10°41'20"	322.28'	S83°46'14"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C107	20.00'	1352.00	00°50'51"	20.00'	S89°33'50"W
C108	54.02'	1352.00	02°17'21"	54.01'	S87°59'44"W
C109	49.27'	1352.00	02°05'16"	49.26'	S85°48'25"W
C110	49.27'	1352.00	02°05'16"	49.26'	S83°43'09"W
C111	49.27'	1352.00	02°05'16"	49.26'	S81°37'53"W
C112	49.27'	1352.00	02°05'16"	49.26'	S79°32'36"W
C113	1.73'	1352.00	00°04'24"	1.73'	S78°27'46"W
C114	48.05'	1704.00	01°36'56"	48.04'	S79°14'02"W
C115	90.57'	1704.00	03°02'43"	90.56'	S81°33'51"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C146	20.00'	1473.00	00°46'41"	20.00'	S89°33'50"W
C147	59.74'	1473.00	02°19'26"	59.74'	S88°00'47"W
C148	53.68'	1473.00	02°05'16"	53.67'	S85°48'25"W
C149	53.68'	1473.00	02°05'16"	53.67'	S83°43'09"W
C150	53.68'	1473.00	02°05'16"	53.67'	S81°37'53"W
C151	53.68'	1473.00	02°05'16"	53.67'	S79°32'36"W
C152	1.89'	1473.00	00°04'24"	1.89'	S78°27'46"W
C153	44.63'	1583.00	01°36'56"	44.63'	S79°14'02"W
C154	84.14'	1583.00	03°02'43"	84.13'	S81°33'51"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W



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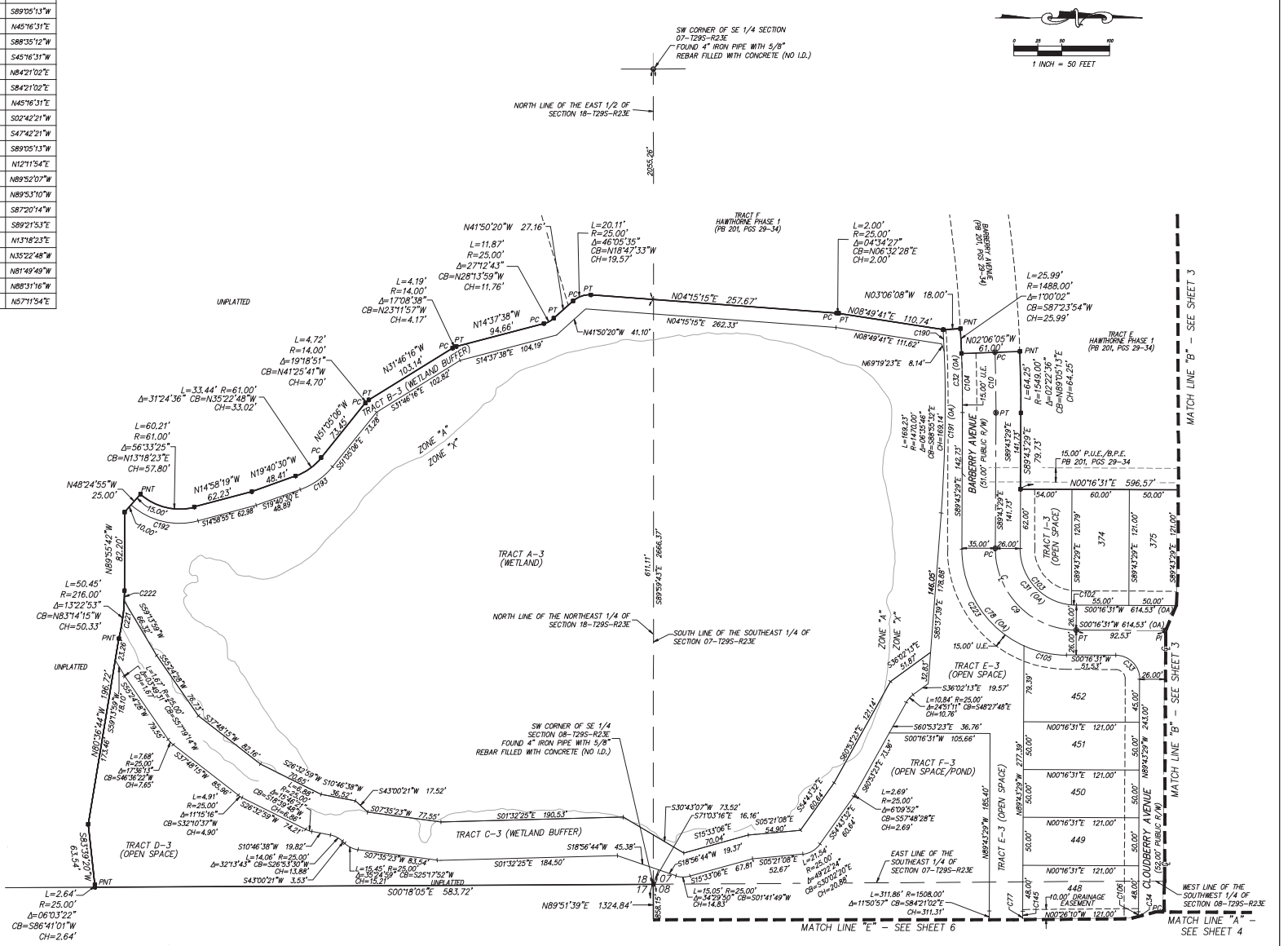
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 7 OF 9	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	133.52'	85.00	90°00'00"	120.21'	S45°16'31"E
C10	63.17'	1523.00	02°22'36"	63.17'	S89°05'13"W
C31	92.68'	59.00	90°00'00"	83.44'	N45°16'31"E
C32	87.71'	1488.00	03°22'38"	87.70'	S88°35'12"W
C33	39.27'	25.00	90°00'00"	35.36'	S45°16'31"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C78	172.79'	110.00	90°00'00"	155.56'	N45°16'31"E
C102	5.01'	59.00	04°51'41"	5.00'	S02°42'21"W
C103	87.67'	59.00	85°08'19"	79.82'	S47°42'21"W
C104	61.72'	1488.00	02°22'36"	61.72'	S89°05'13"W
C105	45.78'	110.00	23°50'46"	45.45'	N12°11'54"E
C106	6.78'	1352.00	00°17'15"	6.78'	N89°52'07"W
C145	8.29'	1473.00	00°19'20"	8.29'	N89°53'10"W
C190	22.54'	1470.00	00°52'43"	22.54'	S87°20'14"W
C191	191.77'	1470.00	07°28'28"	191.63'	S89°21'53"E
C192	75.02'	75.98	56°34'36"	72.01'	N13°18'23"E
C193	41.66'	76.00	31°24'36"	41.14'	N35°22'48"W
C221	39.84'	216.00	10°34'01"	39.78'	N81°49'49"W
C222	10.61'	216.00	02°48'52"	10.61'	N88°31'16"W
C223	127.01'	110.00	66°09'14"	120.07'	N57°11'54"E



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HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 8 OF 9	PLAT BOOK:	PAGE:

LINE TABLE		
LINE	BEARING	LENGTH
L35	S50°14'22"W	6.74'
L36	S50°14'22"W	16.85'
L37	S50°14'22"W	17.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	80.11'	51.00'	90°00'00"	72.12'	S32°21'48"W
C4	80.11'	51.00'	90°00'00"	72.12'	S57°38'12"E
C17	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C18	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C19	120.95'	77.00'	90°00'00"	108.89'	S32°21'48"W
C20	120.95'	77.00'	90°00'00"	108.89'	S57°38'12"E
C21	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C46	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C47	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C48	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C49	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C80	20.23'	77.00'	15°03'17"	20.17'	S69°50'09"W
C81	21.83'	77.00'	16°14'34"	21.76'	S54°11'14"W
C82	45.80'	77.00'	34°04'57"	45.13'	S29°01'28"W
C83	33.09'	77.00'	24°37'12"	32.83'	S00°19'36"E
C84	10.99'	77.00'	08°10'41"	10.98'	S16°43'33"E
C85	25.46'	77.00'	18°56'45"	25.35'	S30°17'16"E
C86	42.44'	77.00'	31°34'43"	41.90'	S55°33'00"E
C87	11.24'	77.00'	08°22'02"	11.23'	S75°31'23"E
C88	30.82'	77.00'	22°55'49"	30.61'	N88°49'42"E

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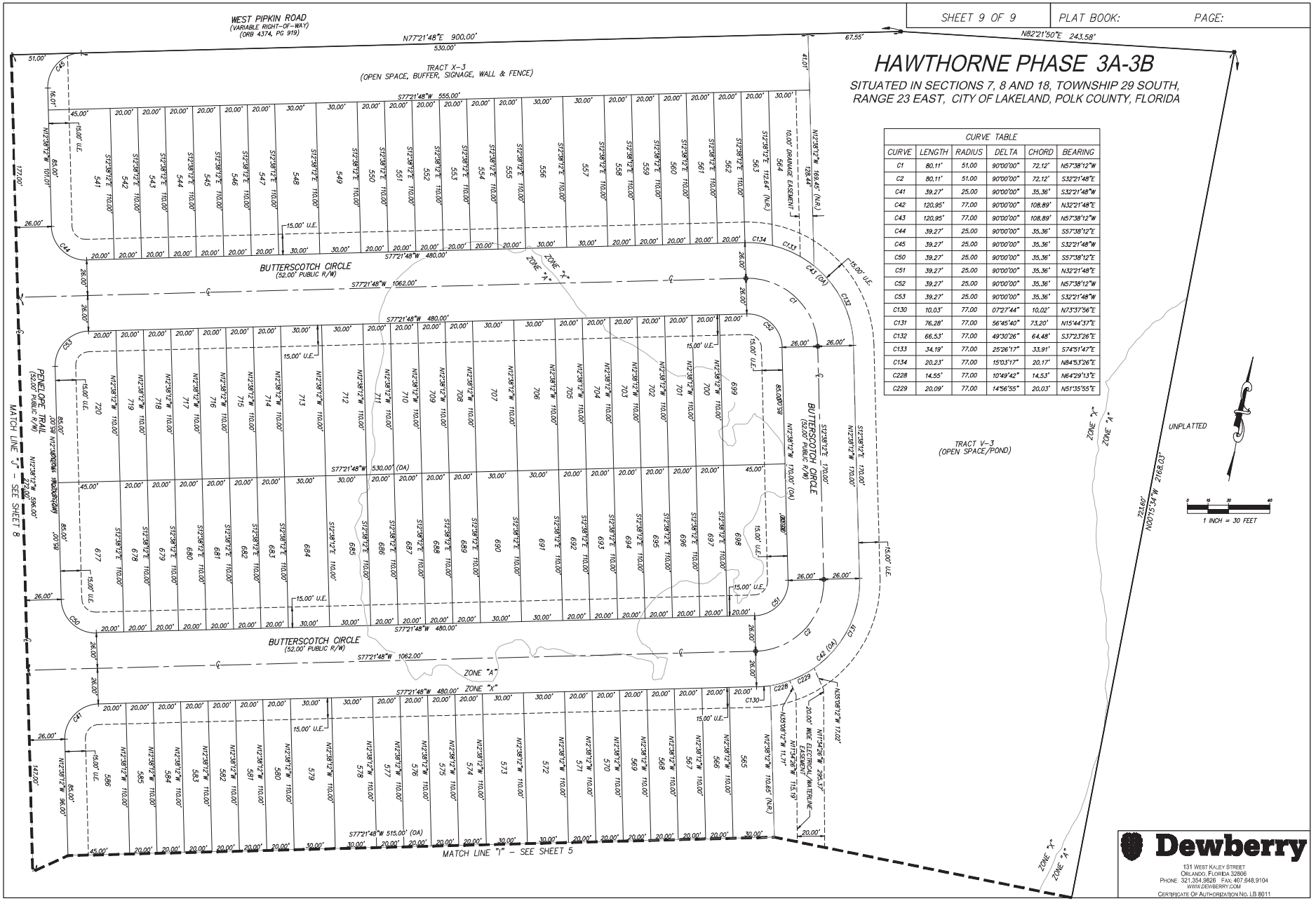
SHEET 9 OF 9
PLAT BOOK:
PAGE:
HAWTHORNE PHASE 3A-3B
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA
WEST PIPKIN ROAD
(VARIABLE RIGHT-OF-WAY)
(ORB 4374, PG 919)
N77°21'48"E 900.00'
530.00'
N82°21'50"E 243.58'
TRACT X-3
(OPEN SPACE, BUFFER, SIGNAGE, WALL & FENCE)
S77°21'48"W 555.00'
BUTTERSCOTCH CIRCLE
(52.00' PUBLIC R/W)
S77°21'48"W 1062.00'
S77°21'48"W 480.00'
S77°21'48"W 530.00' (OA)
PENELOPE TRAIL
(52.00' PUBLIC R/W)
TRACT V-3
(OPEN SPACE/POND)
ZONE "X"
ZONE "A"
UNPLATTED
MATCH LINE "J" - SEE SHEET 8
MATCH LINE "I" - SEE SHEET 5
1 INCH = 30 FEET
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C1 | 80.11' | 51.00 | 90°00'00" | 72.12' | N57°38'12"W
C2 | 80.11' | 51.00 | 90°00'00" | 72.12' | S32°21'48"E
C41 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C42 | 120.95' | 77.00 | 90°00'00" | 108.89' | N32°21'48"E
C43 | 120.95' | 77.00 | 90°00'00" | 108.89' | N57°38'12"W
C44 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C45 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C50 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C51 | 39.27' | 25.00 | 90°00'00" | 35.36' | N32°21'48"E
C52 | 39.27' | 25.00 | 90°00'00" | 35.36' | N57°38'12"W
C53 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C130 | 10.03' | 77.00 | 07°27'44" | 10.02' | N73°37'56"E
C131 | 76.28' | 77.00 | 56°45'40" | 73.20' | N15°44'37"E
C132 | 66.53' | 77.00 | 49°30'26" | 64.48' | S37°23'26"E
C133 | 34.19' | 77.00 | 25°26'17" | 33.91' | S74°51'47"E
C134 | 20.23' | 77.00 | 15°03'17" | 20.17' | N84°53'26"E
C228 | 14.55' | 77.00 | 10°49'42" | 14.53' | N64°29'13"E
C229 | 20.09' | 77.00 | 14°56'55" | 20.03' | N51°35'55"E
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DISTRICT ENGINEER'S CERTIFICATE
[HAWTHORNE PHASES 2 & 3 (PORTION) IMPROVEMENTS]

July 11, 2024

Board of Supervisors
Hawthorne Mill North Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Dewberry Engineers Inc. ("**District Engineer**"), as District Engineer for the Hawthorne Mill North Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Forestar (USA) Real Estate Group Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated March 9, 2022, as supplemented by the *Second Supplemental Engineer's Report – 2024 Project*, dated June 2024 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.[1]

4. The total costs associated with the Improvements 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 (ii) the reasonable fair market value of the Improvements.

[1] NOTE: Pursuant to Exhibit A attached hereto, at this time, the District is only acquiring the materials related to the Phase 3 stormwater improvements. These materials are within the scope of the Engineer's Report, and have been delivered to the site. However, they have not yet been installed and the Phase 3 stormwater improvements are not yet complete.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

DEWBERRY ENGINEERS INC.

Christopher S. Allen, P.E.
Florida Registration No. 77279
District Engineer

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 July, 2024, by Christopher Allen as District Engineer of Dewberry Engineers, 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.

Bonnie Allison
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Notary Public State of Florida
Bonnie Allison
My Commission
HH 249874
Exp. 4/6/2026

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

EXHIBIT A

Description of Hawthorne Phases 2 & 3 (Portion) Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tracts F-2, N-2, and V-2 (Open Space – Ponds N-30, N-32, and N-31, respectively), Tracts H-2, L-2, T-2, Y-2 and AA-2 (Wetland Buffer), Tracts I-2, K-2, U-2 and Z-2 (Wetland), the "Private Drainage Easements," and any "Drainage Easements", as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tract W-2 (Lift Station), and "Public Utility Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Roadways - All public roads, pavement, curbing and other physical improvements the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 3 Surface Water Management – Those certain materials for the drainage and surface water management systems, located within the rights-of-way designated as Barberry Avenue, Anemone Court, Ligonberry Street, Cloudberry Avenue, Yaupon Holly Way, Penelope Trail, Butterscotch Circle (Public Rights-of-Way), Tract A-3, G-3, H-3, O-3 (Wetland), Tracts B-3, C-3 and P-3 (Wetland Buffer), Tracts F-3, M-3, Q-3 and V-3 (Open Space – Ponds N-12, Existing Pond, N-13B, N-13A, respectively), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 3A - 3B,* attached hereto as **Exhibit C,** and specifically detailed below: .

	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Connect to Existing	$4,440.00	$4,000.00	$0.00	$440.00
12" HDPE	$41,350.00	$37,215.00	$0.00	$4,135.00
15" HDPE	$30,807.00	$27,726.30	$0.00	$3,080.70
18" HDPE	$17,904.00	$16,113.60	$0.00	$1,790.40
15" RCP	$310,575.00	$279,517.50	$0.00	$31,057.50
18" RCP	$117,247.50	$105,522.75	$0.00	$11,724.75
24" RCP	$265,535.00	$238,981.50	$0.00	$26,553.50
30" RCP	$135,242.75	$121,718.47	$0.00	$13,524.28
36" RCP	$172,026.00	$154,733.40	$0.00	$17,292.60
48" RCP	$71,505.00	$64,354.50	$0.00	$7,150.50

14" x 23" ERCP	$18,771.75	$16,896.57	$0.00	1,877.18
19" x 30" ERCP	$25,326.00	$22,793.00	$0.00	$2,532.60
TOTALS:	**$1,210,730.00**	**$1,089,572.59**	**$0.00**	**$121,159.01**

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 public improvements for Phases 2 & 3 of the project as described in the *Second Supplemental Engineer's Report – 2024 Project*, dated June 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phases 2 & 3 Earthwork*	$3,428,883.15	$3,085,994.83	$0.00	$342,888.32
Phases 2 & 3 Grassing	$539,360.75	$438,904.80	$51,688.75	$48,767.20
Phases 2 & 3 Storm	$564,136.00	$507,722.40	$0.00	$56,413.60
Phase 2 Stormwater	$1,324,162.25	$1,174,428.45	$19,241.75	$130,492.05
Phase 2 Sanitary	$1,119,492.50	$972,382.50	$39,067.50	$108,042.50
Phase 2 Forcemain	$532,590.00	$479,331.00	$0.00	$53,259.00
Phase 2 Lift Station	$807,435.00	$726,691.50	$0.00	$80,743.50
Phase 2 Watermain	$1,211,774.00	$1,078,399.80	$13,552.00	$119,822.20
Phase 2 Roadway	$1,772,843.00	$1,409,310.86	$206,942.04	$156,590.10
Phase 3 Stormwater	$1,210,730.00	$1,089,572.59	$0.00	$121,159.01
Totals:	**$12,511,406.65**	**$10,962,738.73**	**$330,492.04**	**$1,218,177.48**

*The total amount of earthwork **does not** include the "Fine Grade Disturbed Areas" in the amount of $277,086.00.

EXHIBIT B

DRAFT Hawthorne Phase 2A - 2B Plat

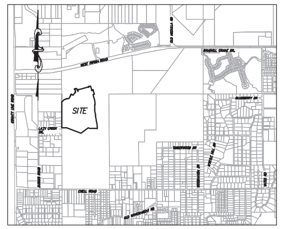
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (E 1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.) OVER ANY LOTS AND TRACTS AS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAKELAND AND SHALL BE MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT. NOTHING HEREIN SHALL OPERATE OR BE CONSTRUED TO CREATE AN OBLIGATION UPON THE CITY OF LAKELAND TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN THE B.P.E. OR UPON THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED THEREIN.
6. TRACTS C-2, E-2, G-2, M-2, O-2, P-2, Q-2 AND X-2 (OPEN SPACE) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
7. TRACT: D-2 (OPEN SPACE/RECREATION) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
8. TRACTS: F-2, N-2, AND V-2, (OPEN SPACE / PONDS) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
9. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
10. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
11. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
12. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
13. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
14. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
15. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
16. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
17. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
18. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
19. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408–1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961–1965.
20. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
21. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
22. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961–1965.



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-2	0.14	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION, INC.	2A
B-2	0.04	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	2A
C-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
D-2	1.38	OPEN SPACE	RECREATION	HOA	HOME OWNERS ASSOCIATION	2A
E-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
F-2	15.18	OPEN SPACE	POND N-30	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
G-2	0.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
H-2	0.30	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
I-2	3.79	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
K-2	6.35	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
L-2	2.10	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
M-2	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
N-2	5.05	OPEN SPACE	POND N-32	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
O-2	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
P-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Q-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
R-2	0.45	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
S-2	0.12	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
T-2	1.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
U-2	6.09	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
V-2	5.28	OPEN SPACE	POND N-31	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
W-2	0.12	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	2B
X-2	0.71	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Y-2	0.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
Z-2	2.52	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
AA-2	0.44	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
BB-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A

LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS
NO.	NUMBER
N.R	NON-RADIAL
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
OA	OVERALL
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
PLS	PROFESSIONAL LICENSED SURVEYOR
(M)	MEASURED DISTANCE
CDD	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
HOA	HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM LB 8011)
⊗	SET NAIL & DISK (PCP LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, A DISTANCE OF 434.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF SECTION 18, RUN N52°20'21"E, A DISTANCE OF 185.94 FEET; THENCE N55°25'17"E, A DISTANCE OF 61.81 FEET; THENCE N70°24'53"E, A DISTANCE OF 84.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°06'22", A CHORD BEARING OF N79°28'04"E AND A CHORD DISTANCE OF 7.87 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.90 FEET TO THE POINT OF TANGENCY; THENCE N88°31'15"E, A DISTANCE OF 118.59 FEET; THENCE N30°52'29"E, A DISTANCE OF 102.67 FEET; THENCE N39°19'01"E, A DISTANCE OF 60.18 FEET; THENCE N04°32'42"E, A DISTANCE OF 67.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°18'45", A CHORD BEARING OF N24°12'05"E AND A CHORD DISTANCE OF 16.82 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.15 FEET TO THE POINT OF TANGENCY; THENCE N43°51'27"E, A DISTANCE OF 30.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'10", A CHORD BEARING OF N89°39'02"E AND A CHORD DISTANCE OF 35.84 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO THE POINT OF TANGENCY; THENCE S44°33'23"E, A DISTANCE OF 71.64 FEET; THENCE S87°38'42"E, A DISTANCE OF 36.68 FEET; THENCE N27°44'34"E, A DISTANCE OF 57.54 FEET; THENCE N38°38'28"E, A DISTANCE OF 52.64 FEET; THENCE N51°03'13"E, A DISTANCE OF 55.45 FEET; THENCE N43°38'55"E, A DISTANCE OF 35.79 FEET; THENCE N16°41'19"W, A DISTANCE OF 47.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°48'24", A CHORD BEARING OF N03°17'07"W AND A CHORD DISTANCE OF 11.59 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.70 FEET TO THE POINT OF TANGENCY; THENCE N10°07'05"E, A DISTANCE OF 59.95 FEET; THENCE N44°35'08"W, A DISTANCE OF 74.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 126°48'55", A CHORD BEARING OF N18°49'19"E AND A CHORD DISTANCE OF 44.71 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.33 FEET TO THE POINT OF TANGENCY; THENCE N82°13'47"E, A DISTANCE OF 75.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°21'21", A CHORD BEARING OF S73°05'33"E AND A CHORD DISTANCE OF 20.88 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.54 FEET TO THE POINT OF TANGENCY; THENCE S48°24'52"E, A DISTANCE OF 60.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°25'10", A CHORD BEARING OF S35°42'17"E AND A CHORD DISTANCE OF 11.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.09 FEET TO THE POINT OF TANGENCY; THENCE S22°59'42"E, A DISTANCE OF 67.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°27'04", A CHORD BEARING OF S06°46'10"E AND A CHORD DISTANCE OF 13.97 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.16 FEET TO THE POINT OF TANGENCY; THENCE N77°21'48"E, A DISTANCE OF 16.68 FEET; THENCE N12°38'12"W, A DISTANCE OF 83.08 FEET; THENCE N75°27'15"E, A DISTANCE OF 182.38 FEET; THENCE N77°21'48"E, A DISTANCE OF 373.69 FEET; THENCE N80°42'50"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1704.00 FEET, A CENTRAL ANGLE OF 01°03'47", A CHORD BEARING OF N08°45'16"W AND A CHORD DISTANCE OF 31.62 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.62 FEET TO THE END OF SAID CURVE; THENCE N81°46'37"E, A DISTANCE OF 136.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 08°41'07", A CHORD BEARING OF S12°33'56"E AND A CHORD DISTANCE OF 237.46 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.69 FEET TO THE END OF SAID CURVE; THENCE N73°05'31"E, A DISTANCE OF 80.00 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°42'02", A CHORD BEARING OF S17°45'30"E AND A CHORD DISTANCE OF 44.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.16 FEET TO THE END OF SAID CURVE; THENCE S18°36'31"E, A DISTANCE OF 211.16 FEET; THENCE S71°23'29"W, A DISTANCE OF 80.00 FEET; THENCE S18°36'31"E, A DISTANCE OF 92.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 18°40'50", A CHORD BEARING OF S09°16'07"E AND A CHORD DISTANCE OF 483.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 485.14 FEET TO THE POINT OF TANGENCY; THENCE S00°04'18"W, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 11°14'57", A CHORD BEARING OF S05°33'10"E AND A CHORD DISTANCE OF 307.36 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 307.85 FEET TO THE POINT OF TANGENCY; THENCE S11°10'39"E, A DISTANCE OF 303.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 16°41'42", A CHORD BEARING OF S02°49'47"E AND A CHORD DISTANCE OF 432.05 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.58 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE S54°34'30"W, A DISTANCE OF 506.41 FEET; THENCE N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE N90°00'00"W, A DISTANCE OF 270.47 FEET TO THE WEST LINE OF THE EAST 1/2 OF OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°14'25"W ALONG SAID WEST LINE OF SECTION 18, A DISTANCE OF 1455.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 91.28 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3–8	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 2A–2B, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

______________________ DATE ________

WILLIAM P. HINKLE, (PSM)
PROFESSIONAL SURVEYOR AND MAPPER, NO. 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF _______________ , A.D. 2024.

BY: ______________________
CHAIRPERSON

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR CONSULTANT APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ______________________ DATE: ____________
JEFFREY P. AMMERMANN, PSM #7388
CHASTAIN SKILLMAN, INC. LB #262
(CITY SURVEYOR)

HAWTHORNE PHASE 2A–2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 2A–2B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC.

FOR INDIVIDUAL TRACT DEDICATION PLEASE REFER TO THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

TRACTS SHOWN IN THE TRACT SUMMARY TABLE BEING OWNED AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC ARE DEDICATED FOR THE PRIVATE USE OF THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "ASSOCIATION"). THE ASSOCIATION HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

TRACT W–2 (LIFT STATION) IS HEREBY DEDICATED TO THE CITY FOR OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE LIFT STATION.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS CONTRACTORS, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS (E.G., ROAD BASE, PAVING, CURB, GUTTER, ETC.) OVER ALL PUBLIC RIGHTS-OF-WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH IMPROVEMENTS AND TURN THEM OVER TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD"), ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER, WATER, SEWER AND RECLAIM UTILITIES, AS WELL AS STREET LIGHT, LANDSCAPE, HARDSCAPE AND IRRIGATION IMPROVEMENTS, WITHIN ALL RIGHTS-OF-WAY, WITHIN TRACT W-2, AND WITHIN ALL UTILITIES EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH IMPROVEMENTS WITHIN SUCH AREAS; PROVIDED HOWEVER THAT IT IS ANTICIPATED THAT UPON COMPLETION, THE CDD WILL TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES TO THE CITY FOR OWNERSHIP AND OPERATION.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "CDD"), FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS. THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH DRAINAGE IMPROVEMENTS WITHIN SUCH AREAS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON ______________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ______________________

TITLE: VICE PRESIDENT

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

"ACKNOWLEDGEMENT"

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _______DAY OF _______ _____, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ______________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____
SIGNATURE OF NOTARY

____
NOTARY PRINTED NAME

______________________ ______________________
MY COMMISSION EXPIRES MY COMMISSION NO.

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

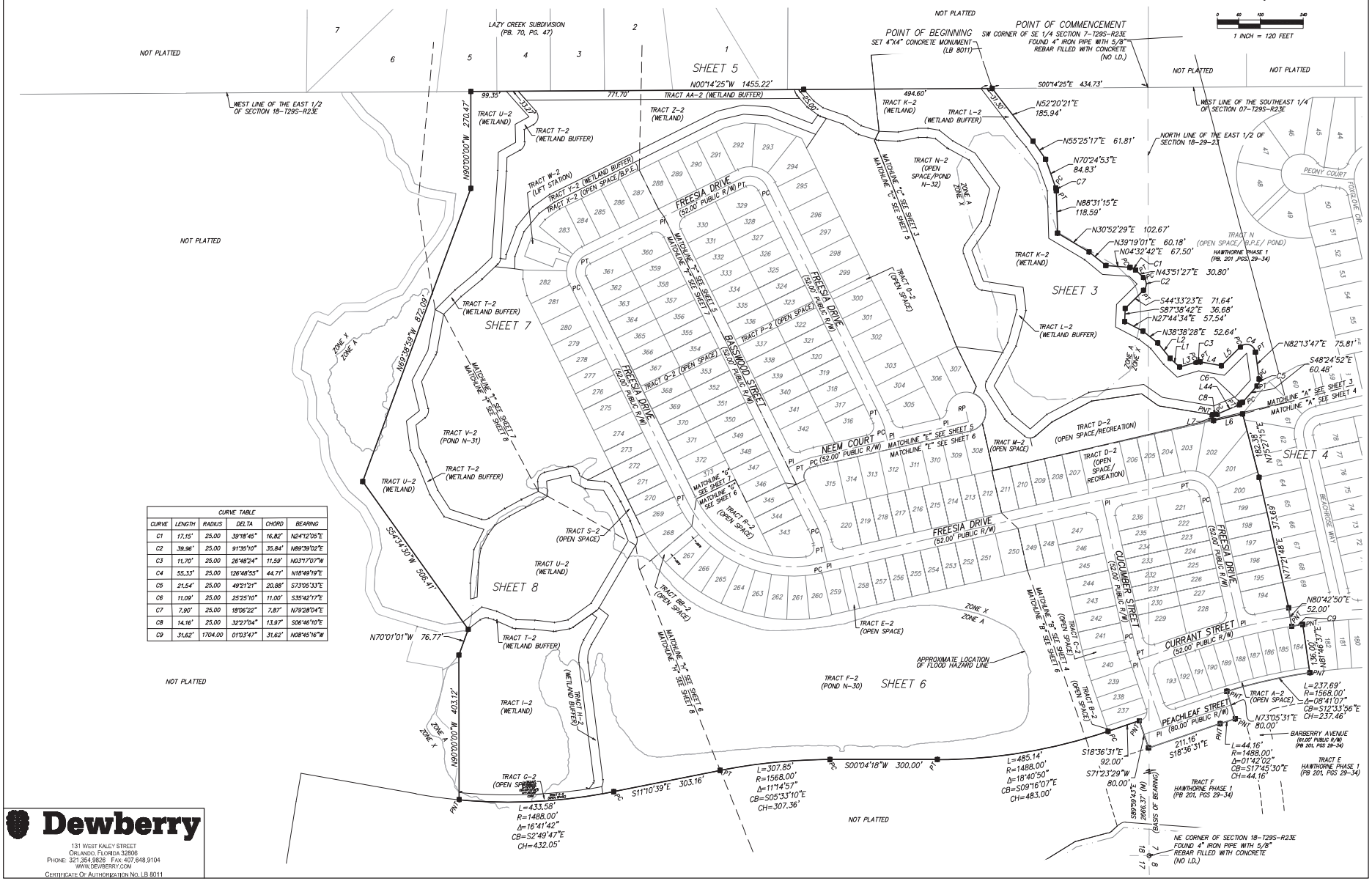
BY: ______________________
SHAWN SHERROUSE
CITY MANAGER

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 2 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	17.15'	25.00	39°18'45"	16.82'	N24°12'05"E
C2	39.96'	25.00	91°35'10"	35.84'	N89°39'02"E
C3	11.70'	25.00	26°48'24"	11.59'	N03°17'07"W
C4	55.33'	25.00	126°48'55"	44.71'	N18°49'19"E
C5	21.54'	25.00	49°21'21"	20.88'	S73°05'33"E
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C7	7.90'	25.00	18°06'22"	7.87'	N79°28'04"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C9	31.62'	1704.00	01°03'47"	31.62'	N08°45'16"W

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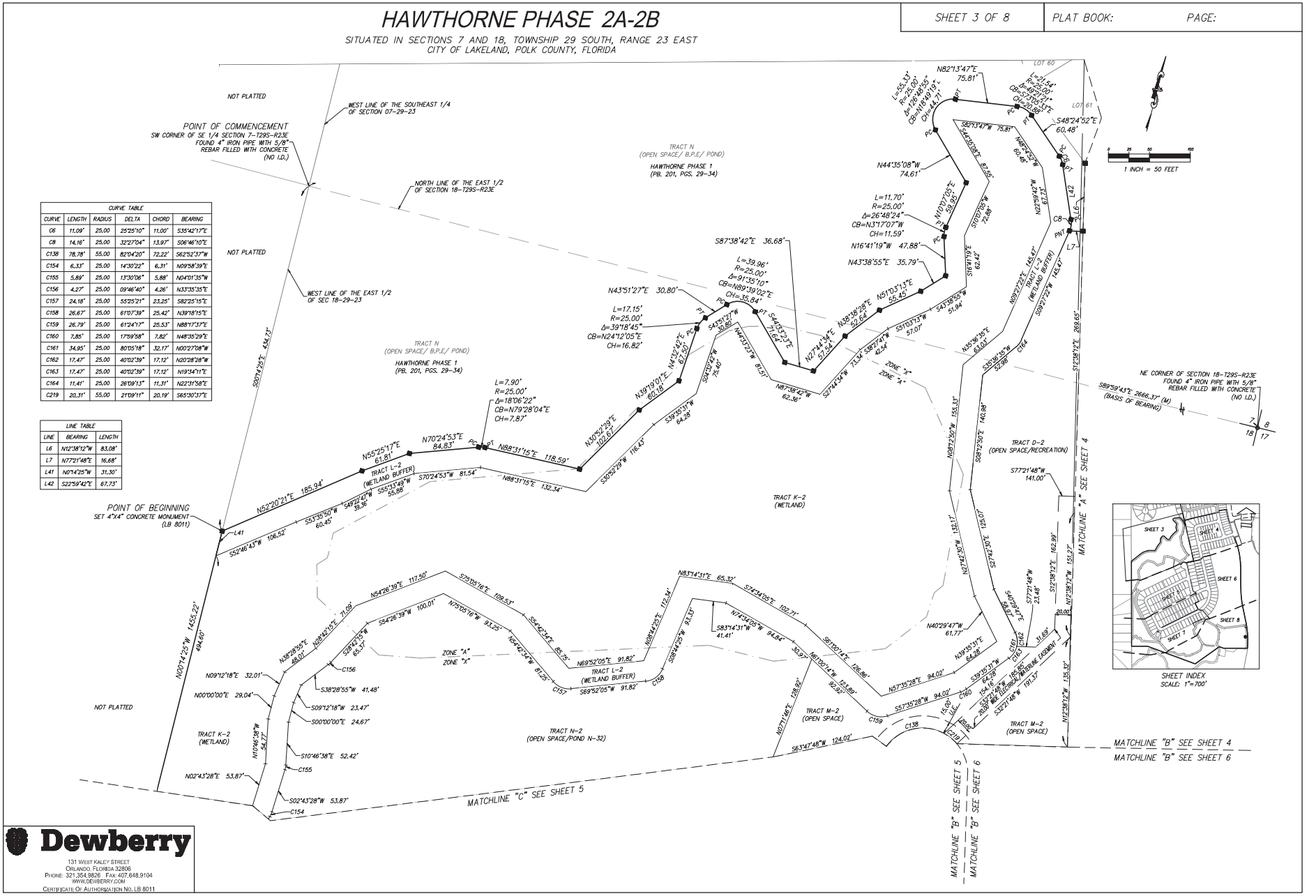
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 3 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C138	78.78'	55.00	82°04'20"	72.22'	S62°52'37"W
C154	6.33'	25.00	14°30'22"	6.31'	N09°58'39"E
C155	5.89'	25.00	13°30'06"	5.88'	N04°01'35"W
C156	4.27'	25.00	09°46'40"	4.26'	N33°35'35"E
C157	24.18'	25.00	55°25'21"	23.25'	S82°25'15"E
C158	26.67'	25.00	61°07'39"	25.42'	N39°18'15"E
C159	26.79'	25.00	61°24'17"	25.53'	N88°17'37"E
C160	7.85'	25.00	17°59'58"	7.82'	N48°35'29"E
C161	34.95'	25.00	80°05'18"	32.17'	N00°27'08"W
C162	17.47'	25.00	40°02'39"	17.12'	N20°28'28"W
C163	17.47'	25.00	40°02'39"	17.12'	N19°34'11"E
C164	11.41'	25.00	26°09'13"	11.31'	N22°31'58"E
C219	20.31'	55.00	21°09'11"	20.19'	S65°30'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L6	N12°38'12"W	83.08'
L7	N77°21'48"E	16.68'
L41	N0°14'25"W	31.30'
L42	S22°59'42"E	67.73'

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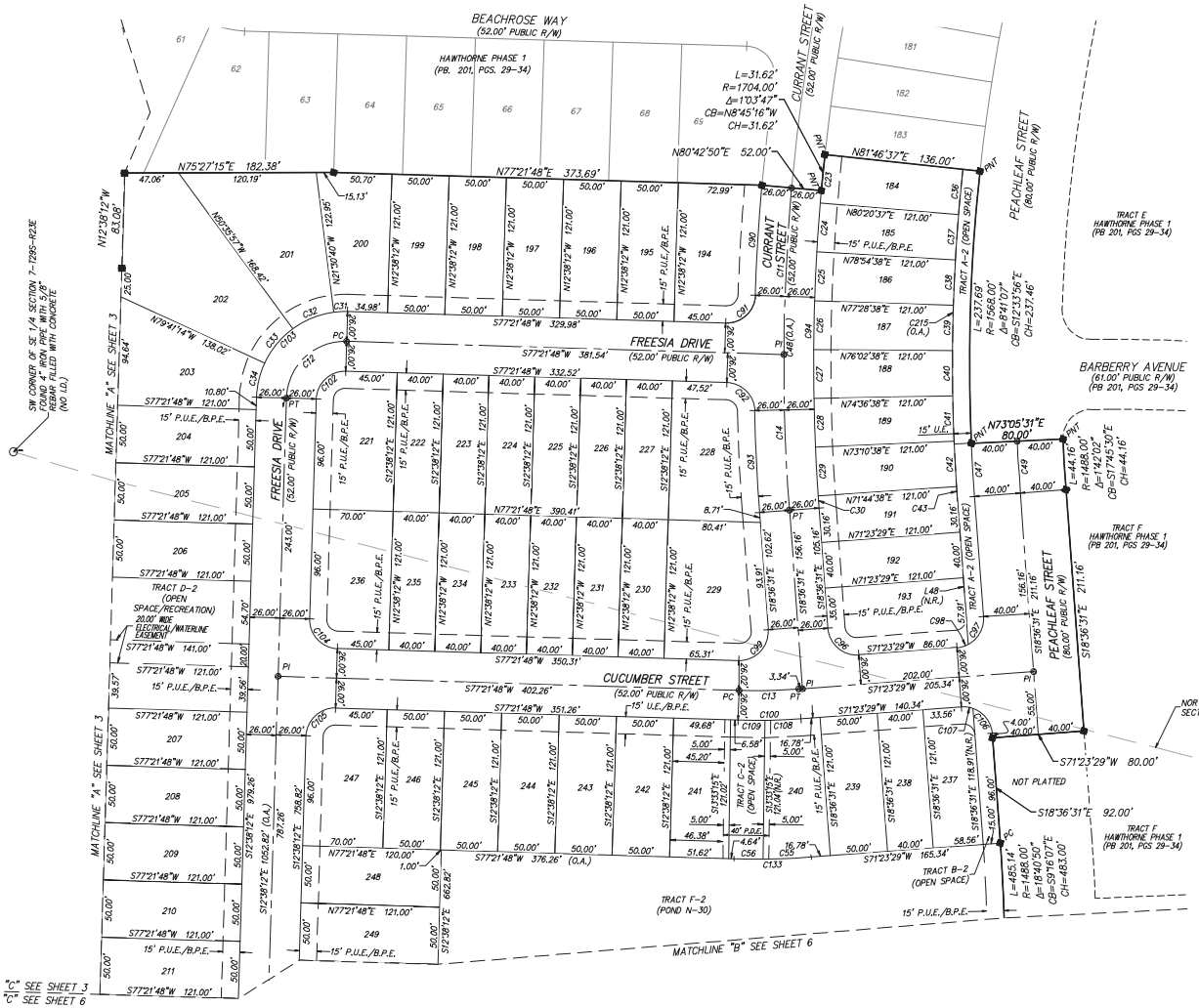
HAWTHORNE PHASE 2A-2B

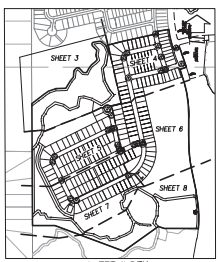
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 4 OF 8	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C11	145.54'	1730.00	04°49'13"	145.50'	S11°41'46"E
C12	80.11'	51.00	90°00'00"	72.12'	S32°21'48"W
C13	52.12'	500.00	05°58'19"	52.09'	S74°22'38"W
C14	135.95'	1730.00	04°30'09"	135.91'	S16°21'27"E
C23	42.63'	1704.00	01°26'00"	42.63'	S08°56'23"E
C24	42.63'	1704.00	01°26'00"	42.63'	S10°22'23"E
C25	42.63'	1704.00	01°26'00"	42.63'	S11°48'22"E
C26	42.63'	1704.00	01°26'00"	42.63'	S13°14'22"E
C27	42.63'	1704.00	01°26'00"	42.63'	S14°40'22"E
C28	42.63'	1704.00	01°26'00"	42.63'	S16°06'22"E
C29	42.63'	1704.00	01°26'00"	42.63'	S17°32'22"E
C30	10.49'	1704.00	00°21'10"	10.49'	S18°25'57"E
C31	11.93'	77.00	08°52'27"	11.91'	S72°55'34"W
C32	39.09'	77.00	29°05'17"	38.67'	S53°56'42"W
C33	39.09'	77.00	29°05'17"	38.67'	S24°51'24"W
C34	30.84'	77.00	22°56'58"	30.64'	S01°09'43"E
C36	39.60'	1583.00	01°26'00"	39.60'	S08°56'23"E
C37	39.60'	1583.00	01°26'00"	39.60'	S10°22'23"E
C38	39.60'	1583.00	01°26'00"	39.60'	S11°48'22"E
C39	39.60'	1583.00	01°26'00"	39.60'	S13°14'22"E
C40	39.60'	1583.00	01°26'00"	39.60'	S14°40'22"E
C41	39.60'	1583.00	01°26'00"	39.60'	S16°06'22"E
C42	39.60'	1583.00	01°26'00"	39.60'	S17°32'22"E
C43	9.74'	1583.00	00°21'10"	9.74'	S18°25'57"E
C47	46.54'	1568.00	01°42'02"	46.54'	S17°45'30"E
C48	281.49'	1730.00	09°19'22"	281.18'	S13°56'51"E
C49	45.35'	1528.00	01°42'02"	45.35'	S17°45'30"E
C55	42.08'	647.00	03°43'34"	42.07'	S73°15'16"W
C56	25.36'	647.00	02°14'45"	25.36'	S76°14'25"W
C90	96.15'	1756.00	03°08'14"	96.14'	S10°51'17"E
C91	39.18'	25.00	89°47'12"	35.29'	N32°28'12"E
C92	37.93'	25.00	86°55'50"	34.40'	N59°10'17"W
C93	88.96'	1756.00	02°54'09"	88.95'	S17°09'27"E
C94	308.88'	1704.00	10°23'09"	308.45'	S13°24'57"E
C95	39.27'	25.00	90°00'00"	35.36'	N26°23'29"E
C96	39.27'	25.00	90°00'00"	35.36'	S63°36'31"E
C97	28.98'	25.00	66°25'19"	27.39'	N14°36'08"E
C98	10.29'	25.00	23°34'41"	10.22'	N59°36'08"E
C99	41.88'	25.00	95°58'19"	37.15'	N29°22'38"E
C100	54.83'	526.00	05°58'19"	54.80'	N74°22'38"E
C101	39.27'	25.00	90°00'00"	35.36'	N63°36'31"W
C102	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C103	120.95'	77.00	90°00'00"	108.89'	S32°21'48"W
C104	39.27'	25.00	90°00'00"	35.36'	S57°38'12"E
C105	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C106	28.98'	25.00	66°25'19"	27.39'	N51°49'11"W
C107	10.29'	25.00	23°34'41"	10.22'	S83°10'49"W
C108	31.40'	526.00	03°25'14"	31.40'	N73°06'05"E
C109	23.42'	526.00	02°33'05"	23.42'	N76°05'15"E
C111	284.22'	1568.00	10°23'09"	283.84'	S13°24'57"E
C133	67.44'	647.00	05°58'19"	67.41'	N74°22'38"E
C215	286.94'	1583.00	10°23'09"	286.55'	S13°24'57"E

LINE TABLE		
LINE	BEARING	LENGTH
L48	S18°36'31"E	128.07'





SHEET INDEX
SCALE: 1"=700'

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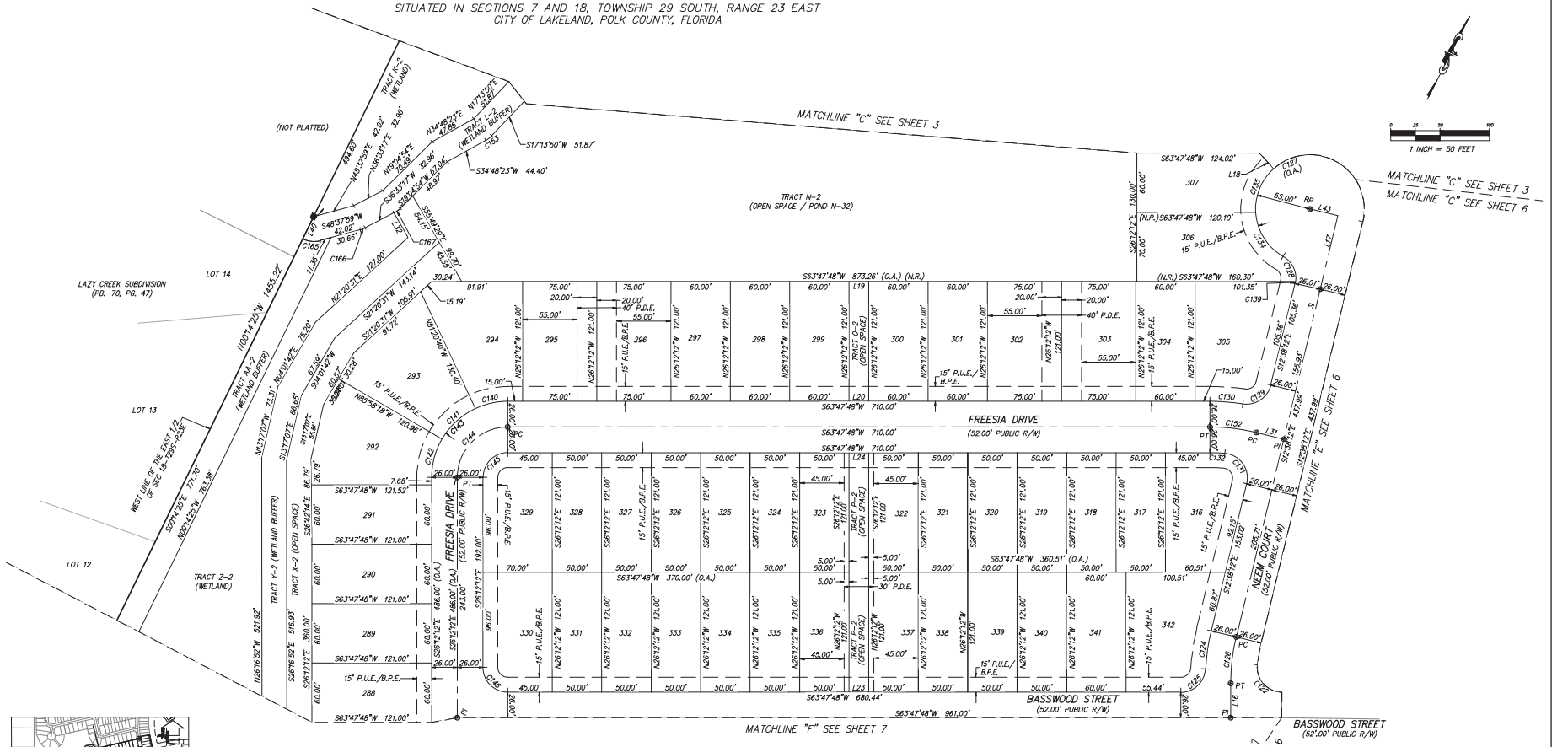
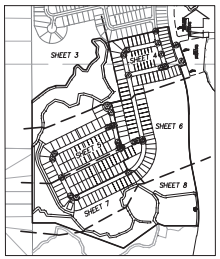
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 5 OF 8	PLAT BOOK:	PAGE:





SHEET INDEX
SCALE: 1"=700'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S26°12'12"E	34.81'
L17	N12°38'12"W	76.35'
L18	N68°09'33"W	21.25'
L19	S63°47'48"W	20.00'
L20	S63°47'48"W	20.00'
L23	N63°47'48"E	20.00'
L24	N63°47'48"E	20.00'
L31	N77°21'48"E	28.64'
L32	N55°49'29"W	28.66'
L40	N00°14'25"W	25.00'
L43	N77°21'48"E	29.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C124	38.93'	226.00	09°52'09"	38.88'	S17°34'17"E
C125	37.66'	25.00	86°18'10"	34.20'	N20°38'43"E
C126	47.36'	200.00	13°34'00"	47.25'	S19°25'12"E
C127	243.86'	55.00	254°02'17"	87.83'	S40°20'39"W
C128	32.31'	25.00	74°02'17"	30.10'	N49°39'21"W
C129	37.04'	25.00	84°53'22"	33.74'	N29°48'29"E
C130	33.35'	226.00	08°27'22"	33.32'	S68°01'29"W
C131	43.04'	25.00	98°37'49"	37.92'	N61°57'07"W
C132	14.99'	174.00	04°56'11"	14.99'	S66°15'53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C134	54.75'	55.00	57°02'02"	52.52'	S58°09'28"E
C135	49.42'	55.00	51°28'54"	47.77'	S03°54'00"E
C139	2.22'	25.00	05°04'52"	2.22'	N15°10'38"W
C140	33.79'	77.00	25°08'28"	33.52'	S51°13'34"W
C141	46.54'	77.00	34°37'38"	45.83'	S21°20'31"W
C142	40.63'	77.00	30°13'54"	40.16'	S11°05'15"E
C143	120.95'	77.00	90°00'00"	108.89'	S18°47'48"W
C144	80.11'	51.00	90°00'00"	72.12'	S18°47'48"W
C145	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C146	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C152	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C153	7.67'	25.00	17°34'33"	7.64'	N26°01'07"E
C165	17.94'	25.00	41°07'13"	17.56'	N69°11'36"E
C166	5.27'	25.00	12°04'43"	5.26'	N42°35'38"E
C167	7.62'	25.00	17°28'23"	7.59'	N27°49'05"E

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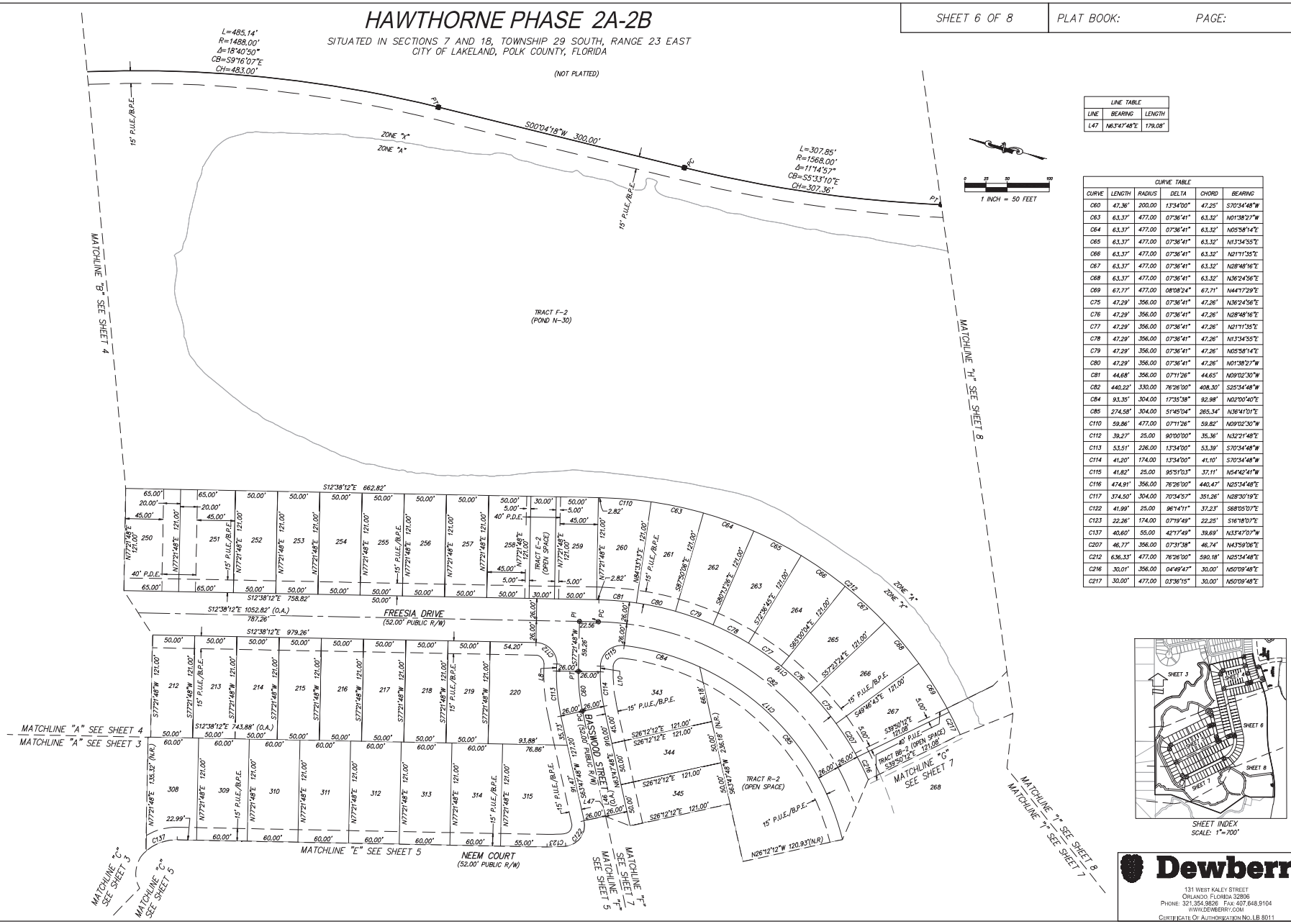
SHEET 6 OF 8	PLAT BOOK:	PAGE:



LINE TABLE		
LINE	BEARING	LENGTH
L47	N63°47'48"E	179.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C60	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C63	63.37'	477.00	07°36'41"	63.32'	N01°38'27"W
C64	63.37'	477.00	07°36'41"	63.32'	N05°58'14"E
C65	63.37'	477.00	07°36'41"	63.32'	N13°34'55"E
C66	63.37'	477.00	07°36'41"	63.32'	N21°11'35"E
C67	63.37'	477.00	07°36'41"	63.32'	N28°48'16"E
C68	63.37'	477.00	07°36'41"	63.32'	N36°24'56"E
C69	67.77'	477.00	08°08'24"	67.71'	N44°17'29"E
C75	47.29'	356.00	07°36'41"	47.26'	N36°24'56"E
C76	47.29'	356.00	07°36'41"	47.26'	N28°48'16"E
C77	47.29'	356.00	07°36'41"	47.26'	N21°11'35"E
C78	47.29'	356.00	07°36'41"	47.26'	N13°34'55"E
C79	47.29'	356.00	07°36'41"	47.26'	N05°58'14"E
C80	47.29'	356.00	07°36'41"	47.26'	N01°38'27"W
C81	44.68'	356.00	07°11'26"	44.65'	N09°02'30"W
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"W
C84	93.35'	304.00	17°35'38"	92.98'	N02°00'40"E
C85	274.58'	304.00	51°45'04"	265.34'	N36°41'01"E
C110	59.86'	477.00	07°11'26"	59.82'	N09°02'30"W
C112	39.27'	25.00	90°00'00"	35.36'	N32°21'48"E
C113	53.51'	226.00	13°34'00"	53.39'	S70°34'48"W
C114	41.20'	174.00	13°34'00"	41.10'	S70°34'48"W
C115	41.82'	25.00	95°51'03"	37.11'	N54°42'41"W
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C117	374.50'	304.00	70°34'57"	351.26'	N28°30'19"E
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C123	22.26'	174.00	07°19'49"	22.25'	S16°18'07"E
C137	40.60'	55.00	42°17'49"	39.69'	N33°47'07"W
C207	46.77'	356.00	07°31'38"	46.74'	N43°59'06"E
C212	636.33'	477.00	76°26'00"	590.18'	N25°34'48"E
C216	30.01'	356.00	04°49'47"	30.00'	N50°09'48"E
C217	30.00'	477.00	03°36'15"	30.00'	N50°09'48"E

SHEET INDEX
SCALE: 1"=700'

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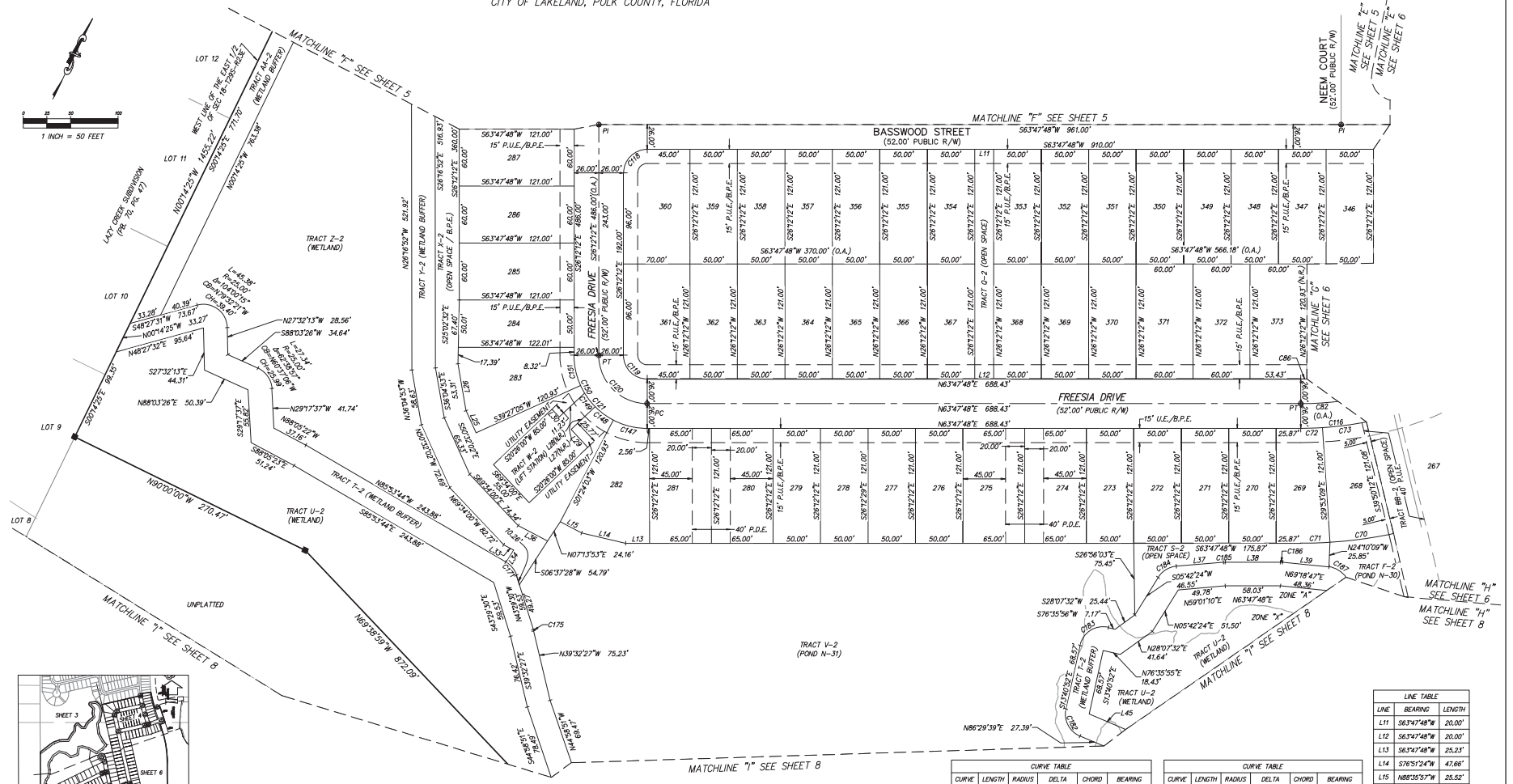
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 7 OF 8	PLAT BOOK:	PAGE:



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	67.84'	477.00	08°08'56"	67.78'	N56°02'23"E
C71	30.66'	477.00	03°40'57"	30.65'	N61°57'20"E
C72	22.88'	356.00	03°40'57"	22.88'	N61°57'20"E
C73	46.82'	356.00	07°32'10"	46.79'	N56°20'46"E
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"E
C86	6.57'	304.00	01°14'15"	6.57'	N63°10'40"E
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C118	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C119	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E
C120	80.11'	51.00	90°00'00"	72.12'	S71°12'12"E
C121	120.95'	77.00	90°00'00"	108.89'	S71°12'12"E
C147	37.10'	77.00	27°36'15"	36.74'	N77°35'55"E
C148	23.91'	77.00	17°47'35"	23.82'	S79°42'10"E

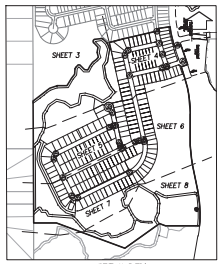
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C149	18.13'	77.00	13°29'13"	18.08'	S64°03'46"E
C150	9.10'	77.00	06°46'15"	9.09'	S53°56'02"E
C151	32.72'	77.00	24°20'43"	32.47'	S38°22'33"E
C171	18.50'	25.00	42°24'14"	18.08'	N64°41'37"W
C172	45.38'	25.00	104°00'15"	39.40'	N79°32'21"W
C173	27.34'	25.00	62°38'57"	25.99'	N60°37'06"W
C175	1.72'	25.00	03°57'03"	1.72'	N41°30'58"W
C182	34.83'	25.00	79°49'29"	32.08'	S53°35'37"E
C183	39.39'	25.00	90°16'48"	35.44'	S31°27'32"W
C184	23.26'	25.00	53°18'45"	22.43'	S32°21'47"W
C185	2.08'	25.00	04°46'39"	2.08'	S61°24'29"W
C186	2.41'	25.00	05°30'58"	2.41'	S66°33'17"W
C187	21.65'	25.00	49°36'34"	20.98'	N84°14'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L11	S63°47'48"W	20.00'
L12	S63°47'48"W	20.00'
L13	S63°47'48"W	25.23'
L14	S76°51'24"W	47.66'
L15	N88°35'57"W	25.52'
L25	S50°32'55"E	25.52'
L26	S36°00'16"E	50.00'
L27	S20°26'00"W	35.02' (N.R.)
L28	S20°26'00"W	36.75' (N.R.)
L29	S69°34'00"E	25.77'
L30	N69°34'00"W	11.23'
L33	N88°35'57"W	11.66'
L34	N6°37'28"E	15.03'
L36	S88°35'57"E	34.86'
L37	S59°01'09"W	49.78'
L38	S63°47'48"W	58.03'
L39	S69°18'46"W	49.07'
L45	S86°29'38"W	41.90'

HAWTHORNE PHASE 2A-2B

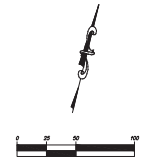
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

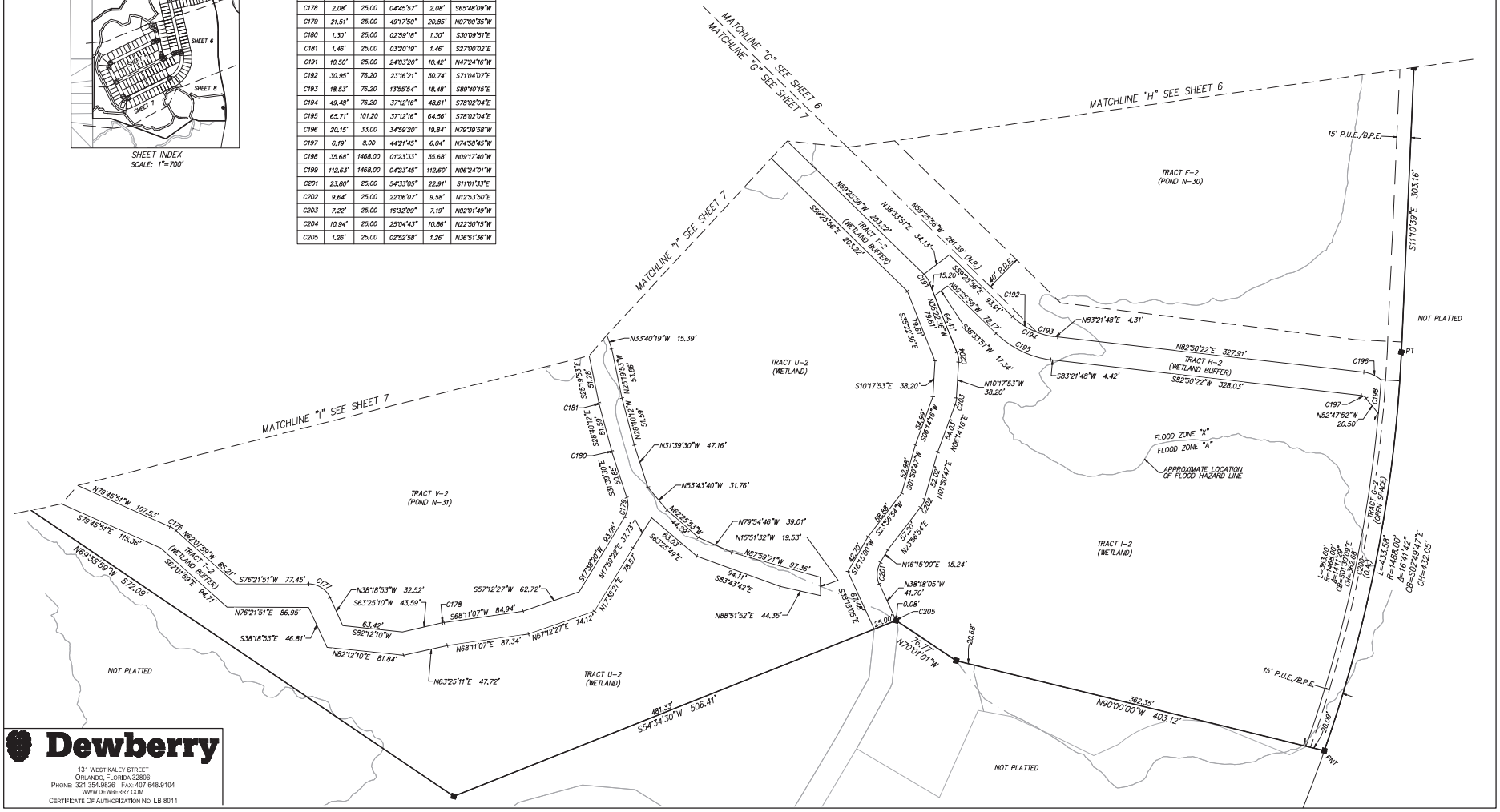
SHEET 8 OF 8	PLAT BOOK:	PAGE:



SHEET INDEX
SCALE: 1"=700'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C176	7.74'	25.00	17°43'52"	7.71'	N70°53'55"W
C177	28.50'	25.00	65°19'16"	26.98'	N70°58'31"W
C178	2.08'	25.00	04°45'57"	2.08'	S65°48'09"W
C179	21.51'	25.00	49°17'50"	20.85'	N07°00'35"W
C180	1.30'	25.00	02°59'18"	1.30'	S30°09'51"E
C181	1.46'	25.00	03°20'19"	1.46'	S27°00'02"E
C191	10.50'	25.00	24°03'20"	10.42'	N47°24'16"W
C192	30.95'	76.20	23°16'21"	30.74'	S71°04'07"E
C193	18.53'	76.20	13°55'54"	18.48'	S89°40'15"E
C194	49.48'	76.20	37°12'16"	48.61'	S78°02'04"E
C195	65.71'	101.20	37°12'16"	64.56'	S78°02'04"E
C196	20.15'	33.00	34°59'20"	19.84'	N79°39'58"W
C197	6.19'	8.00	44°21'45"	6.04'	N74°58'45"W
C198	35.68'	1468.00	01°23'33"	35.68'	N09°17'40"W
C199	112.63'	1468.00	04°23'45"	112.60'	N06°24'01"W
C201	23.80'	25.00	54°33'05"	22.91'	S11°01'33"E
C202	9.64'	25.00	22°06'07"	9.58'	N12°53'50"E
C203	7.22'	25.00	16°32'09"	7.19'	N02°01'49"W
C204	10.94'	25.00	25°04'43"	10.86'	N22°50'15"W
C205	1.26'	25.00	02°52'58"	1.26'	N36°51'36"W





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CERTIFICATE OF AUTHORIZATION NO. LB 8011

EXHIBIT C

DRAFT Hawthorne Phase 3A - 3B Plat

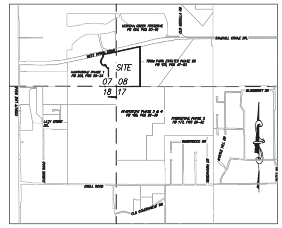
HAWTHORNE PHASE 3A-3B

PLAT BOOK: PAGE:

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 07, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.'S) OVER ANY LOTS AND TRACTS AS SHOWN HEREON SHALL BE OWNED BY THE CITY OF LAKELAND MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
6. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
7. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
8. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
11. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
12. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
13. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
14. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
15. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
16. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408–1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961–1965.
17. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
18. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
19. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961–1965.
20. TRACTS L–3 (OPEN SPACE), P–3 (WETLAND BUFFER) AND R–3 (OPEN SPACE) ARE SUBJECT TO A PUBLIC UTILITY EASEMENT.



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A–3	8.13	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
B–3	0.32	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
C–3	0.82	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
D–3	0.94	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
E–3	3.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
F–3	7.92	OPEN SPACE	POND N–12	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
G–3	4.23	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
H–3	0.52	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
I–3	0.13	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
J–3	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
K–3	0.24	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
L–3	0.14	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
M–3	4.53	OPEN SPACE	EXISTING POND	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
N–3	0.13	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	3B
O–3	3.71	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3B
P–3	0.91	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3B
Q–3	3.79	OPEN SPACE	POND N–13B	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
R–3	0.92	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
S–3	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
T–3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
U–3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
V–3	3.63	OPEN SPACE	POND N–13A	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
W–3	0.46	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B
X–3	0.52	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B

LEGEND AND ABBREVIATIONS:

PUE	PUBLIC UTILITY EASEMENT
NO.	NUMBER
PSM	PROFESSIONAL SURVEYOR & MAPPER
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON–TANGENCY
PI	POINT OF INTERSECTION
OA	OVERALL
U.E.	UTILITY EASEMENT
PB	PLAT BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
PLS	PROFESSIONAL LICENSED SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
N.R.	NON–RADIAL
RP	RADIUS POINT
I.D.	IDENTIFICATION
℄	CENTERLINE
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM DEWBERRY LB 8011)
⊗	SET NAIL & DISK (PCP DEWBERRY LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
○	FOUND IRON PIPE AS NOTED

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1303.41 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD AND TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7090.00 FEET, A CENTRAL ANGLE OF 01°58'47", A CHORD BEARING OF N78°21'11"E AND A CHORD DISTANCE OF 244.95 FEET; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 244.96 FEET TO THE END OF SAID CURVE; THENCE N77°21'48"E, A DISTANCE OF 991.75 FEET; THENCE N80°13'33"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 300.00 FEET; THENCE N74°30'03"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 65.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: N77°21'48"E, A DISTANCE OF 234.42 FEET; THENCE N88°40'24"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 600.00 FEET; THENCE N66°03'12"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 900.00 FEET; THENCE N82°21'50"E, A DISTANCE OF 243.58 FEET; THENCE DEPARTING SAID SOUTH RIGHT–OF–WAY LINE; S00°15'34"E, A DISTANCE OF 2168.03 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE S89°51'39"W, ALONG SAID SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 1324.84 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN S00°18'05"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 239 SOUTH, RANGE 23 EAST, A DISTANCE OF 583.72 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06°03'22", A CHORD BEARING OF S86°41'01"W AND A CHORD DISTANCE OF 2.64 FEET; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.64 FEET TO A POINT OF TANGENCY; THENCE S83°39'20"W, A DISTANCE OF 63.54 FEET; THENCE N80°36'44"W, A DISTANCE OF 196.72 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 13°22'53", A CHORD BEARING OF N83°14'15"W AND A CHORD DISTANCE OF 50.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.45 FEET TO A POINT OF TANGENCY; THENCE N89°55'42"W, A DISTANCE OF 82.20 FEET; THENCE N48°24'55"W, A DISTANCE OF 25.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 56°33'25", A CHORD BEARING OF N13°18'23"E AND A CHORD DISTANCE OF 57.80 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.21 FEET TO A POINT OF TANGENCY; THENCE N14°58'19"W, A DISTANCE OF 62.23 FEET, THENCE N19°40'30"W, A DISTANCE OF 48.41 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 31°24'36", A CHORD BEARING OF N35°22'48"W AND A CHORD DISTANCE OF 33.02 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.44 FEET TO A POINT OF TANGENCY; THENCE N51°05'06"W, A DISTANCE OF 73.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 19°18'51", A CHORD BEARING OF N41°25'41"W AND A CHORD DISTANCE OF 4.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.72 FEET TO A POINT OF TANGENCY; THENCE N31°46'16"W, A DISTANCE OF 103.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 17°08'38", A CHORD BEARING OF N23°11'57"W AND A CHORD DISTANCE OF 4.17 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.19 FEET TO A POINT OF TANGENCY; THENCE N14°37'38"W, A DISTANCE OF 94.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°12'43", A CHORD BEARING OF N28°13'59"W AND A CHORD DISTANCE OF 11.76 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.87 FEET TO A POINT OF TANGENCY; THENCE N41°50'20"W, A DISTANCE OF 27.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°05'35", A CHORD BEARING OF N18°47'33"W AND A CHORD DISTANCE OF 19.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF TANGENCY; THENCE N04°15'15"E, A DISTANCE OF 257.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°34'27", A CHORD BEARING OF N06°32'28"E AND A CHORD DISTANCE OF 2.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.00 FEET TO A POINT OF TANGENCY; THENCE N08°49'41"E, A DISTANCE OF 110.74 FEET; THENCE N03°06'08"W, A DISTANCE OF 18.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°00'02", A CHORD BEARING OF N87°23'54"E AND A CHORD DISTANCE OF 25.99 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.99 FEET TO THE END OF SAID CURVE; THENCE N02°06'05"W, A DISTANCE OF 61.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1549.00 FEET, A CENTRAL ANGLE OF 02°22'36", A CHORD BEARING OF N89°05'13"E AND A CHORD DISTANCE OF 64.25 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.25 FEET TO A POINT OF TANGENCY; THENCE S89°43'29"E, A DISTANCE OF 79.73 FEET; THENCE N00°16'31"E, A DISTANCE OF 596.57 FEET; THENCE N61°12'32"W, A DISTANCE OF 46.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 59°31'47", A CHORD BEARING OF N31°26'39"W AND A CHORD DISTANCE OF 178.72 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.02 FEET TO THE END OF SAID CURVE; THENCE N48°19'15"W, A DISTANCE OF 64.92 FEET; THENCE S41°40'45"W, A DISTANCE OF 61.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°35'10", A CHORD BEARING OF S80°28'20"W AND A CHORD DISTANCE OF 31.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.85 FEET TO A POINT OF TANGENCY; THENCE N60°44'05"W, A DISTANCE OF 122.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°37'40", A CHORD BEARING OF N41°55'15"W AND A CHORD DISTANCE OF 16.12 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.42 FEET TO A POINT OF TANGENCY; THENCE N23°06'25"W, A DISTANCE OF 82.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°12'51", A CHORD BEARING OF N21°00'00"W AND A CHORD DISTANCE OF 1.84 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.84 FEET TO A POINT OF TANGENCY; THENCE N18°53'34"W, A DISTANCE OF 65.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°31'55", A CHORD BEARING OF N00°37'37"W AND A CHORD DISTANCE OF 15.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.94 FEET TO A POINT OF TANGENCY; THENCE N17°38'20"E, A DISTANCE OF 58.84 FEET; THENCE N16°11'55"E, A DISTANCE OF 76.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°31'43", A CHORD BEARING OF N27°27'47"E AND A CHORD DISTANCE OF 9.77 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.83 FEET TO A POINT OF TANGENCY; THENCE N38°43'38"E, A DISTANCE OF 85.88 FEET; THENCE N25°57'33"E, A DISTANCE OF 65.28 FEET; THENCE N01°06'03"W, A DISTANCE OF 37.64 FEET; THENCE N04°37'01"W, A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.81 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3–9	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CITY SURVEYOR APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ______________________ DATE: ____________
RICHARD G. POWELL, PLS #4468
(CITY SURVEYOR)

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 1, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

______________________ DATE
WILLIAM P. HINKLE (PSM)
PROFESSIONAL SURVEYOR AND MAPPER, NO. LS 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

HAWTHORNE PHASE 3A–3B
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 3A–3B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY MAKE SUBJECT TO AND IN ACCORDANCE WITH THE PLAT NOTES, THE FOLLOWING DEDICATIONS.

TRACT DEDICATIONS SHALL BE IN ACCORDANCE WITH THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES. THE HAWTHORNE MILL NORTH HOMEOWNERS ASSOCIATION, INC. SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

THE 15.00 FOOT WIDE UTILITY EASEMENT (LAKELAND ELECTRIC) SHOWN ON TRACT Q–3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES.

THE 20.00 FOOT WIDE ELECTRICAL AND WATER LINE EASEMENT SHOWN ON TRACT M–3 AND TRACT V–3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES AND TO THE CITY OF LAKELAND, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE CITY OF LAKELAND WATER LINE IMPROVEMENTS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON ________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ______________________

TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

STATE OF FLORIDA, COUNTY OF ______________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _______DAY OF ______________, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AND ON BEHALF OF THE CORPORATION SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ______________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____
SIGNATURE OF NOTARY

____
NOTARY PRINTED NAME

______________________ ______________________
MY COMMISSION EXPIRES MY COMMISSION NO.

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
SHAWN SHERROUSE
CITY MANAGER

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF _______________ , A.D. 2024.

BY: ______________________
CHAIRPERSON

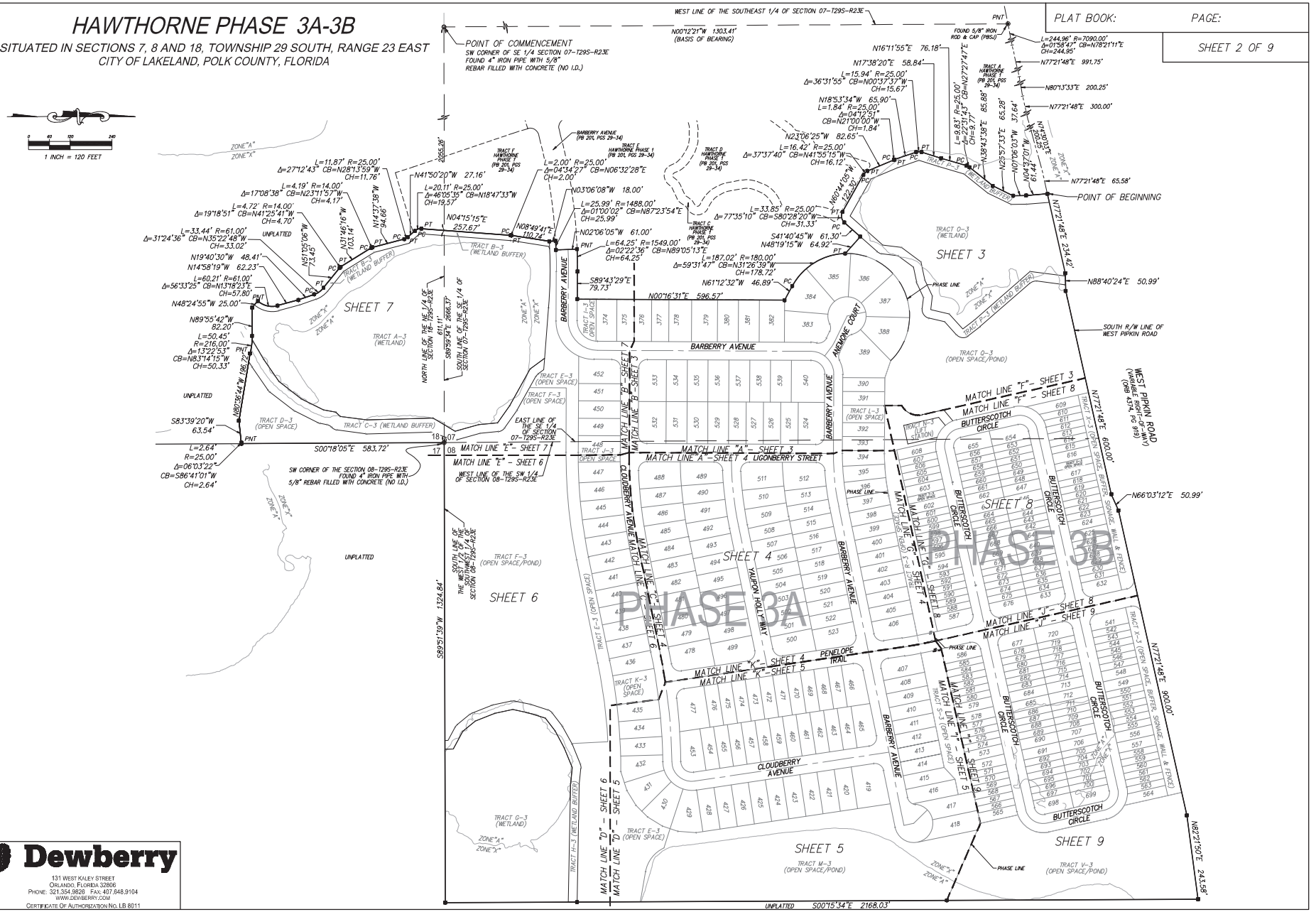
Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

SHEET 2 OF 9



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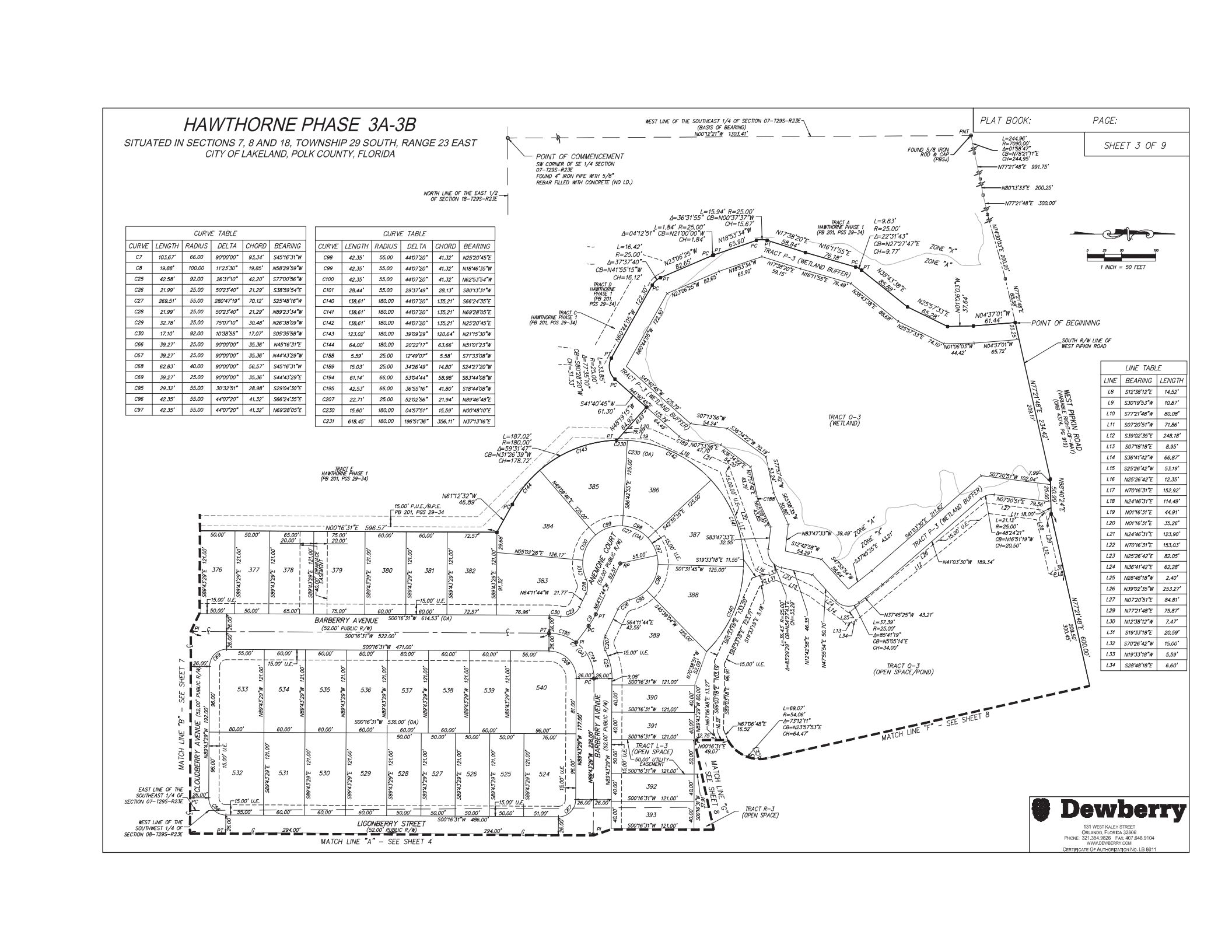
SHEET 3 OF 9



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	103.67'	66.00	90°00'00"	93.34'	S45°16'31"W
C8	19.88'	100.00	11°23'30"	19.85'	N58°29'59"W
C25	42.58'	92.00	26°31'10"	42.20'	S77°00'56"W
C26	21.99'	25.00	50°23'40"	21.29'	S38°59'54"E
C27	269.51'	55.00	280°47'19"	70.12'	S25°48'16"W
C28	21.99'	25.00	50°23'40"	21.29'	N89°23'34"W
C29	32.78'	25.00	75°07'10"	30.48'	N26°38'09"W
C30	17.10'	92.00	10°38'55"	17.07'	S05°35'58"W
C66	39.27'	25.00	90°00'00"	35.36'	N45°16'31"E
C67	39.27'	25.00	90°00'00"	35.36'	N44°43'29"W
C68	62.83'	40.00	90°00'00"	56.57'	S45°16'31"W
C69	39.27'	25.00	90°00'00"	35.36'	S44°43'29"E
C95	29.32'	55.00	30°32'51"	28.98'	S29°04'30"E
C96	42.35'	55.00	44°07'20"	41.32'	S66°24'35"E
C97	42.35'	55.00	44°07'20"	41.32'	N69°28'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C98	42.35'	55.00	44°07'20"	41.32'	N25°20'45"E
C99	42.35'	55.00	44°07'20"	41.32'	N18°46'35"W
C100	42.35'	55.00	44°07'20"	41.32'	N62°53'54"W
C101	28.44'	55.00	29°37'49"	28.13'	S80°13'31"W
C140	138.61'	180.00	44°07'20"	135.21'	S66°24'35"E
C141	138.61'	180.00	44°07'20"	135.21'	N69°28'05"E
C142	138.61'	180.00	44°07'20"	135.21'	N25°20'45"E
C143	123.02'	180.00	39°09'29"	120.64'	N21°15'30"W
C144	64.00'	180.00	20°22'17"	63.66'	N51°01'23"W
C188	5.59'	25.00	12°49'07"	5.58'	S71°33'08"W
C189	15.03'	25.00	34°26'49"	14.80'	S24°27'20"W
C194	61.14'	66.00	53°04'44"	58.98'	S63°44'08"W
C195	42.53'	66.00	36°55'16"	41.80'	S18°44'08"W
C207	22.71'	25.00	52°02'56"	21.94'	N89°46'48"E
C230	15.60'	180.00	04°57'51"	15.59'	N00°48'10"E
C231	618.45'	180.00	196°51'36"	356.11'	N37°13'16"E

LINE TABLE		
LINE	BEARING	LENGTH
L8	S12°38'12"E	14.52'
L9	S30°19'53"W	10.87'
L10	S77°21'48"W	80.08'
L11	S07°20'51"W	71.86'
L12	S39°02'35"E	248.18'
L13	S07°18'18"E	8.95'
L14	S36°41'42"W	66.87'
L15	S25°26'42"W	53.19'
L16	N25°26'42"E	12.35'
L17	N70°16'31"E	152.92'
L18	N24°46'31"E	114.49'
L19	N01°16'31"E	44.91'
L20	N01°16'31"E	35.26'
L21	N24°46'31"E	123.90'
L22	N70°16'31"E	153.03'
L23	N25°26'42"E	82.05'
L24	N36°41'42"E	62.28'
L25	N28°48'18"W	2.40'
L26	N39°02'35"W	253.27'
L27	N07°20'51"E	84.81'
L29	N77°21'48"E	75.87'
L30	N12°38'12"W	7.47'
L31	S19°33'18"E	20.59'
L32	S70°26'42"W	15.00'
L33	N19°33'18"W	5.59'
L34	S28°48'18"E	6.60'

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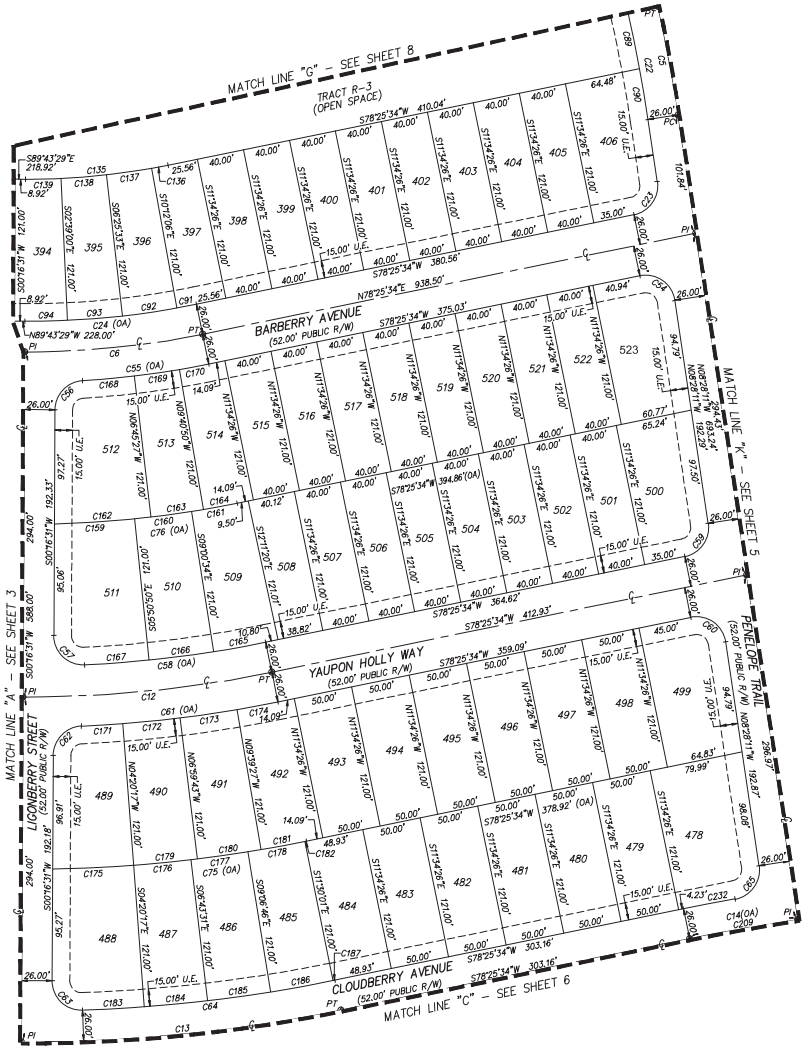
SHEET 4 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C6	152.62'	738.00	11°50'57"	152.35'	S84°21'02"E
C12	213.42'	1032.00	11°50'57"	213.04'	S84°21'02"E
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C22	92.22'	1268.00	04°10'02"	92.20'	N10°33'11"W
C23	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C24	147.24'	712.00	11°50'57"	146.98'	N84°21'02"E
C54	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C55	108.58'	764.00	08°08'35"	108.49'	N82°29'51"E
C56	37.65'	25.00	86°17'38"	34.19'	S43°25'20"W
C57	40.57'	25.00	92°58'48"	36.26'	S46°12'53"E
C58	155.72'	1006.00	08°52'09"	155.57'	N82°51'38"E
C59	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C60	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C61	168.96'	1058.00	09°09'00"	168.78'	N83°00'04"E
C62	38.09'	25.00	87°18'03"	34.51'	S43°55'32"W
C63	40.27'	25.00	92°17'33"	36.06'	S45°52'16"E
C64	216.84'	1300.00	09°33'24"	216.58'	N83°12'16"E
C65	38.55'	25.00	88°21'33"	34.85'	N35°42'36"E
C75	217.84'	1179.00	10°35'08"	217.51'	S83°43'08"E
C76	157.03'	885.00	10°09'56"	156.81'	S83°30'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C89	48.29'	1268.00	02°10'55"	48.29'	S11°32'45"E
C90	43.93'	1268.00	01°59'07"	43.93'	S09°27'44"E
C91	17.05'	712.00	01°22'20"	17.05'	N79°06'44"E
C92	46.92'	712.00	03°46'33"	46.91'	N81°41'11"E
C93	46.92'	712.00	03°46'33"	46.91'	N85°27'44"E
C94	36.35'	712.00	02°55'31"	36.35'	N88°48'45"E
C135	122.23'	591.00	11°50'57"	122.00'	S84°21'02"E
C136	14.16'	591.00	01°22'20"	14.15'	N79°06'44"E
C137	38.95'	591.00	03°46'33"	38.94'	N81°41'11"E
C138	38.95'	591.00	03°46'33"	38.94'	N85°27'44"E
C139	30.17'	591.00	02°55'31"	30.17'	N88°48'45"E
C159	68.56'	885.00	04°26'20"	68.55'	S86°22'20"W
C160	48.84'	885.00	03°09'44"	48.84'	S82°34'18"W
C161	39.61'	885.00	02°33'52"	39.61'	S79°42'30"W
C162	82.63'	885.00	05°20'57"	82.60'	N85°55'01"E
C163	45.15'	885.00	02°55'22"	45.14'	N81°46'52"E
C164	29.25'	885.00	01°53'37"	29.25'	N79°22'22"E
C165	45.03'	1006.00	02°33'52"	45.03'	S79°42'30"W
C166	55.52'	1006.00	03°09'44"	55.51'	S82°34'18"W
C167	55.17'	1006.00	03°08'32"	55.17'	S85°43'26"W
C168	44.36'	764.00	03°19'36"	44.35'	S84°54'21"W
C169	38.97'	764.00	02°55'22"	38.97'	S81°46'52"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C170	25.25'	764.00	01°53'37"	25.25'	S79°22'22"W
C171	35.34'	1058.00	01°54'50"	35.34'	S86°37'09"W
C172	49.07'	1058.00	02°39'26"	49.06'	S84°20'00"W
C173	49.16'	1058.00	02°39'45"	49.16'	S81°40'25"W
C174	35.39'	1058.00	01°54'59"	35.38'	S79°23'03"W
C175	68.93'	1179.00	03°20'59"	68.92'	S87°20'12"W
C176	49.13'	1179.00	02°23'15"	49.12'	S84°28'06"W
C177	49.13'	1179.00	02°23'15"	49.12'	S82°04'51"W
C178	49.13'	1179.00	02°23'15"	49.12'	S79°41'37"W
C179	54.68'	1179.00	02°39'26"	54.67'	S84°20'00"W
C180	54.79'	1179.00	02°39'45"	54.78'	S81°40'25"W
C181	37.92'	1179.00	01°50'33"	37.91'	S79°25'16"W
C182	1.52'	1179.00	00°04'25"	1.52'	S78°27'47"W
C183	52.66'	1300.00	02°19'15"	52.65'	S86°49'21"W
C184	54.17'	1300.00	02°23'15"	54.16'	S84°28'06"W
C185	54.17'	1300.00	02°23'15"	54.16'	S82°04'51"W
C186	54.17'	1300.00	02°23'15"	54.16'	S79°41'37"W
C187	1.67'	1300.00	00°04'25"	1.67'	S78°27'47"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W
C232	44.85'	1756.00	01°27'48"	44.85'	N79°09'28"E

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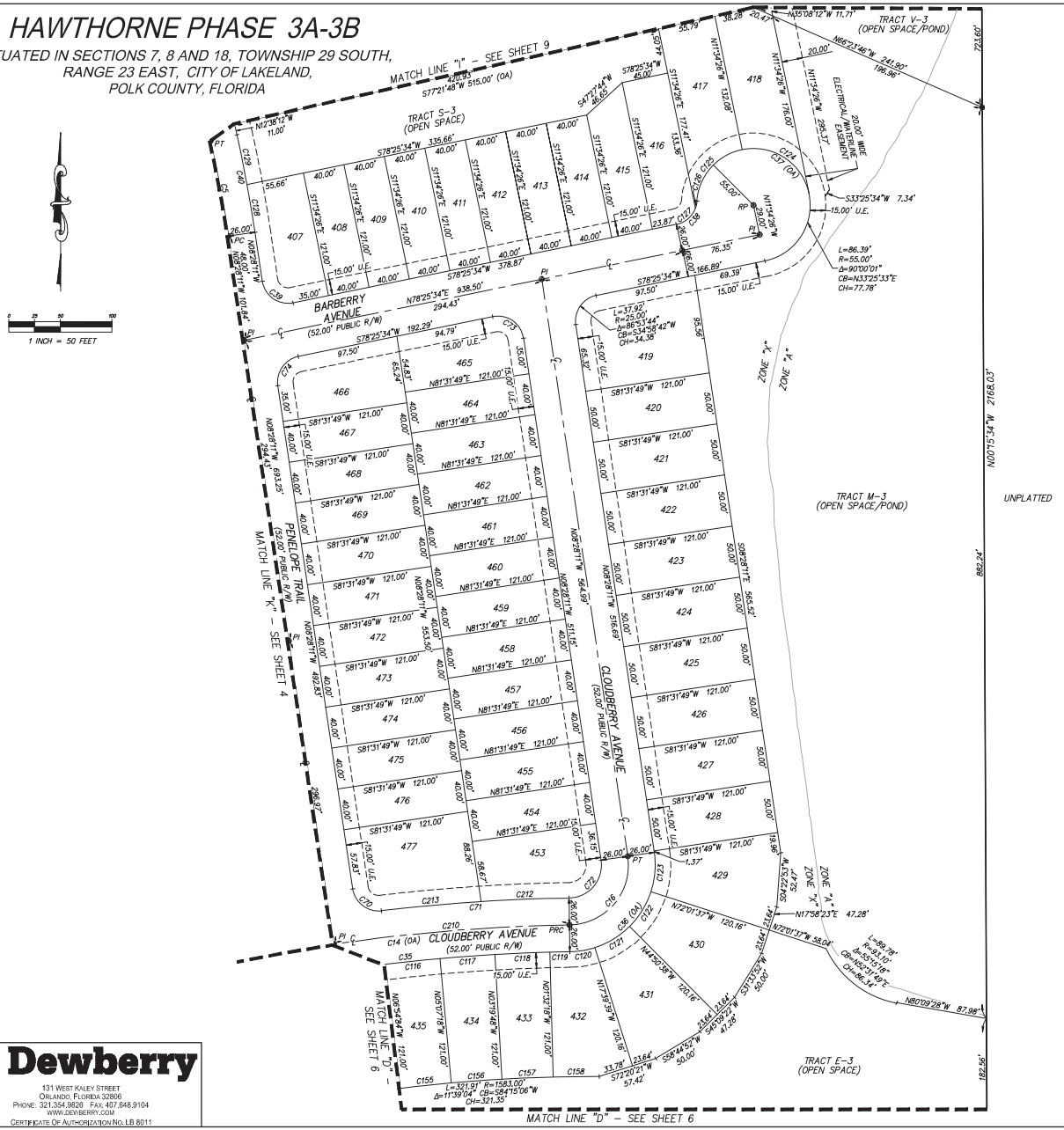
HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST, CITY OF LAKELAND,
POLK COUNTY, FLORIDA

SHEET 5 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C16	98.78'	58.00	97°35'05"	87.27'	N40°19'22"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C36	143.06'	84.00	97°35'05"	126.39'	N40°19'22"E
C37	243.85'	55.00	254°02'17"	87.83'	N48°35'35"W
C38	32.31'	25.00	74°02'17"	30.10'	N41°24'25"E
C39	40.62'	25.00	93°06'16"	36.30'	S55°01'18"E
C40	96.00'	1320.00	04°10'02"	95.98'	N10°33'11"W
C70	38.55'	25.00	88°21'33"	34.85'	S52°38'57"E
C71	182.16'	1756.00	05°56'37"	182.08'	S86°08'35"W
C72	54.50'	32.00	97°35'05"	48.15'	N40°19'22"E
C73	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C74	37.92'	25.00	86°53'44"	34.38'	S34°58'42"W
C116	53.28'	1704.00	01°47'30"	53.28'	S83°58'57"W
C117	53.28'	1704.00	01°47'30"	53.28'	S85°46'27"W
C118	53.28'	1704.00	01°47'30"	53.28'	S87°33'57"W
C119	19.43'	1704.00	00°39'12"	19.43'	S88°47'18"W
C120	24.59'	84.00	16°46'33"	24.51'	N80°43'38"E
C121	39.85'	84.00	27°10'59"	39.48'	N58°44'52"E
C122	39.85'	84.00	27°10'59"	39.48'	N31°33'52"E
C123	38.77'	84.00	26°26'33"	38.42'	N04°45'06"E
C124	86.39'	55.00	89°59'59"	77.78'	N56°34'27"W
C125	71.07'	55.00	74°02'17"	66.23'	S41°24'25"W
C126	7.13'	25.00	16°20'21"	7.11'	N12°33'28"E
C127	25.18'	25.00	57°41'56"	24.13'	N49°34'36"E
C128	46.75'	1320.00	02°01'45"	46.75'	N09°29'03"W
C129	49.25'	1320.00	02°08'16"	49.25'	N11°34'04"W
C155	49.50'	1583.00	01°47'30"	49.50'	S83°58'57"W
C156	49.50'	1583.00	01°47'30"	49.50'	S85°46'27"W
C157	49.50'	1583.00	01°47'30"	49.50'	S87°33'57"W
C158	44.64'	1583.00	01°36'56"	44.63'	S89°16'10"W
C210	229.01'	1730.00	07°35'05"	228.85'	S85°19'22"W
C212	85.28'	1756.00	02°46'58"	85.27'	N87°43'25"E
C213	96.88'	1756.00	03°09'40"	96.87'	N84°45'07"E

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HAWTHORNE PHASE 3A-3B

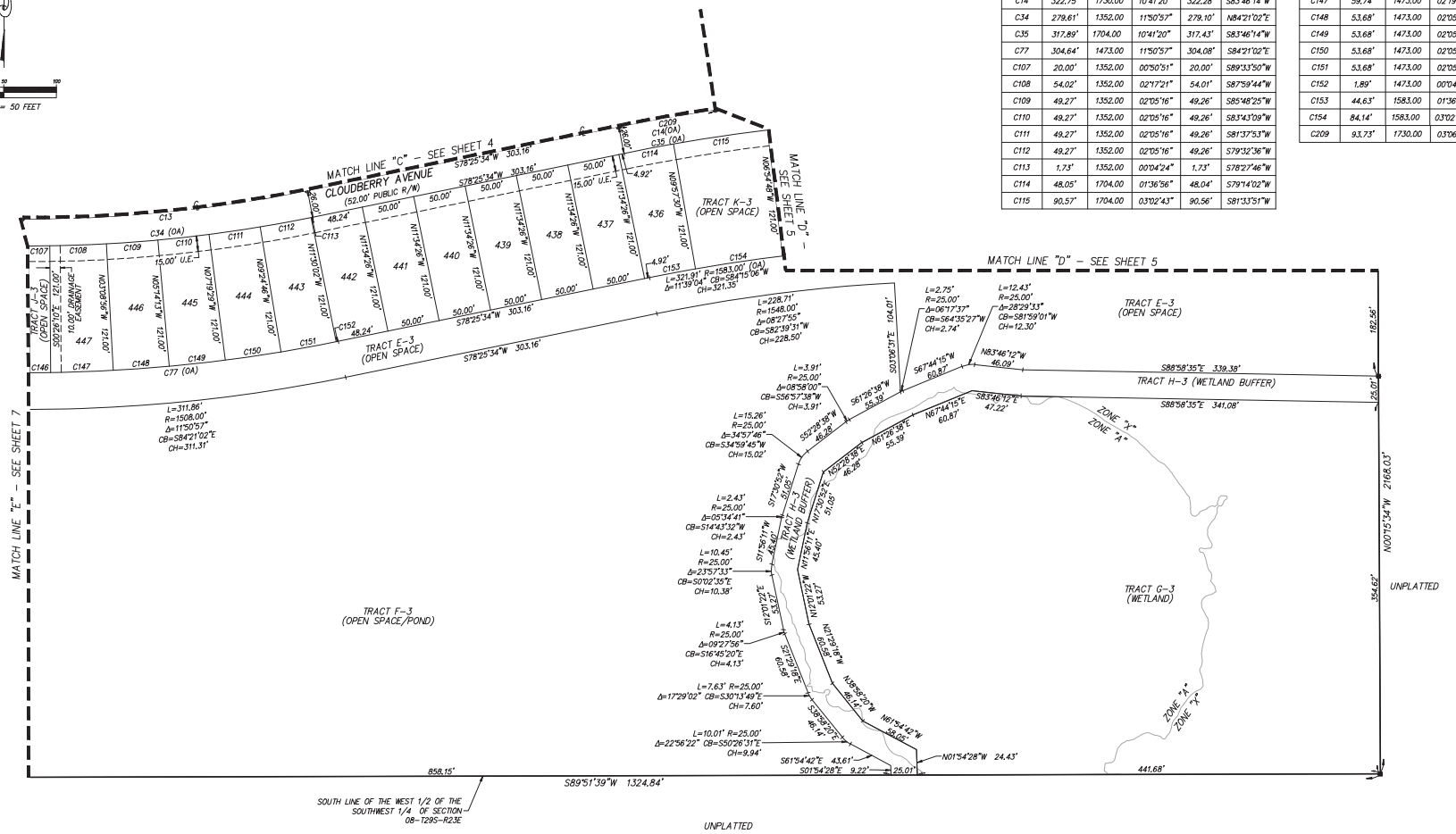
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 9	PLAT BOOK:	PAGE:

1 INCH = 50 FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.75'	1730.00	10°41'20"	322.28'	S83°46'14"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C107	20.00'	1352.00	00°50'51"	20.00'	S89°33'50"W
C108	54.02'	1352.00	02°17'21"	54.01'	S87°59'44"W
C109	49.27'	1352.00	02°05'16"	49.26'	S85°48'25"W
C110	49.27'	1352.00	02°05'16"	49.26'	S83°43'09"W
C111	49.27'	1352.00	02°05'16"	49.26'	S81°37'53"W
C112	49.27'	1352.00	02°05'16"	49.26'	S79°32'36"W
C113	1.73'	1352.00	00°04'24"	1.73'	S78°27'46"W
C114	48.05'	1704.00	01°36'56"	48.04'	S79°14'02"W
C115	90.57'	1704.00	03°02'43"	90.56'	S81°33'51"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C146	20.00'	1473.00	00°46'41"	20.00'	S89°33'50"W
C147	59.74'	1473.00	02°19'26"	59.74'	S88°00'47"W
C148	53.68'	1473.00	02°05'16"	53.67'	S85°48'25"W
C149	53.68'	1473.00	02°05'16"	53.67'	S83°43'09"W
C150	53.68'	1473.00	02°05'16"	53.67'	S81°37'53"W
C151	53.68'	1473.00	02°05'16"	53.67'	S79°32'36"W
C152	1.89'	1473.00	00°04'24"	1.89'	S78°27'46"W
C153	44.63'	1583.00	01°36'56"	44.63'	S79°14'02"W
C154	84.14'	1583.00	03°02'43"	84.13'	S81°33'51"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W



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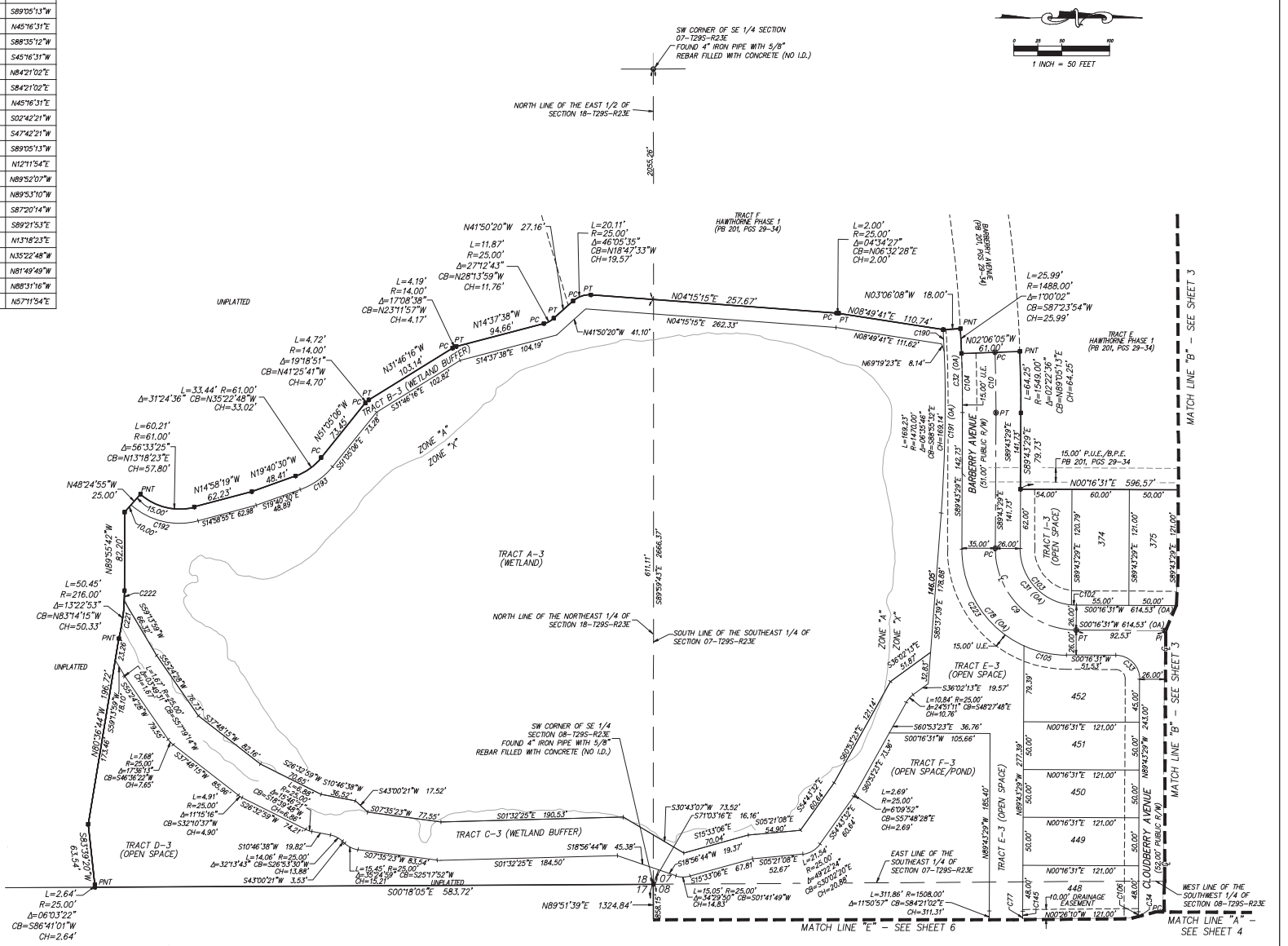
HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 7 OF 9	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	133.52'	85.00	90°00'00"	120.21'	S45°16'31"E
C10	63.17'	1523.00	02°22'36"	63.17'	S89°05'13"W
C31	92.68'	59.00	90°00'00"	83.44'	N45°16'31"E
C32	87.71'	1488.00	03°22'38"	87.70'	S88°35'12"W
C33	39.27'	25.00	90°00'00"	35.36'	S45°16'31"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C78	172.79'	110.00	90°00'00"	155.56'	N45°16'31"E
C102	5.01'	59.00	04°51'41"	5.00'	S02°42'21"W
C103	87.67'	59.00	85°08'19"	79.82'	S47°42'21"W
C104	61.72'	1488.00	02°22'36"	61.72'	S89°05'13"W
C105	45.78'	110.00	23°50'46"	45.45'	N12°11'54"E
C106	6.78'	1352.00	00°17'15"	6.78'	N89°52'07"W
C145	8.29'	1473.00	00°19'20"	8.29'	N89°53'10"W
C190	22.54'	1470.00	00°52'43"	22.54'	S87°20'14"W
C191	191.77'	1470.00	07°28'28"	191.63'	S89°21'53"E
C192	75.02'	75.98	56°34'36"	72.01'	N13°18'23"E
C193	41.66'	76.00	31°24'36"	41.14'	N35°22'48"W
C221	39.84'	216.00	10°34'01"	39.78'	N81°49'49"W
C222	10.61'	216.00	02°48'52"	10.61'	N88°31'16"W
C223	127.01'	110.00	66°09'14"	120.07'	N57°11'54"E



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HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 8 OF 9	PLAT BOOK:	PAGE:

LINE TABLE		
LINE	BEARING	LENGTH
L35	S50°14'22"W	6.74'
L36	S50°14'22"W	16.85'
L37	S50°14'22"W	17.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	80.11'	51.00'	90°00'00"	72.12'	S32°21'48"W
C4	80.11'	51.00'	90°00'00"	72.12'	S57°38'12"E
C17	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C18	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C19	120.95'	77.00'	90°00'00"	108.89'	S32°21'48"W
C20	120.95'	77.00'	90°00'00"	108.89'	S57°38'12"E
C21	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C46	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C47	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C48	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C49	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C80	20.23'	77.00'	15°03'17"	20.17'	S69°50'09"W
C81	21.83'	77.00'	16°14'34"	21.76'	S54°11'14"W
C82	45.80'	77.00'	34°04'57"	45.13'	S29°01'28"W
C83	33.09'	77.00'	24°37'12"	32.83'	S00°19'36"E
C84	10.99'	77.00'	08°10'41"	10.98'	S16°43'33"E
C85	25.46'	77.00'	18°56'45"	25.35'	S30°17'16"E
C86	42.44'	77.00'	31°34'43"	41.90'	S55°33'00"E
C87	11.24'	77.00'	08°22'02"	11.23'	S75°31'23"E
C88	30.82'	77.00'	22°55'49"	30.61'	N88°49'42"E

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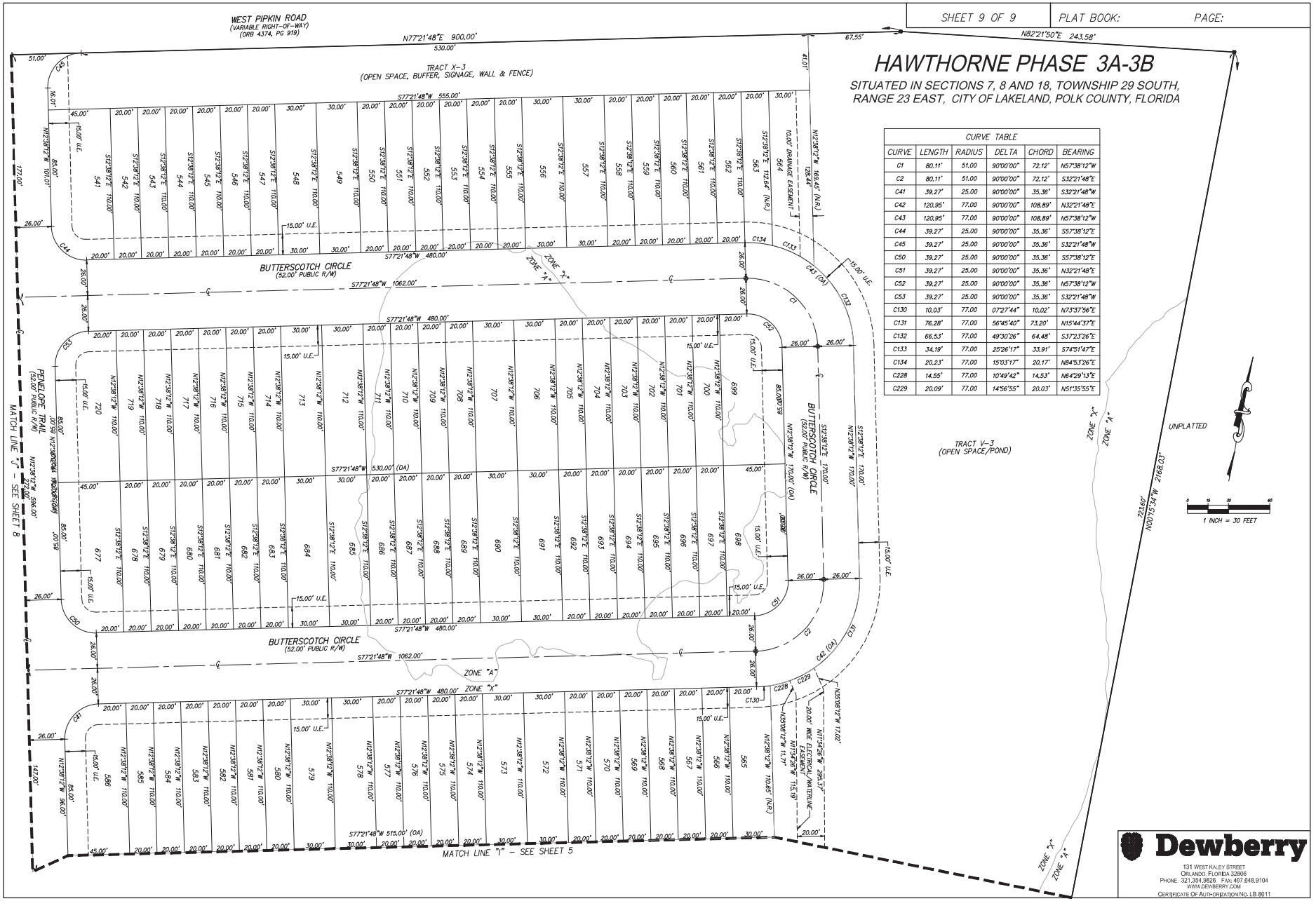
SHEET 9 OF 9
PLAT BOOK:
PAGE:
HAWTHORNE PHASE 3A-3B
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA
WEST PIPKIN ROAD
(VARIABLE RIGHT-OF-WAY)
(ORB 4374, PG 919)
N77°21'48"E 900.00'
530.00'
N82°21'50"E 243.58'
TRACT X-3
(OPEN SPACE, BUFFER, SIGNAGE, WALL & FENCE)
S77°21'48"W 555.00'
BUTTERSCOTCH CIRCLE
(52.00' PUBLIC R/W)
S77°21'48"W 1062.00'
S77°21'48"W 480.00'
S77°21'48"W 530.00' (OA)
PENELOPE TRAIL
(52.00' PUBLIC R/W)
TRACT V-3
(OPEN SPACE/POND)
ZONE "X"
ZONE "A"
UNPLATTED
MATCH LINE "J" - SEE SHEET 8
MATCH LINE "I" - SEE SHEET 5
1 INCH = 30 FEET
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C1 | 80.11' | 51.00 | 90°00'00" | 72.12' | N57°38'12"W
C2 | 80.11' | 51.00 | 90°00'00" | 72.12' | S32°21'48"E
C41 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C42 | 120.95' | 77.00 | 90°00'00" | 108.89' | N32°21'48"E
C43 | 120.95' | 77.00 | 90°00'00" | 108.89' | N57°38'12"W
C44 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C45 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C50 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C51 | 39.27' | 25.00 | 90°00'00" | 35.36' | N32°21'48"E
C52 | 39.27' | 25.00 | 90°00'00" | 35.36' | N57°38'12"W
C53 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C130 | 10.03' | 77.00 | 07°27'44" | 10.02' | N73°37'56"E
C131 | 76.28' | 77.00 | 56°45'40" | 73.20' | N15°44'37"E
C132 | 66.53' | 77.00 | 49°30'26" | 64.48' | S37°23'26"E
C133 | 34.19' | 77.00 | 25°26'17" | 33.91' | S74°51'47"E
C134 | 20.23' | 77.00 | 15°03'17" | 20.17' | N84°53'26"E
C228 | 14.55' | 77.00 | 10°49'42" | 14.53' | N64°29'13"E
C229 | 20.09' | 77.00 | 14°56'55" | 20.03' | N51°35'55"E
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CERTIFICATE OF AUTHORIZATION NO. LB 8011

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[HAWTHORNE PHASES 2 & 3 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 11th day of July, 2024, by **Hughes Brother Construction, Inc.** ("**Contractor**"), with an address of 948 Waler Road, Wildwood, Florida 34785, in favor of the **Hawthorne Mill North Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Florida Independent Contractor Agreement for Land Development (Fixed Price Award) [Phases 2 and 3 Mass Grading]*, dated May 11th, 2023, that certain *Florida Independent Contractor Agreement for Land Development (Fixed Price Award) [Phase 2]*, dated August 15th, 2023 and that certain *Florida Independent Contractor Agreement for Land Development (Fixed Price Award) [Phase 3]*, dated August 15th, 2023 (together, "**Contract**") and between Contractor and Forestar (USA) Real Estate Group Inc., ("**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 acquiring 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.** Except as set forth herein, 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 $ 2,831,899.95 (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

HUGHES BROTHER CONSTRUCTION, INC.

By: Chad Hughes
Its: President

STATE OF FL
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 16th day of July, 2024, by Chad Hughes as President of Hughes Bro. Inc., 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.

Rachael Mundorff
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

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

RACHAEL MUNDORFF
Notary Public - State of Florida
Commission # HH 098508
My Comm. Expires Feb 28, 2025
Bonded through National Notary Assn.

EXHIBIT A

Description of Hawthorne Phases 2 & 3 (Portion) Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tracts F-2, N-2, and V-2 (Open Space – Ponds N-30, N-32, and N-31, respectively), Tracts H-2, L-2, T-2, Y-2 and AA-2 (Wetland Buffer), Tracts I-2, K-2, U-2 and Z-2 (Wetland), the "Private Drainage Easements," and any "Drainage Easements", as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tract W-2 (Lift Station), and "Public Utility Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Roadways - All public roads, pavement, curbing and other physical improvements the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 3 Surface Water Management – Those certain materials for the drainage and surface water management systems, located within the rights-of-way designated as Barberry Avenue, Anemone Court, Ligonberry Street, Cloudberry Avenue, Yaupon Holly Way, Penelope Trail, Butterscotch Circle (Public Rights-of-Way), Tract A-3, G-3, H-3, O-3 (Wetland), Tracts B-3, C-3 and P-3 (Wetland Buffer), Tracts F-3, M-3, Q-3 and V-3 (Open Space – Ponds N-12, Existing Pond, N-13B, N-13A, respectively), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 3A - 3B,* attached hereto as **Exhibit C,** and specifically detailed below: .

	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Connect to Existing	$4,440.00	$4,000.00	$0.00	$440.00
12" HDPE	$41,350.00	$37,215.00	$0.00	$4,135.00
15" HDPE	$30,807.00	$27,726.30	$0.00	$3,080.70
18" HDPE	$17,904.00	$16,113.60	$0.00	$1,790.40
15" RCP	$310,575.00	$279,517.50	$0.00	$31,057.50
18" RCP	$117,247.50	$105,522.75	$0.00	$11,724.75
24" RCP	$265,535.00	$238,981.50	$0.00	$26,553.50
30" RCP	$135,242.75	$121,718.47	$0.00	$13,524.28
36" RCP	$172,026.00	$154,733.40	$0.00	$17,292.60
48" RCP	$71,505.00	$64,354.50	$0.00	$7,150.50

14" x 23" ERCP	$18,771.75	$16,896.57	$0.00	1,877.18
19" x 30" ERCP	$25,326.00	$22,793.00	$0.00	$2,532.60
TOTALS:	**$1,210,730.00**	**$1,089,572.59**	**$0.00**	**$121,159.01**

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 public improvements for Phases 2 & 3 of the project as described in the *Second Supplemental Engineer's Report – 2024 Project*, dated June 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phases 2 & 3 Earthwork*	$3,428,883.15	$3,085,994.83	$0.00	$342,888.32
Phases 2 & 3 Grassing	$539,360.75	$438,904.80	$51,688.75	$48,767.20
Phases 2 & 3 Storm	$564,136.00	$507,722.40	$0.00	$56,413.60
Phase 2 Stormwater	$1,324,162.25	$1,174,428.45	$19,241.75	$130,492.05
Phase 2 Sanitary	$1,119,492.50	$972,382.50	$39,067.50	$108,042.50
Phase 2 Forcemain	$532,590.00	$479,331.00	$0.00	$53,259.00
Phase 2 Lift Station	$807,435.00	$726,691.50	$0.00	$80,743.50
Phase 2 Watermain	$1,211,774.00	$1,078,399.80	$13,552.00	$119,822.20
Phase 2 Roadway	$1,772,843.00	$1,409,310.86	$206,942.04	$156,590.10
Phase 3 Stormwater	$1,210,730.00	$1,089,572.59	$0.00	$121,159.01
Totals:	**$12,511,406.65**	**$10,962,738.73**	**$330,492.04**	**$1,218,177.48**

*The total amount of earthwork **does not** include the "Fine Grade Disturbed Areas" in the amount of $277,086.00.

EXHIBIT B

DRAFT Hawthorne Phase 2A - 2B Plat

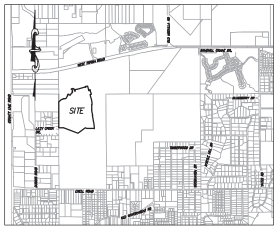
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (E 1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.) OVER ANY LOTS AND TRACTS AS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAKELAND AND SHALL BE MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT. NOTHING HEREIN SHALL OPERATE OR BE CONSTRUED TO CREATE AN OBLIGATION UPON THE CITY OF LAKELAND TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN THE B.P.E. OR UPON THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED THEREIN.
6. TRACTS C-2, E-2, G-2, M-2, O-2, P-2, Q-2 AND X-2 (OPEN SPACE) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
7. TRACT: D-2 (OPEN SPACE/RECREATION) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
8. TRACTS: F-2, N-2, AND V-2, (OPEN SPACE / PONDS) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
9. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
10. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
11. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
12. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
13. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
14. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
15. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
16. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
17. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
18. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
19. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408-1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961-1965.
20. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
21. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
22. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961-1965.



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-2	0.14	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION, INC.	2A
B-2	0.04	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	2A
C-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
D-2	1.38	OPEN SPACE	RECREATION	HOA	HOME OWNERS ASSOCIATION	2A
E-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
F-2	15.18	OPEN SPACE	POND N-30	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
G-2	0.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
H-2	0.30	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
I-2	3.79	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
K-2	6.35	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
L-2	2.10	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
M-2	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
N-2	5.05	OPEN SPACE	POND N-32	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
O-2	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
P-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Q-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
R-2	0.45	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
S-2	0.12	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
T-2	1.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
U-2	6.09	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
V-2	5.28	OPEN SPACE	POND N-31	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
W-2	0.12	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	2B
X-2	0.71	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Y-2	0.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
Z-2	2.52	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
AA-2	0.44	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
BB-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A

LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS
NO.	NUMBER
N.R	NON-RADIAL
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
OA	OVERALL
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
PLS	PROFESSIONAL LICENSED SURVEYOR
(M)	MEASURED DISTANCE
CDD	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
HOA	HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM LB 8011)
⊗	SET NAIL & DISK (PCP LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED

HAWTHORNE PHASE 2A-2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 2A-2B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC.

FOR INDIVIDUAL TRACT DEDICATION PLEASE REFER TO THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

TRACTS SHOWN IN THE TRACT SUMMARY TABLE BEING OWNED AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC ARE DEDICATED FOR THE PRIVATE USE OF THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "ASSOCIATION"). THE ASSOCIATION HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

TRACT W-2 (LIFT STATION) IS HEREBY DEDICATED TO THE CITY FOR OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE LIFT STATION.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS CONTRACTORS, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS (E.G., ROAD BASE, PAVING, CURB, GUTTER, ETC.) OVER ALL PUBLIC RIGHTS-OF-WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH IMPROVEMENTS AND TURN THEM OVER TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD"), ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER, WATER, SEWER AND RECLAIM UTILITIES, AS WELL AS STREET LIGHT, LANDSCAPE, HARDSCAPE AND IRRIGATION IMPROVEMENTS, WITHIN ALL RIGHTS-OF-WAY, WITHIN TRACT W-2, AND WITHIN ALL UTILITIES EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH IMPROVEMENTS WITHIN SUCH AREAS; PROVIDED HOWEVER THAT IT IS ANTICIPATED THAT UPON COMPLETION, THE CDD WILL TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES TO THE CITY FOR OWNERSHIP AND OPERATION.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "CDD"), FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS. THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH DRAINAGE IMPROVEMENTS WITHIN SUCH AREAS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON ______________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ______________________

TITLE: VICE PRESIDENT

WITNESS (SIGNATURE) WITNESS (PRINTED)

WITNESS (SIGNATURE) WITNESS (PRINTED)

"ACKNOWLEDGEMENT"

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _______DAY OF _______ _____, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ______________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY

NOTARY PRINTED NAME

MY COMMISSION EXPIRES MY COMMISSION NO.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, A DISTANCE OF 434.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF SECTION 18, RUN N52°20'21"E, A DISTANCE OF 185.94 FEET; THENCE N55°25'17"E, A DISTANCE OF 61.81 FEET; THENCE N70°24'53"E, A DISTANCE OF 84.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°06'22", A CHORD BEARING OF N79°28'04"E AND A CHORD DISTANCE OF 7.87 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.90 FEET TO THE POINT OF TANGENCY; THENCE N88°31'15"E, A DISTANCE OF 118.59 FEET; THENCE N30°52'29"E, A DISTANCE OF 102.67 FEET; THENCE N39°19'01"E, A DISTANCE OF 60.18 FEET; THENCE N04°32'42"E, A DISTANCE OF 67.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°18'45", A CHORD BEARING OF N24°12'05"E AND A CHORD DISTANCE OF 16.82 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.15 FEET TO THE POINT OF TANGENCY; THENCE N43°51'27"E, A DISTANCE OF 30.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'10", A CHORD BEARING OF N89°39'02"E AND A CHORD DISTANCE OF 35.84 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO THE POINT OF TANGENCY; THENCE S44°33'23"E, A DISTANCE OF 71.64 FEET; THENCE S87°38'42"E, A DISTANCE OF 36.68 FEET; THENCE N27°44'34"E, A DISTANCE OF 57.54 FEET; THENCE N38°38'28"E, A DISTANCE OF 52.64 FEET; THENCE N51°03'13"E, A DISTANCE OF 55.45 FEET; THENCE N43°38'55"E, A DISTANCE OF 35.79 FEET; THENCE N16°41'19"W, A DISTANCE OF 47.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°48'24", A CHORD BEARING OF N03°17'07"W AND A CHORD DISTANCE OF 11.59 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.70 FEET TO THE POINT OF TANGENCY; THENCE N10°07'05"E, A DISTANCE OF 59.95 FEET; THENCE N44°35'08"W, A DISTANCE OF 74.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 126°48'55", A CHORD BEARING OF N18°49'19"E AND A CHORD DISTANCE OF 44.71 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.33 FEET TO THE POINT OF TANGENCY; THENCE N82°13'47"E, A DISTANCE OF 75.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°21'21", A CHORD BEARING OF S73°05'33"E AND A CHORD DISTANCE OF 20.88 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.54 FEET TO THE POINT OF TANGENCY; THENCE S48°24'52"E, A DISTANCE OF 60.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°25'10", A CHORD BEARING OF S35°42'17"E AND A CHORD DISTANCE OF 11.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.09 FEET TO THE POINT OF TANGENCY; THENCE S22°59'42"E, A DISTANCE OF 67.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°27'04", A CHORD BEARING OF S06°46'10"E AND A CHORD DISTANCE OF 13.97 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.16 FEET TO THE POINT OF TANGENCY; THENCE N77°21'48"E, A DISTANCE OF 16.68 FEET; THENCE N12°38'12"W, A DISTANCE OF 83.08 FEET; THENCE N75°27'15"E, A DISTANCE OF 182.38 FEET; THENCE N77°21'48"E, A DISTANCE OF 373.69 FEET; THENCE N80°42'50"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1704.00 FEET, A CENTRAL ANGLE OF 01°03'47", A CHORD BEARING OF N08°45'16"W AND A CHORD DISTANCE OF 31.62 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.62 FEET TO THE END OF SAID CURVE; THENCE N81°46'37"E, A DISTANCE OF 136.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 08°41'07", A CHORD BEARING OF S12°33'56"E AND A CHORD DISTANCE OF 237.46 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.69 FEET TO THE END OF SAID CURVE; THENCE N73°05'31"E, A DISTANCE OF 80.00 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°42'02", A CHORD BEARING OF S17°45'30"E AND A CHORD DISTANCE OF 44.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.16 FEET TO THE END OF SAID CURVE; THENCE S18°36'31"E, A DISTANCE OF 211.16 FEET; THENCE S71°23'29"W, A DISTANCE OF 80.00 FEET; THENCE S18°36'31"E, A DISTANCE OF 92.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 18°40'50", A CHORD BEARING OF S09°16'07"E AND A CHORD DISTANCE OF 483.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 485.14 FEET TO THE POINT OF TANGENCY; THENCE S00°04'18"W, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 11°14'57", A CHORD BEARING OF S05°33'10"E AND A CHORD DISTANCE OF 307.36 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 307.85 FEET TO THE POINT OF TANGENCY; THENCE S11°10'39"E, A DISTANCE OF 303.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 16°41'42", A CHORD BEARING OF S02°49'47"E AND A CHORD DISTANCE OF 432.05 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.58 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE S54°34'30"W, A DISTANCE OF 506.41 FEET; THENCE N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE N90°00'00"W, A DISTANCE OF 270.47 FEET TO THE WEST LINE OF THE EAST 1/2 OF OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°14'25"W ALONG SAID WEST LINE OF SECTION 18, A DISTANCE OF 1455.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 91.28 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3-8	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 2A-2B, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

WILLIAM P. HINKLE, (PSM) DATE
PROFESSIONAL SURVEYOR AND MAPPER, NO. 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF ________________ , A.D. 2024.

BY: ______________________
CHAIRPERSON

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR CONSULTANT APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ______________________ DATE: ______________
JEFFREY P. AMMERMANN, PSM #7388
CHASTAIN SKILLMAN, INC. LB #262
(CITY SURVEYOR)

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
SHAWN SHERROUSE
CITY MANAGER

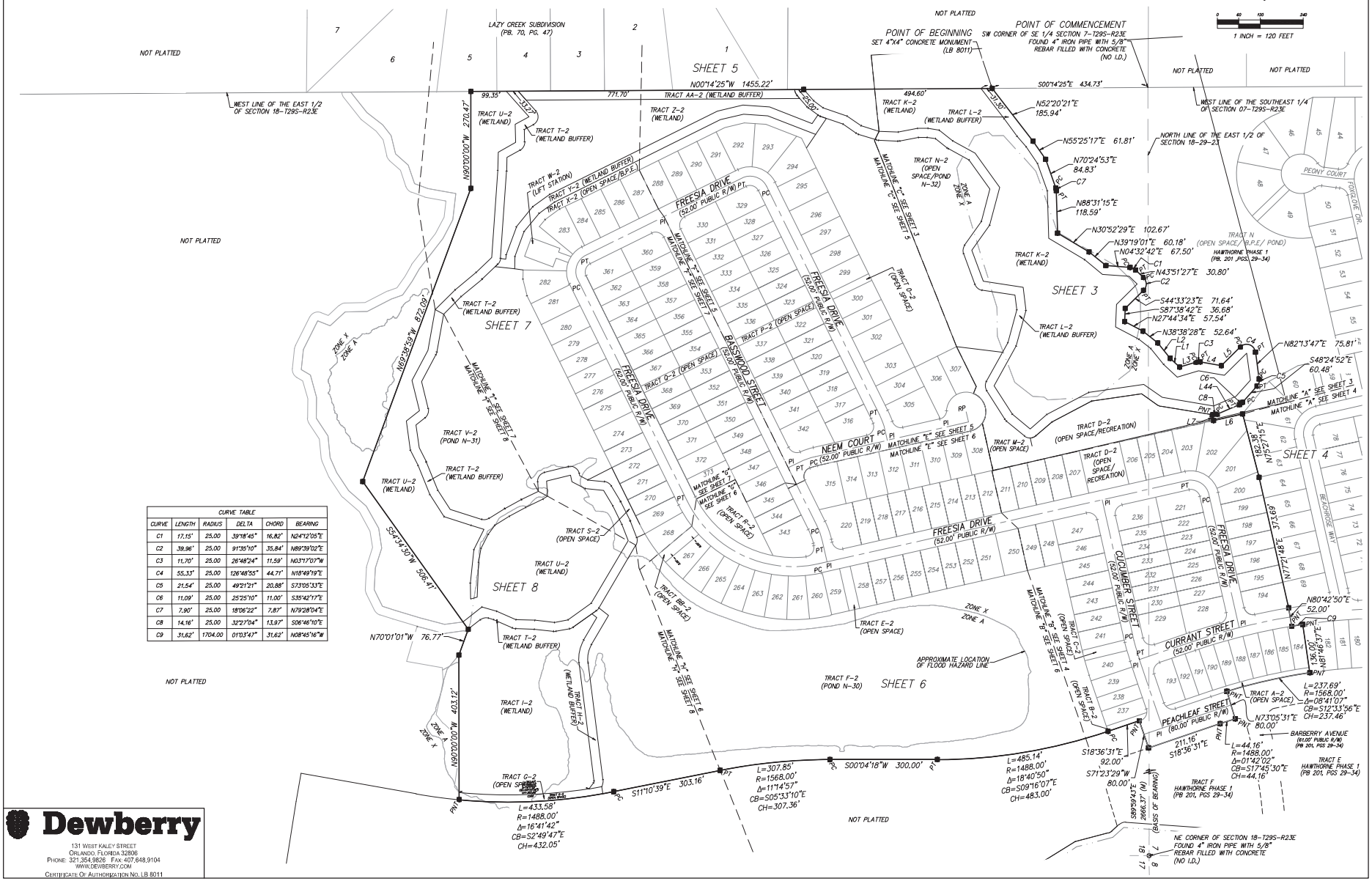
Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 2 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	17.15'	25.00	39°18'45"	16.82'	N24°12'05"E
C2	39.96'	25.00	91°35'10"	35.84'	N89°39'02"E
C3	11.70'	25.00	26°48'24"	11.59'	N03°17'07"W
C4	55.33'	25.00	126°48'55"	44.71'	N18°49'19"E
C5	21.54'	25.00	49°21'21"	20.88'	S73°05'33"E
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C7	7.90'	25.00	18°06'22"	7.87'	N79°28'04"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C9	31.62'	1704.00	01°03'47"	31.62'	N08°45'16"W

Dewberry
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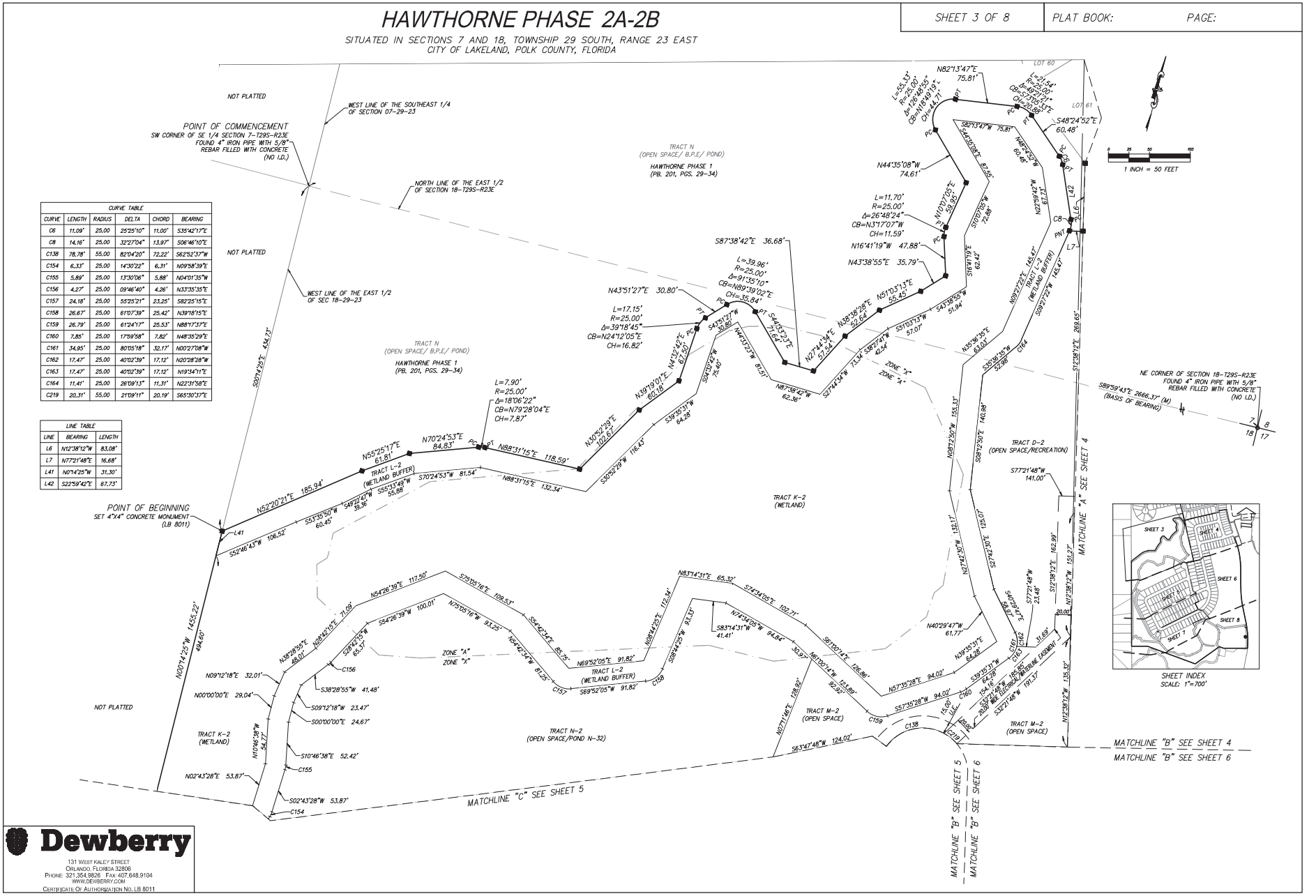
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 3 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C138	78.78'	55.00	82°04'20"	72.22'	S62°52'37"W
C154	6.33'	25.00	14°30'22"	6.31'	N09°58'39"E
C155	5.89'	25.00	13°30'06"	5.88'	N04°01'35"W
C156	4.27'	25.00	09°46'40"	4.26'	N33°35'35"E
C157	24.18'	25.00	55°25'21"	23.25'	S82°25'15"E
C158	26.67'	25.00	61°07'39"	25.42'	N39°18'15"E
C159	26.79'	25.00	61°24'17"	25.53'	N88°17'37"E
C160	7.85'	25.00	17°59'58"	7.82'	N48°35'29"E
C161	34.95'	25.00	80°05'18"	32.17'	N00°27'08"W
C162	17.47'	25.00	40°02'39"	17.12'	N20°28'28"W
C163	17.47'	25.00	40°02'39"	17.12'	N19°34'11"E
C164	11.41'	25.00	26°09'13"	11.31'	N22°31'58"E
C219	20.31'	55.00	21°09'11"	20.19'	S65°30'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L6	N12°38'12"W	83.08'
L7	N77°21'48"E	16.68'
L41	N0°14'25"W	31.30'
L42	S22°59'42"E	67.73'

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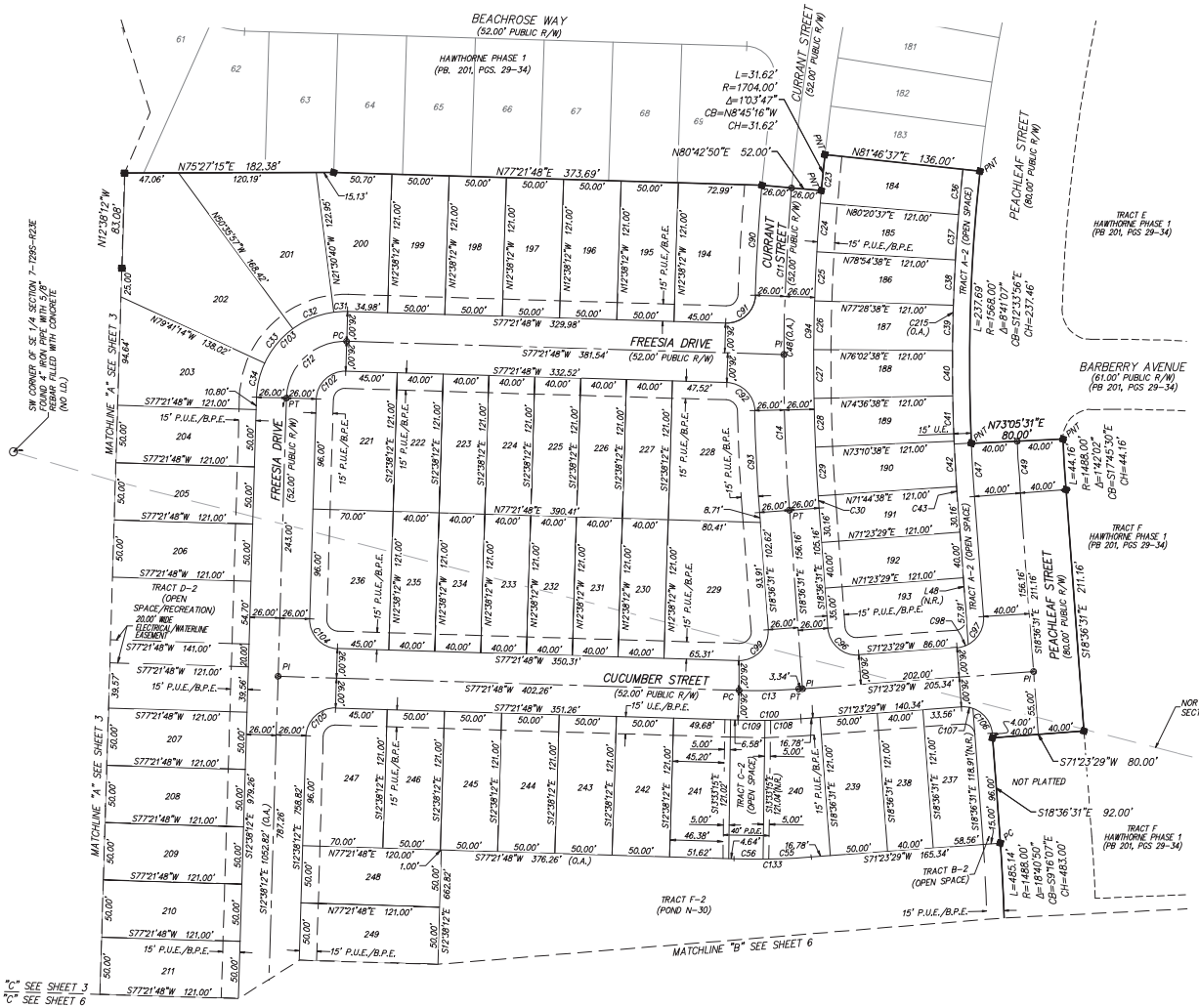
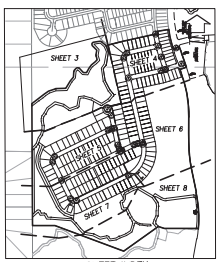
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 4 OF 8	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C11	145.54'	1730.00	04°49'13"	145.50'	S11°41'46"E
C12	80.11'	51.00	90°00'00"	72.12'	S32°21'48"W
C13	52.12'	500.00	05°58'19"	52.09'	S74°22'38"W
C14	135.95'	1730.00	04°30'09"	135.91'	S16°21'27"E
C23	42.63'	1704.00	01°26'00"	42.63'	S08°56'23"E
C24	42.63'	1704.00	01°26'00"	42.63'	S10°22'23"E
C25	42.63'	1704.00	01°26'00"	42.63'	S11°48'22"E
C26	42.63'	1704.00	01°26'00"	42.63'	S13°14'22"E
C27	42.63'	1704.00	01°26'00"	42.63'	S14°40'22"E
C28	42.63'	1704.00	01°26'00"	42.63'	S16°06'22"E
C29	42.63'	1704.00	01°26'00"	42.63'	S17°32'22"E
C30	10.49'	1704.00	00°21'10"	10.49'	S18°25'57"E
C31	11.93'	77.00	08°52'27"	11.91'	S72°55'34"W
C32	39.09'	77.00	29°05'17"	38.67'	S53°56'42"W
C33	39.09'	77.00	29°05'17"	38.67'	S24°51'24"W
C34	30.84'	77.00	22°56'58"	30.64'	S01°09'43"E
C36	39.60'	1583.00	01°26'00"	39.60'	S08°56'23"E
C37	39.60'	1583.00	01°26'00"	39.60'	S10°22'23"E
C38	39.60'	1583.00	01°26'00"	39.60'	S11°48'22"E
C39	39.60'	1583.00	01°26'00"	39.60'	S13°14'22"E
C40	39.60'	1583.00	01°26'00"	39.60'	S14°40'22"E
C41	39.60'	1583.00	01°26'00"	39.60'	S16°06'22"E
C42	39.60'	1583.00	01°26'00"	39.60'	S17°32'22"E
C43	9.74'	1583.00	00°21'10"	9.74'	S18°25'57"E
C47	46.54'	1568.00	01°42'02"	46.54'	S17°45'30"E
C48	281.49'	1730.00	09°19'22"	281.18'	S13°56'51"E
C49	45.35'	1528.00	01°42'02"	45.35'	S17°45'30"E
C55	42.08'	647.00	03°43'34"	42.07'	S73°15'16"W
C56	25.36'	647.00	02°14'45"	25.36'	S76°14'25"W
C90	96.15'	1756.00	03°08'14"	96.14'	S10°51'17"E
C91	39.18'	25.00	89°47'12"	35.29'	N32°28'12"E
C92	37.93'	25.00	86°55'50"	34.40'	N59°10'17"W
C93	88.96'	1756.00	02°54'09"	88.95'	S17°09'27"E
C94	308.88'	1704.00	10°23'09"	308.45'	S13°24'57"E
C95	39.27'	25.00	90°00'00"	35.36'	N26°23'29"E
C96	39.27'	25.00	90°00'00"	35.36'	S63°36'31"E
C97	28.98'	25.00	66°25'19"	27.39'	N14°36'08"E
C98	10.29'	25.00	23°34'41"	10.22'	N59°36'08"E
C99	41.88'	25.00	95°58'19"	37.15'	N29°22'38"E
C100	54.83'	526.00	05°58'19"	54.80'	N74°22'38"E
C101	39.27'	25.00	90°00'00"	35.36'	N63°36'31"W
C102	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C103	120.95'	77.00	90°00'00"	108.89'	S32°21'48"W
C104	39.27'	25.00	90°00'00"	35.36'	S57°38'12"E
C105	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C106	28.98'	25.00	66°25'19"	27.39'	N51°49'11"W
C107	10.29'	25.00	23°34'41"	10.22'	S83°10'49"W
C108	31.40'	526.00	03°25'14"	31.40'	N73°06'05"E
C109	23.42'	526.00	02°33'05"	23.42'	N76°05'15"E
C111	284.22'	1568.00	10°23'09"	283.84'	S13°24'57"E
C133	67.44'	647.00	05°58'19"	67.41'	N74°22'38"E
C215	286.94'	1583.00	10°23'09"	286.55'	S13°24'57"E

LINE TABLE		
LINE	BEARING	LENGTH
L48	S18°36'31"E	128.07'





SHEET INDEX
SCALE: 1"=700'

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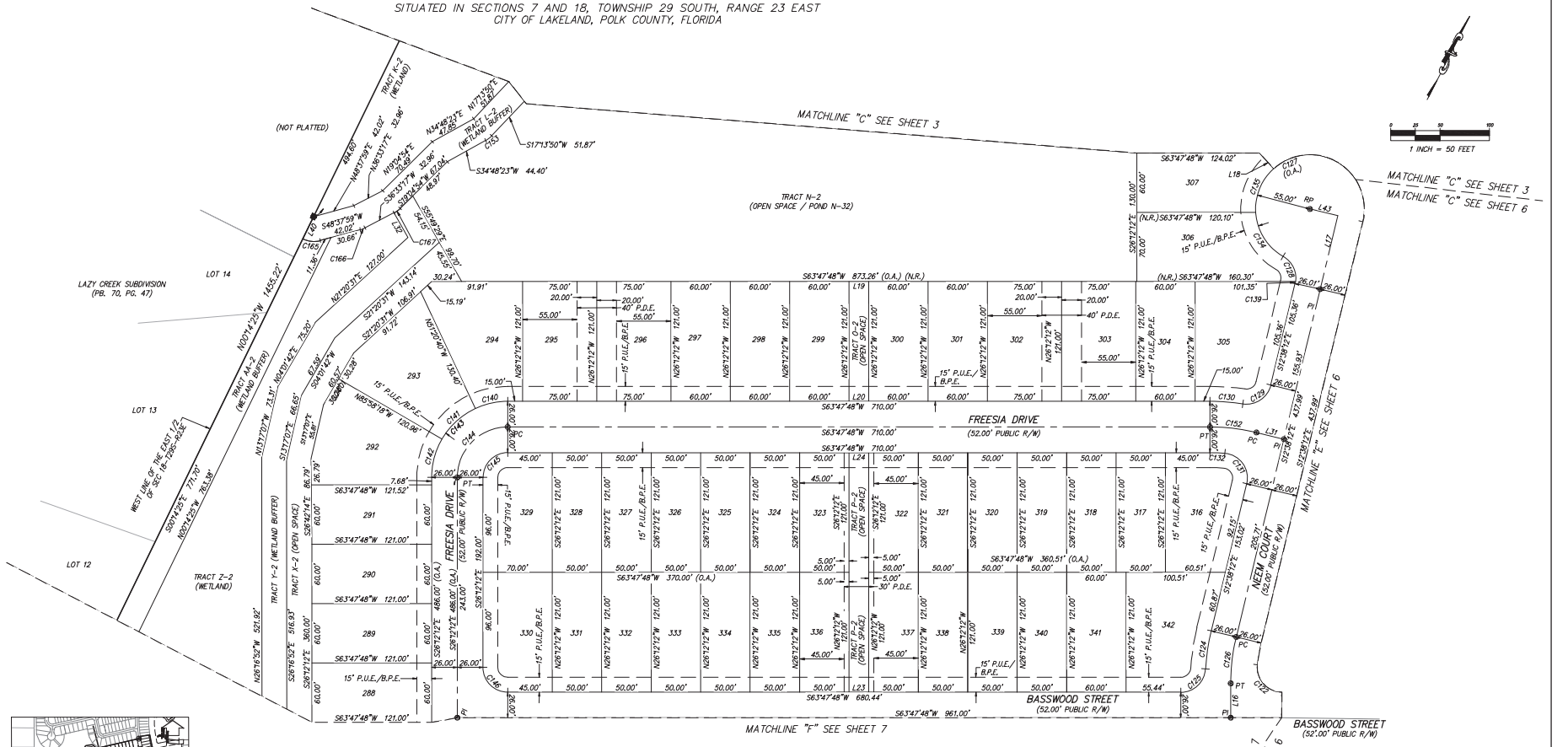
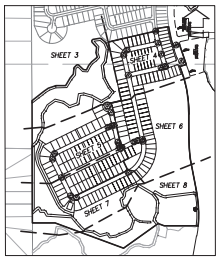
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 5 OF 8	PLAT BOOK:	PAGE:





SHEET INDEX
SCALE: 1"=700'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S26°12'12"E	34.81'
L17	N12°38'12"W	76.35'
L18	N68°09'33"W	21.25'
L19	S63°47'48"W	20.00'
L20	S63°47'48"W	20.00'
L23	N63°47'48"E	20.00'
L24	N63°47'48"E	20.00'
L31	N77°21'48"E	28.64'
L32	N55°49'29"W	28.66'
L40	N00°14'25"W	25.00'
L43	N77°21'48"E	29.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C124	38.93'	226.00	09°52'09"	38.88'	S17°34'17"E
C125	37.66'	25.00	86°18'10"	34.20'	N20°38'43"E
C126	47.36'	200.00	13°34'00"	47.25'	S19°25'12"E
C127	243.86'	55.00	254°02'17"	87.83'	S40°20'39"W
C128	32.31'	25.00	74°02'17"	30.10'	N49°39'21"W
C129	37.04'	25.00	84°53'22"	33.74'	N29°48'29"E
C130	33.35'	226.00	08°27'22"	33.32'	S68°01'29"W
C131	43.04'	25.00	98°37'49"	37.92'	N61°57'07"W
C132	14.99'	174.00	04°56'11"	14.99'	S66°15'53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C134	54.75'	55.00	57°02'02"	52.52'	S58°09'28"E
C135	49.42'	55.00	51°28'54"	47.77'	S03°54'00"E
C139	2.22'	25.00	05°04'52"	2.22'	N15°10'38"W
C140	33.79'	77.00	25°08'28"	33.52'	S51°13'34"W
C141	46.54'	77.00	34°37'38"	45.83'	S21°20'31"W
C142	40.63'	77.00	30°13'54"	40.16'	S11°05'15"E
C143	120.95'	77.00	90°00'00"	108.89'	S18°47'48"W
C144	80.11'	51.00	90°00'00"	72.12'	S18°47'48"W
C145	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C146	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C152	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C153	7.67'	25.00	17°34'33"	7.64'	N26°01'07"E
C165	17.94'	25.00	41°07'13"	17.56'	N69°11'36"E
C166	5.27'	25.00	12°04'43"	5.26'	N42°35'38"E
C167	7.62'	25.00	17°28'23"	7.59'	N27°49'05"E

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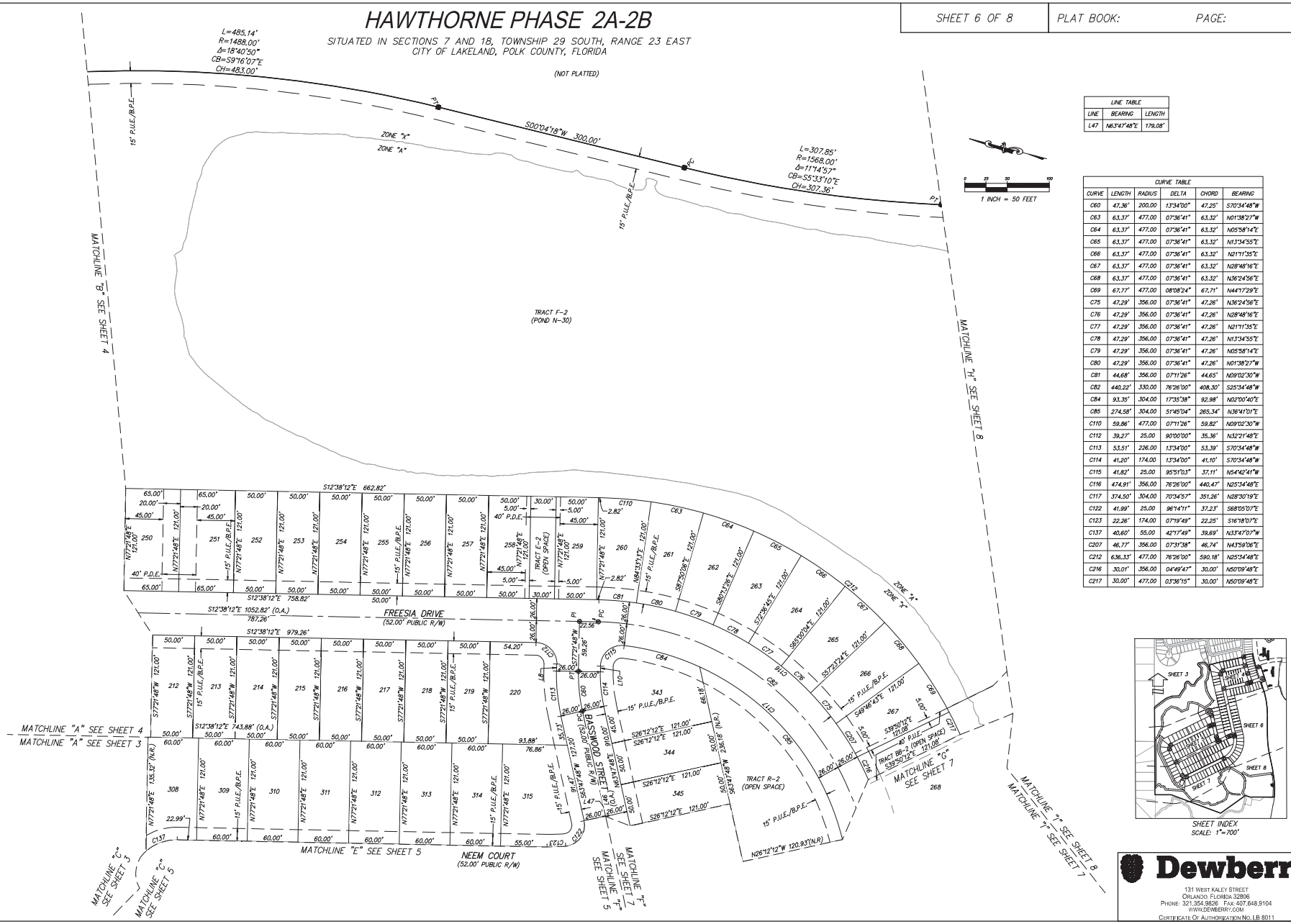
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 8	PLAT BOOK:	PAGE:



LINE TABLE		
LINE	BEARING	LENGTH
L47	N63°47'48"E	179.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C60	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C63	63.37'	477.00	07°36'41"	63.32'	N01°38'27"W
C64	63.37'	477.00	07°36'41"	63.32'	N05°58'14"E
C65	63.37'	477.00	07°36'41"	63.32'	N13°34'55"E
C66	63.37'	477.00	07°36'41"	63.32'	N21°11'35"E
C67	63.37'	477.00	07°36'41"	63.32'	N28°48'16"E
C68	63.37'	477.00	07°36'41"	63.32'	N36°24'56"E
C69	67.77'	477.00	08°08'24"	67.71'	N44°17'29"E
C75	47.29'	356.00	07°36'41"	47.26'	N36°24'56"E
C76	47.29'	356.00	07°36'41"	47.26'	N28°48'16"E
C77	47.29'	356.00	07°36'41"	47.26'	N21°11'35"E
C78	47.29'	356.00	07°36'41"	47.26'	N13°34'55"E
C79	47.29'	356.00	07°36'41"	47.26'	N05°58'14"E
C80	47.29'	356.00	07°36'41"	47.26'	N01°38'27"W
C81	44.68'	356.00	07°11'26"	44.65'	N09°02'30"W
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"W
C84	93.35'	304.00	17°35'38"	92.98'	N02°00'40"E
C85	274.58'	304.00	51°45'04"	265.34'	N36°41'01"E
C110	59.86'	477.00	07°11'26"	59.82'	N09°02'30"W
C112	39.27'	25.00	90°00'00"	35.36'	N32°21'48"E
C113	53.51'	226.00	13°34'00"	53.39'	S70°34'48"W
C114	41.20'	174.00	13°34'00"	41.10'	S70°34'48"W
C115	41.82'	25.00	95°51'03"	37.11'	N54°42'41"W
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C117	374.50'	304.00	70°34'57"	351.26'	N28°30'19"E
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C123	22.26'	174.00	07°19'49"	22.25'	S16°18'07"E
C137	40.60'	55.00	42°17'49"	39.69'	N33°47'07"W
C207	46.77'	356.00	07°31'38"	46.74'	N43°59'06"E
C212	636.33'	477.00	76°26'00"	590.18'	N25°34'48"E
C216	30.01'	356.00	04°49'47"	30.00'	N50°09'48"E
C217	30.00'	477.00	03°36'15"	30.00'	N50°09'48"E

SHEET INDEX
SCALE: 1"=700'

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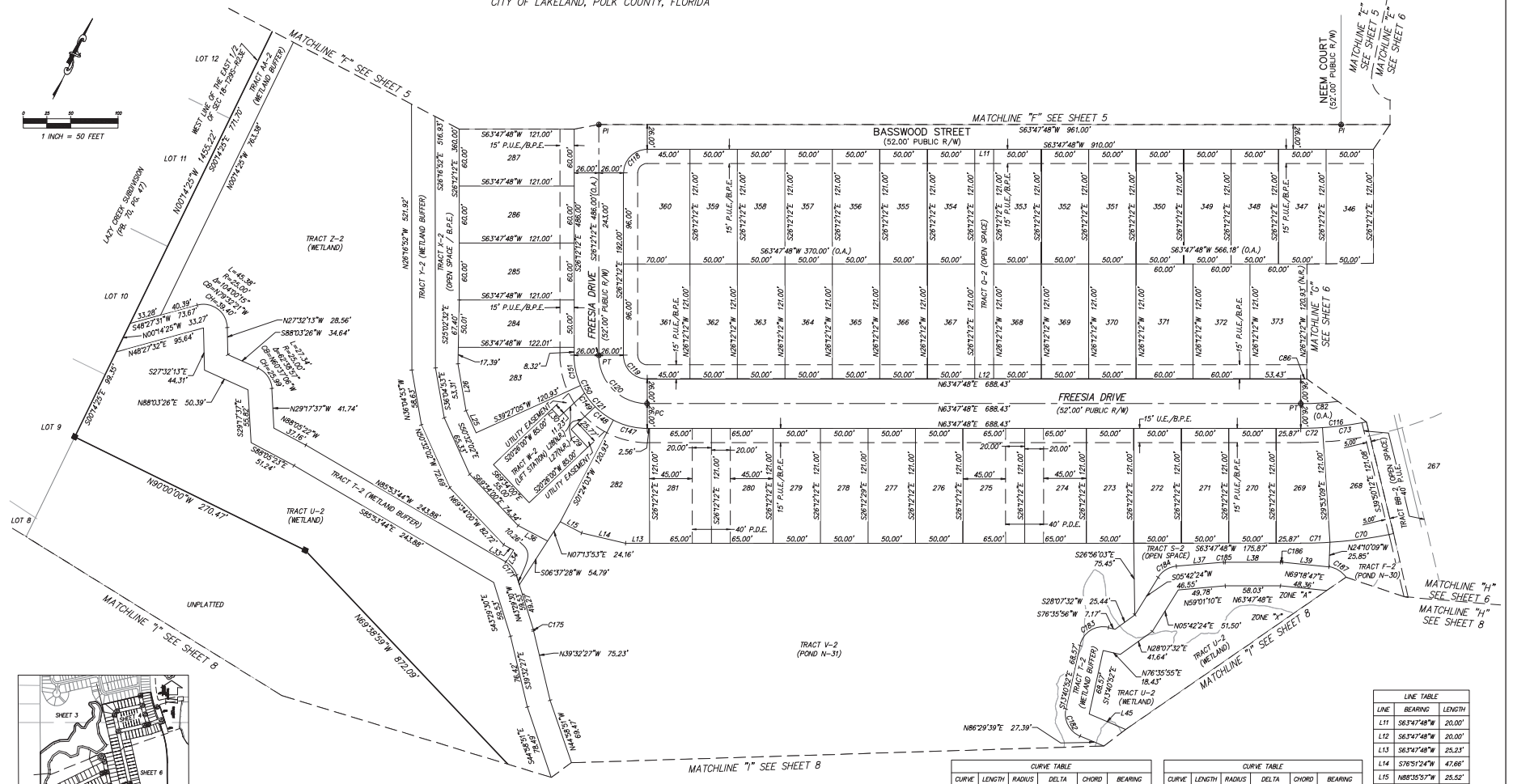
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 7 OF 8	PLAT BOOK:	PAGE:



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	67.84'	477.00	08°08'56"	67.78'	N56°02'23"E
C71	30.66'	477.00	03°40'57"	30.65'	N61°57'20"E
C72	22.88'	356.00	03°40'57"	22.88'	N61°57'20"E
C73	46.82'	356.00	07°32'10"	46.79'	N56°20'46"E
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"E
C86	6.57'	304.00	01°14'15"	6.57'	N63°10'40"E
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C118	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C119	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E
C120	80.11'	51.00	90°00'00"	72.12'	S71°12'12"E
C121	120.95'	77.00	90°00'00"	108.89'	S71°12'12"E
C147	37.10'	77.00	27°36'15"	36.74'	N77°35'55"E
C148	23.91'	77.00	17°47'35"	23.82'	S79°42'10"E

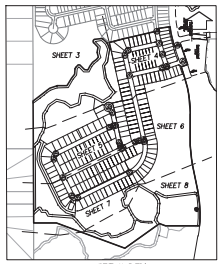
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C149	18.13'	77.00	13°29'13"	18.08'	S64°03'46"E
C150	9.10'	77.00	06°46'15"	9.09'	S53°56'02"E
C151	32.72'	77.00	24°20'43"	32.47'	S38°22'33"E
C171	18.50'	25.00	42°24'14"	18.08'	N64°41'37"W
C172	45.38'	25.00	104°00'15"	39.40'	N79°32'21"W
C173	27.34'	25.00	62°38'57"	25.99'	N60°37'06"W
C175	1.72'	25.00	03°57'03"	1.72'	N41°30'58"W
C182	34.83'	25.00	79°49'29"	32.08'	S53°35'37"E
C183	39.39'	25.00	90°16'48"	35.44'	S31°27'32"W
C184	23.26'	25.00	53°18'45"	22.43'	S32°21'47"W
C185	2.08'	25.00	04°46'39"	2.08'	S61°24'29"W
C186	2.41'	25.00	05°30'58"	2.41'	S66°33'17"W
C187	21.65'	25.00	49°36'34"	20.98'	N84°14'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L11	S63°47'48"W	20.00'
L12	S63°47'48"W	20.00'
L13	S63°47'48"W	25.23'
L14	S76°51'24"W	47.66'
L15	N88°35'57"W	25.52'
L25	S50°32'55"E	25.52'
L26	S36°00'16"E	50.00'
L27	S20°26'00"W	35.02' (N.R.)
L28	S20°26'00"W	36.75' (N.R.)
L29	S69°34'00"E	25.77'
L30	N69°34'00"W	11.23'
L33	N88°35'57"W	11.66'
L34	N6°37'28"E	15.03'
L36	S88°35'57"E	34.86'
L37	S59°01'09"W	49.78'
L38	S63°47'48"W	58.03'
L39	S69°18'46"W	49.07'
L45	S86°29'38"W	41.90'

HAWTHORNE PHASE 2A-2B

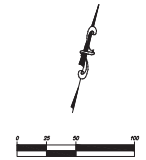
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 8 OF 8	PLAT BOOK:	PAGE:



SHEET INDEX
SCALE: 1"=700'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C176	7.74'	25.00	17°43'52"	7.71'	N70°53'55"W
C177	28.50'	25.00	65°19'16"	26.98'	N70°58'31"W
C178	2.08'	25.00	04°45'57"	2.08'	S65°48'09"W
C179	21.51'	25.00	49°17'50"	20.85'	N07°00'35"W
C180	1.30'	25.00	02°59'18"	1.30'	S30°09'51"E
C181	1.46'	25.00	03°20'19"	1.46'	S27°00'02"E
C191	10.50'	25.00	24°03'20"	10.42'	N47°24'16"W
C192	30.95'	76.20	23°16'21"	30.74'	S71°04'07"E
C193	18.53'	76.20	13°55'54"	18.48'	S89°40'15"E
C194	49.48'	76.20	37°12'16"	48.61'	S78°02'04"E
C195	65.71'	101.20	37°12'16"	64.56'	S78°02'04"E
C196	20.15'	33.00	34°59'20"	19.84'	N79°39'58"W
C197	6.19'	8.00	44°21'45"	6.04'	N74°58'45"W
C198	35.68'	1468.00	01°23'33"	35.68'	N09°17'40"W
C199	112.63'	1468.00	04°23'45"	112.60'	N06°24'01"W
C201	23.80'	25.00	54°33'05"	22.91'	S11°01'33"E
C202	9.64'	25.00	22°06'07"	9.58'	N12°53'50"E
C203	7.22'	25.00	16°32'09"	7.19'	N02°01'49"W
C204	10.94'	25.00	25°04'43"	10.86'	N22°50'15"W
C205	1.26'	25.00	02°52'58"	1.26'	N36°51'36"W



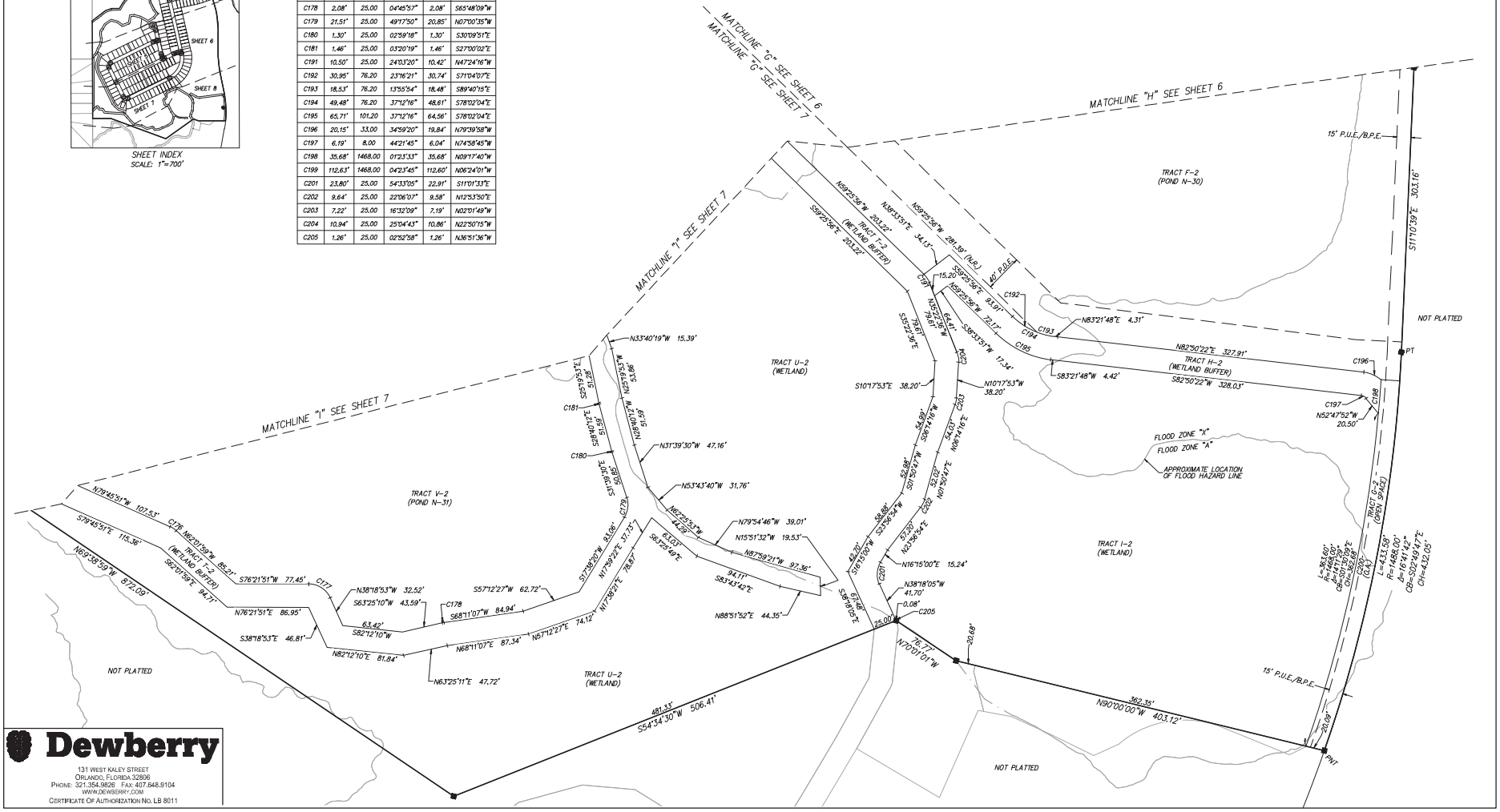


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EXHIBIT C

DRAFT Hawthorne Phase 3A - 3B Plat

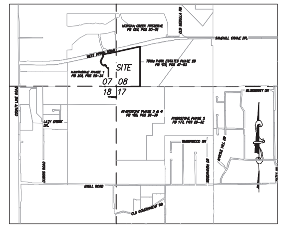
HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 07, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.'S) OVER ANY LOTS AND TRACTS AS SHOWN HEREON SHALL BE OWNED BY THE CITY OF LAKELAND MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
6. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
7. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
8. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
11. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
12. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
13. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
14. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
15. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
16. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408–1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961–1965.
17. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
18. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
19. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961–1965.
20. TRACTS L–3 (OPEN SPACE), P–3 (WETLAND BUFFER) AND R–3 (OPEN SPACE) ARE SUBJECT TO A PUBLIC UTILITY EASEMENT.



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY						
TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A–3	8.13	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
B–3	0.32	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
C–3	0.82	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
D–3	0.94	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
E–3	3.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
F–3	7.92	OPEN SPACE	POND N–12	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
G–3	4.23	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
H–3	0.52	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
I–3	0.13	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
J–3	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
K–3	0.24	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
L–3	0.14	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
M–3	4.53	OPEN SPACE	EXISTING POND	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
N–3	0.13	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	3B
O–3	3.71	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3B
P–3	0.91	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3B
Q–3	3.79	OPEN SPACE	POND N–13B	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
R–3	0.92	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
S–3	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
T–3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
U–3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
V–3	3.63	OPEN SPACE	POND N–13A	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
W–3	0.46	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B
X–3	0.52	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B

LEGEND AND ABBREVIATIONS:

PUE	PUBLIC UTILITY EASEMENT
NO.	NUMBER
PSM	PROFESSIONAL SURVEYOR & MAPPER
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON–TANGENCY
PI	POINT OF INTERSECTION
OA	OVERALL
U.E.	UTILITY EASEMENT
PB	PLAT BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
PLS	PROFESSIONAL LICENSED SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
N.R.	NON–RADIAL
RP	RADIUS POINT
I.D.	IDENTIFICATION
℄	CENTERLINE
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM DEWBERRY LB 8011)
⊛	SET NAIL & DISK (PCP DEWBERRY LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
○	FOUND IRON PIPE AS NOTED

HAWTHORNE PHASE 3A–3B
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 3A–3B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY MAKE SUBJECT TO AND IN ACCORDANCE WITH THE PLAT NOTES, THE FOLLOWING DEDICATIONS.

TRACT DEDICATIONS SHALL BE IN ACCORDANCE WITH THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES. THE HAWTHORNE MILL NORTH HOMEOWNERS ASSOCIATION, INC. SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

THE 15.00 FOOT WIDE UTILITY EASEMENT (LAKELAND ELECTRIC) SHOWN ON TRACT Q–3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES.

THE 20.00 FOOT WIDE ELECTRICAL AND WATER LINE EASEMENT SHOWN ON TRACT M–3 AND TRACT V–3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES AND TO THE CITY OF LAKELAND, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE CITY OF LAKELAND WATER LINE IMPROVEMENTS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON ____________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ____________________

TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

____________________ WITNESS (SIGNATURE) ____________________ WITNESS (PRINTED)

____________________ WITNESS (SIGNATURE) ____________________ WITNESS (PRINTED)

STATE OF FLORIDA, COUNTY OF ____________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ________DAY OF ________, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AND ON BEHALF OF THE CORPORATION SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ____________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____________________ SIGNATURE OF NOTARY

____________________ NOTARY PRINTED NAME

____________________ MY COMMISSION EXPIRES ____________________ MY COMMISSION NO.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1303.41 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD AND TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7090.00 FEET, A CENTRAL ANGLE OF 01°58'47", A CHORD BEARING OF N78°21'11"E AND A CHORD DISTANCE OF 244.95 FEET; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 244.96 FEET TO THE END OF SAID CURVE; THENCE N77°21'48"E, A DISTANCE OF 991.75 FEET; THENCE N80°13'33"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 300.00 FEET; THENCE N74°30'03"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 65.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT–OF–WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: N77°21'48"E, A DISTANCE OF 234.42 FEET; THENCE N88°40'24"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 600.00 FEET; THENCE N66°03'12"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 900.00 FEET; THENCE N82°21'50"E, A DISTANCE OF 243.58 FEET; THENCE DEPARTING SAID SOUTH RIGHT–OF–WAY LINE; S00°15'34"E, A DISTANCE OF 2168.03 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE S89°51'39"W, ALONG SAID SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 1324.84 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN S00°18'05"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 239 SOUTH, RANGE 23 EAST, A DISTANCE OF 583.72 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06°03'22", A CHORD BEARING OF S86°41'01"W AND A CHORD DISTANCE OF 2.64 FEET; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.64 FEET TO A POINT OF TANGENCY; THENCE S83°39'20"W, A DISTANCE OF 63.54 FEET; THENCE N80°36'44"W, A DISTANCE OF 196.72 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 13°22'53", A CHORD BEARING OF N83°14'15"W AND A CHORD DISTANCE OF 50.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.45 FEET TO A POINT OF TANGENCY; THENCE N89°55'42"W, A DISTANCE OF 82.20 FEET; THENCE N48°24'55"W, A DISTANCE OF 25.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 56°33'25", A CHORD BEARING OF N13°18'23"E AND A CHORD DISTANCE OF 57.80 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.21 FEET TO A POINT OF TANGENCY; THENCE N14°58'19"W, A DISTANCE OF 62.23 FEET, THENCE N19°40'30"W, A DISTANCE OF 48.41 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 31°24'36", A CHORD BEARING OF N35°22'48"W AND A CHORD DISTANCE OF 33.02 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.44 FEET TO A POINT OF TANGENCY; THENCE N51°05'06"W, A DISTANCE OF 73.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 19°18'51", A CHORD BEARING OF N41°25'41"W AND A CHORD DISTANCE OF 4.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.72 FEET TO A POINT OF TANGENCY; THENCE N31°46'16"W, A DISTANCE OF 103.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 17°08'38", A CHORD BEARING OF N23°11'57"W AND A CHORD DISTANCE OF 4.17 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.19 FEET TO A POINT OF TANGENCY; THENCE N14°37'38"W, A DISTANCE OF 94.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°12'43", A CHORD BEARING OF N28°13'59"W AND A CHORD DISTANCE OF 11.76 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.87 FEET TO A POINT OF TANGENCY; THENCE N41°50'20"W, A DISTANCE OF 27.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°05'35", A CHORD BEARING OF N18°47'33"W AND A CHORD DISTANCE OF 19.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF TANGENCY; THENCE N04°15'15"E, A DISTANCE OF 257.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°34'27", A CHORD BEARING OF N06°32'28"E AND A CHORD DISTANCE OF 2.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.00 FEET TO A POINT OF TANGENCY; THENCE N08°49'41"E, A DISTANCE OF 110.74 FEET; THENCE N03°06'08"W, A DISTANCE OF 18.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°00'02", A CHORD BEARING OF N87°23'54"E AND A CHORD DISTANCE OF 25.99 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.99 FEET TO THE END OF SAID CURVE; THENCE N02°06'05"W, A DISTANCE OF 61.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1549.00 FEET, A CENTRAL ANGLE OF 02°22'36", A CHORD BEARING OF N89°05'13"E AND A CHORD DISTANCE OF 64.25 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.25 FEET TO A POINT OF TANGENCY; THENCE S89°43'29"E, A DISTANCE OF 79.73 FEET; THENCE N00°16'31"E, A DISTANCE OF 596.57 FEET; THENCE N61°12'32"W, A DISTANCE OF 46.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 59°31'47", A CHORD BEARING OF N31°26'39"W AND A CHORD DISTANCE OF 178.72 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.02 FEET TO THE END OF SAID CURVE; THENCE N48°19'15"W, A DISTANCE OF 64.92 FEET; THENCE S41°40'45"W, A DISTANCE OF 61.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°35'10", A CHORD BEARING OF S80°28'20"W AND A CHORD DISTANCE OF 31.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.85 FEET TO A POINT OF TANGENCY; THENCE N60°44'05"W, A DISTANCE OF 122.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°37'40", A CHORD BEARING OF N41°55'15"W AND A CHORD DISTANCE OF 16.12 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.42 FEET TO A POINT OF TANGENCY; THENCE N23°06'25"W, A DISTANCE OF 82.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°12'51", A CHORD BEARING OF N21°00'00"W AND A CHORD DISTANCE OF 1.84 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.84 FEET TO A POINT OF TANGENCY; THENCE N18°53'34"W, A DISTANCE OF 65.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°31'55", A CHORD BEARING OF N00°37'37"W AND A CHORD DISTANCE OF 15.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.94 FEET TO A POINT OF TANGENCY; THENCE N17°38'20"E, A DISTANCE OF 58.84 FEET; THENCE N16°11'55"E, A DISTANCE OF 76.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°31'43", A CHORD BEARING OF N27°27'47"E AND A CHORD DISTANCE OF 9.77 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.83 FEET TO A POINT OF TANGENCY; THENCE N38°43'38"E, A DISTANCE OF 85.88 FEET; THENCE N25°57'33"E, A DISTANCE OF 65.28 FEET; THENCE N01°06'03"W, A DISTANCE OF 37.64 FEET; THENCE N04°37'01"W, A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.81 ACRES MORE OR LESS.

CITY SURVEYOR APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ____________________ DATE: ____________
RICHARD G. POWELL, PLS #4468
(CITY SURVEYOR)

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ____________________
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 1, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

____________________ ____________
WILLIAM P. HINKLE (PSM) DATE
PROFESSIONAL SURVEYOR AND MAPPER, NO. LS 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

BY: ____________________
SHAWN SHERROUSE
CITY MANAGER

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF _______________ , A.D. 2024.

BY: ____________________
CHAIRPERSON

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3–9	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

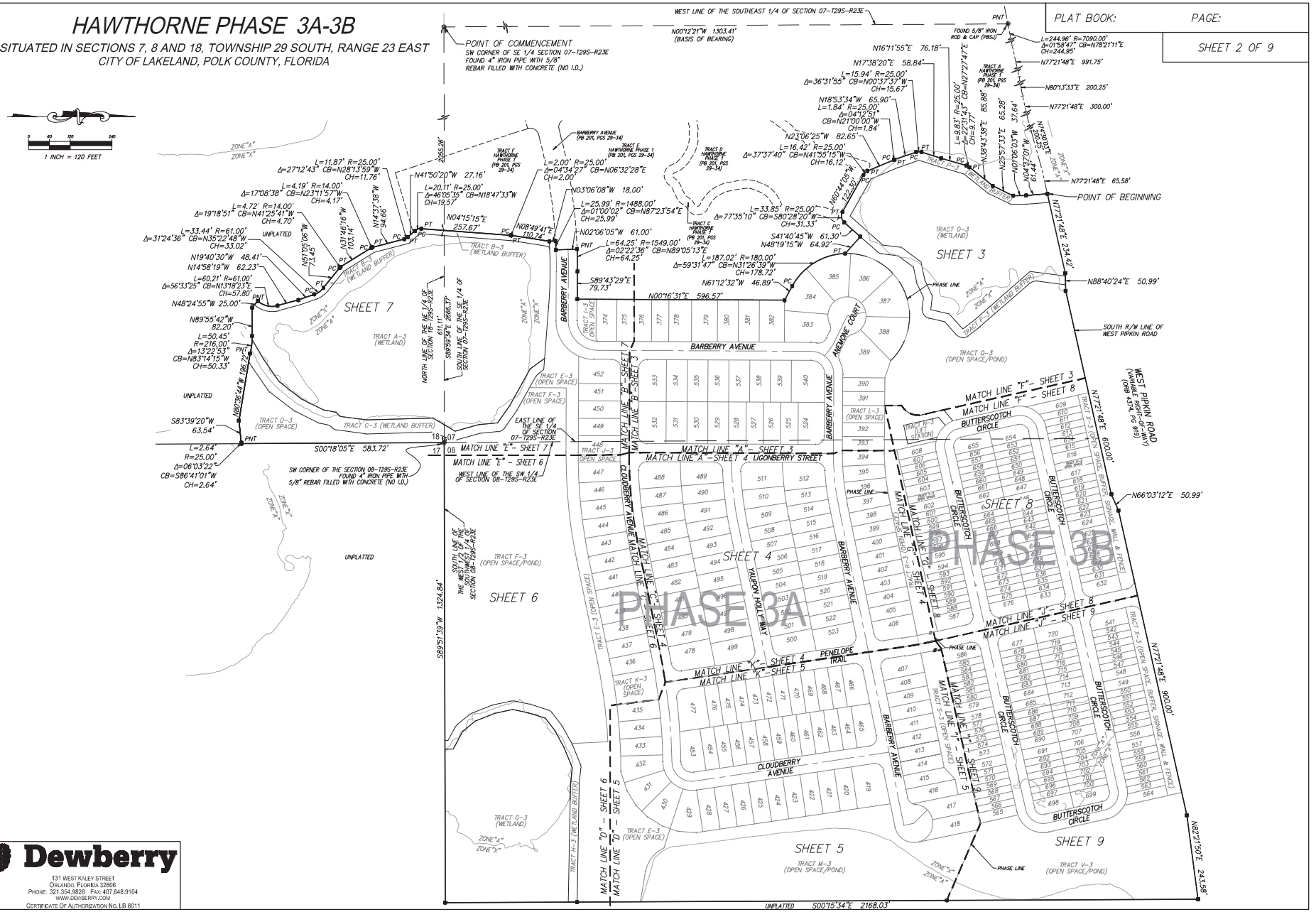
Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

SHEET 2 OF 9



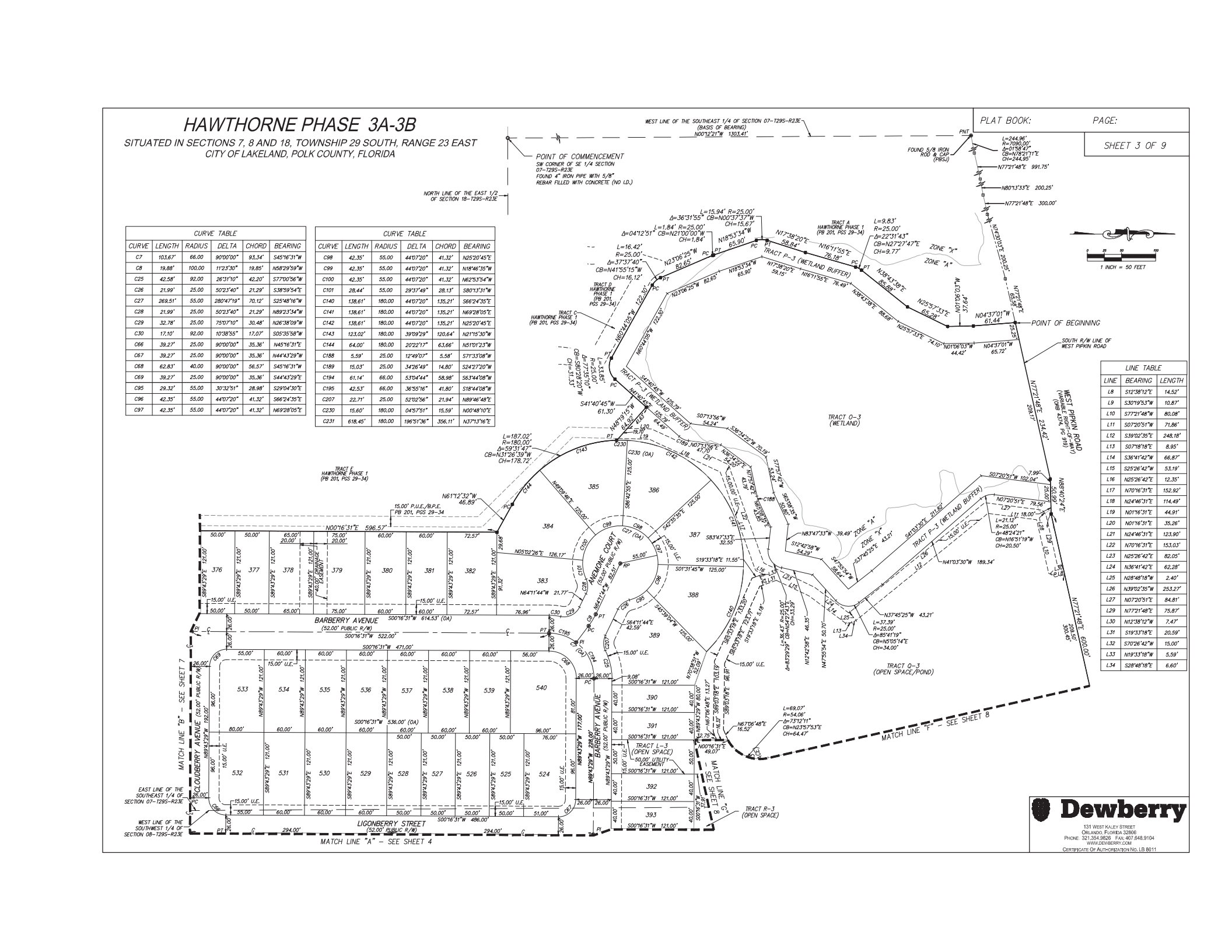
Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.848.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

SHEET 3 OF 9



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	103.67'	66.00	90°00'00"	93.34'	S45°16'31"W
C8	19.88'	100.00	11°23'30"	19.85'	N58°29'59"W
C25	42.58'	92.00	26°31'10"	42.20'	S77°00'56"W
C26	21.99'	25.00	50°23'40"	21.29'	S38°59'54"E
C27	269.51'	55.00	280°47'19"	70.12'	S25°48'16"W
C28	21.99'	25.00	50°23'40"	21.29'	N89°23'34"W
C29	32.78'	25.00	75°07'10"	30.48'	N26°38'09"W
C30	17.10'	92.00	10°38'55"	17.07'	S05°35'58"W
C66	39.27'	25.00	90°00'00"	35.36'	N45°16'31"E
C67	39.27'	25.00	90°00'00"	35.36'	N44°43'29"W
C68	62.83'	40.00	90°00'00"	56.57'	S45°16'31"W
C69	39.27'	25.00	90°00'00"	35.36'	S44°43'29"E
C95	29.32'	55.00	30°32'51"	28.98'	S29°04'30"E
C96	42.35'	55.00	44°07'20"	41.32'	S66°24'35"E
C97	42.35'	55.00	44°07'20"	41.32'	N69°28'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C98	42.35'	55.00	44°07'20"	41.32'	N25°20'45"E
C99	42.35'	55.00	44°07'20"	41.32'	N18°46'35"W
C100	42.35'	55.00	44°07'20"	41.32'	N62°53'54"W
C101	28.44'	55.00	29°37'49"	28.13'	S80°13'31"W
C140	138.61'	180.00	44°07'20"	135.21'	S66°24'35"E
C141	138.61'	180.00	44°07'20"	135.21'	N69°28'05"E
C142	138.61'	180.00	44°07'20"	135.21'	N25°20'45"E
C143	123.02'	180.00	39°09'29"	120.64'	N21°15'30"W
C144	64.00'	180.00	20°22'17"	63.66'	N51°01'23"W
C188	5.59'	25.00	12°49'07"	5.58'	S71°33'08"W
C189	15.03'	25.00	34°26'49"	14.80'	S24°27'20"W
C194	61.14'	66.00	53°04'44"	58.98'	S63°44'08"W
C195	42.53'	66.00	36°55'16"	41.80'	S18°44'08"W
C207	22.71'	25.00	52°02'56"	21.94'	N89°46'48"E
C230	15.60'	180.00	04°57'51"	15.59'	N00°48'10"E
C231	618.45'	180.00	196°51'36"	356.11'	N37°13'16"E

LINE TABLE		
LINE	BEARING	LENGTH
L8	S12°38'12"E	14.52'
L9	S30°19'53"W	10.87'
L10	S77°21'48"W	80.08'
L11	S07°20'51"W	71.86'
L12	S39°02'35"E	248.18'
L13	S07°18'18"E	8.95'
L14	S36°41'42"W	66.87'
L15	S25°26'42"W	53.19'
L16	N25°26'42"E	12.35'
L17	N70°16'31"E	152.92'
L18	N24°46'31"E	114.49'
L19	N01°16'31"E	44.91'
L20	N01°16'31"E	35.26'
L21	N24°46'31"E	123.90'
L22	N70°16'31"E	153.03'
L23	N25°26'42"E	82.05'
L24	N36°41'42"E	62.28'
L25	N28°48'18"W	2.40'
L26	N39°02'35"W	253.27'
L27	N07°20'51"E	84.81'
L29	N77°21'48"E	75.87'
L30	N12°38'12"W	7.47'
L31	S19°33'18"E	20.59'
L32	S70°26'42"W	15.00'
L33	N19°33'18"W	5.59'
L34	S28°48'18"E	6.60'

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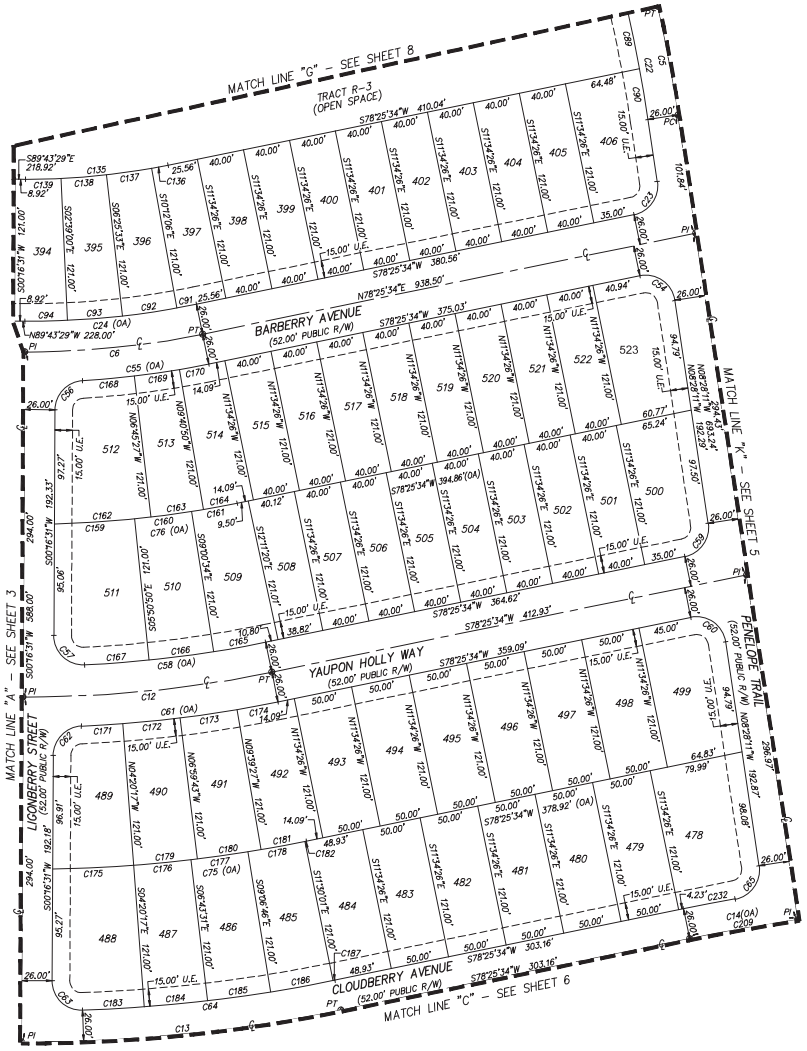
HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 4 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C6	152.62'	738.00	11°50'57"	152.35'	S84°21'02"E
C12	213.42'	1032.00	11°50'57"	213.04'	S84°21'02"E
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C22	92.22'	1268.00	04°10'02"	92.20'	N10°33'11"W
C23	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C24	147.24'	712.00	11°50'57"	146.98'	N84°21'02"E
C54	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C55	108.58'	764.00	08°08'35"	108.49'	N82°29'51"E
C56	37.65'	25.00	86°17'38"	34.19'	S43°25'20"W
C57	40.57'	25.00	92°58'48"	36.26'	S46°12'53"E
C58	155.72'	1006.00	08°52'09"	155.57'	N82°51'38"E
C59	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C60	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C61	168.96'	1058.00	09°09'00"	168.78'	N83°00'04"E
C62	38.09'	25.00	87°18'03"	34.51'	S43°55'32"W
C63	40.27'	25.00	92°17'33"	36.06'	S45°52'16"E
C64	216.84'	1300.00	09°33'24"	216.58'	N83°12'16"E
C65	38.55'	25.00	88°21'33"	34.85'	N35°42'36"E
C75	217.84'	1179.00	10°35'08"	217.51'	S83°43'08"E
C76	157.03'	885.00	10°09'56"	156.81'	S83°30'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C89	48.29'	1268.00	02°10'55"	48.29'	S11°32'45"E
C90	43.93'	1268.00	01°59'07"	43.93'	S09°27'44"E
C91	17.05'	712.00	01°22'20"	17.05'	N79°06'44"E
C92	46.92'	712.00	03°46'33"	46.91'	N81°41'11"E
C93	46.92'	712.00	03°46'33"	46.91'	N85°27'44"E
C94	36.35'	712.00	02°55'31"	36.35'	N88°48'45"E
C135	122.23'	591.00	11°50'57"	122.00'	S84°21'02"E
C136	14.16'	591.00	01°22'20"	14.15'	N79°06'44"E
C137	38.95'	591.00	03°46'33"	38.94'	N81°41'11"E
C138	38.95'	591.00	03°46'33"	38.94'	N85°27'44"E
C139	30.17'	591.00	02°55'31"	30.17'	N88°48'45"E
C159	68.56'	885.00	04°26'20"	68.55'	S86°22'20"W
C160	48.84'	885.00	03°09'44"	48.84'	S82°34'18"W
C161	39.61'	885.00	02°33'52"	39.61'	S79°42'30"W
C162	82.63'	885.00	05°20'57"	82.60'	N85°55'01"E
C163	45.15'	885.00	02°55'22"	45.14'	N81°46'52"E
C164	29.25'	885.00	01°53'37"	29.25'	N79°22'22"E
C165	45.03'	1006.00	02°33'52"	45.03'	S79°42'30"W
C166	55.52'	1006.00	03°09'44"	55.51'	S82°34'18"W
C167	55.17'	1006.00	03°08'32"	55.17'	S85°43'26"W
C168	44.36'	764.00	03°19'36"	44.35'	S84°54'21"W
C169	38.97'	764.00	02°55'22"	38.97'	S81°46'52"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C170	25.25'	764.00	01°53'37"	25.25'	S79°22'22"W
C171	35.34'	1058.00	01°54'50"	35.34'	S86°37'09"W
C172	49.07'	1058.00	02°39'26"	49.06'	S84°20'00"W
C173	49.16'	1058.00	02°39'45"	49.16'	S81°40'25"W
C174	35.39'	1058.00	01°54'59"	35.38'	S79°23'03"W
C175	68.93'	1179.00	03°20'59"	68.92'	S87°20'12"W
C176	49.13'	1179.00	02°23'15"	49.12'	S84°28'06"W
C177	49.13'	1179.00	02°23'15"	49.12'	S82°04'51"W
C178	49.13'	1179.00	02°23'15"	49.12'	S79°41'37"W
C179	54.68'	1179.00	02°39'26"	54.67'	S84°20'00"W
C180	54.79'	1179.00	02°39'45"	54.78'	S81°40'25"W
C181	37.92'	1179.00	01°50'33"	37.91'	S79°25'16"W
C182	1.52'	1179.00	00°04'25"	1.52'	S78°27'47"W
C183	52.66'	1300.00	02°19'15"	52.65'	S86°49'21"W
C184	54.17'	1300.00	02°23'15"	54.16'	S84°28'06"W
C185	54.17'	1300.00	02°23'15"	54.16'	S82°04'51"W
C186	54.17'	1300.00	02°23'15"	54.16'	S79°41'37"W
C187	1.67'	1300.00	00°04'25"	1.67'	S78°27'47"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W
C232	44.85'	1756.00	01°27'48"	44.85'	N79°09'28"E

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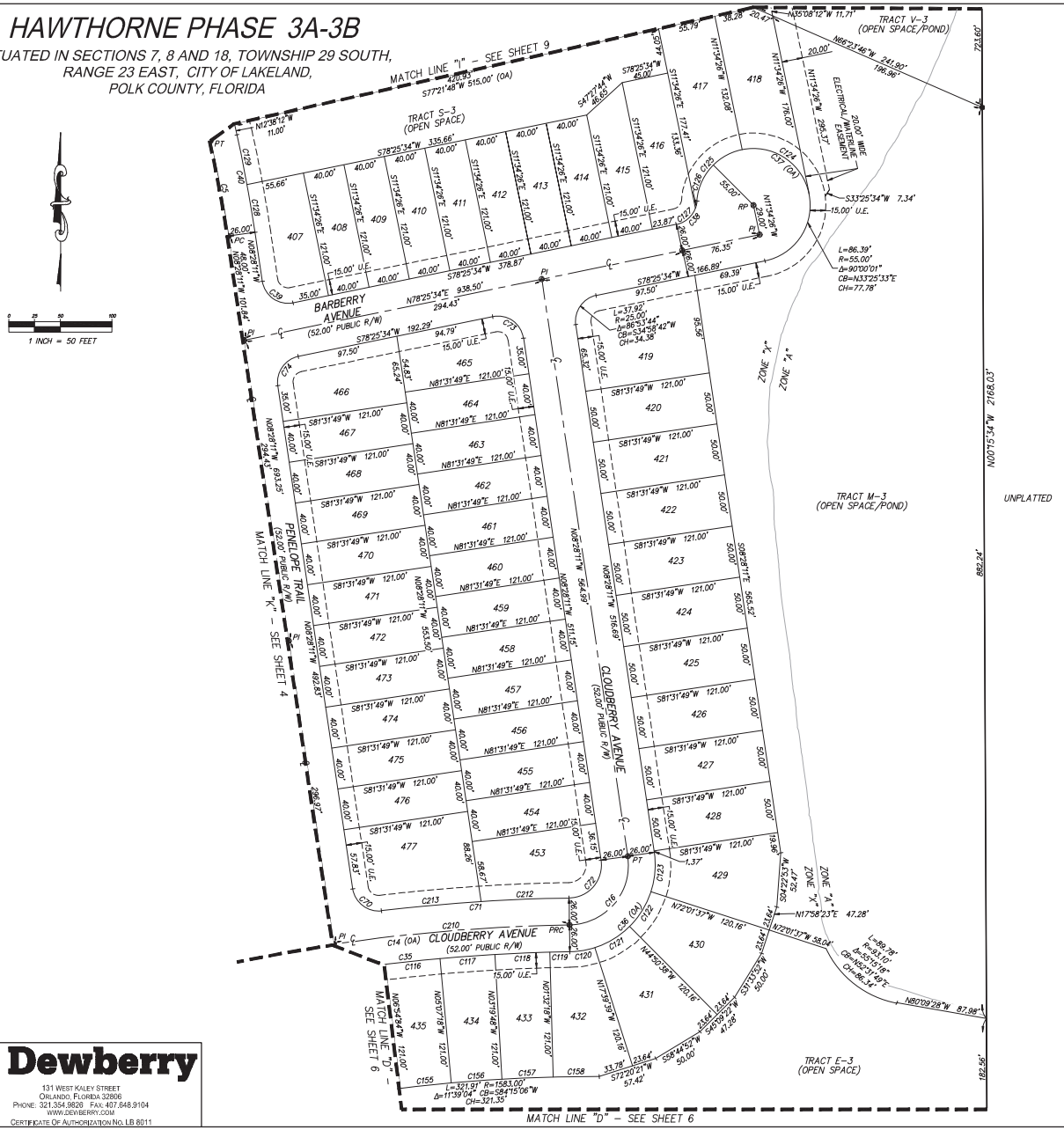
HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH,
RANGE 23 EAST, CITY OF LAKELAND,
POLK COUNTY, FLORIDA

SHEET 5 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C16	98.78'	58.00	97°35'05"	87.27'	N40°19'22"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C36	143.06'	84.00	97°35'05"	126.39'	N40°19'22"E
C37	243.85'	55.00	254°02'17"	87.83'	N48°35'35"W
C38	32.31'	25.00	74°02'17"	30.10'	N41°24'25"E
C39	40.62'	25.00	93°06'16"	36.30'	S55°01'18"E
C40	96.00'	1320.00	04°10'02"	95.98'	N10°33'11"W
C70	38.55'	25.00	88°21'33"	34.85'	S52°38'57"E
C71	182.16'	1756.00	05°56'37"	182.08'	S86°08'35"W
C72	54.50'	32.00	97°35'05"	48.15'	N40°19'22"E
C73	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C74	37.92'	25.00	86°53'44"	34.38'	S34°58'42"W
C116	53.28'	1704.00	01°47'30"	53.28'	S83°58'57"W
C117	53.28'	1704.00	01°47'30"	53.28'	S85°46'27"W
C118	53.28'	1704.00	01°47'30"	53.28'	S87°33'57"W
C119	19.43'	1704.00	00°39'12"	19.43'	S88°47'18"W
C120	24.59'	84.00	16°46'33"	24.51'	N80°43'38"E
C121	39.85'	84.00	27°10'59"	39.48'	N58°44'52"E
C122	39.85'	84.00	27°10'59"	39.48'	N31°33'52"E
C123	38.77'	84.00	26°26'33"	38.42'	N04°45'06"E
C124	86.39'	55.00	89°59'59"	77.78'	N56°34'27"W
C125	71.07'	55.00	74°02'17"	66.23'	S41°24'25"W
C126	7.13'	25.00	16°20'21"	7.11'	N12°33'28"E
C127	25.18'	25.00	57°41'56"	24.13'	N49°34'36"E
C128	46.75'	1320.00	02°01'45"	46.75'	N09°29'03"W
C129	49.25'	1320.00	02°08'16"	49.25'	N11°34'04"W
C155	49.50'	1583.00	01°47'30"	49.50'	S83°58'57"W
C156	49.50'	1583.00	01°47'30"	49.50'	S85°46'27"W
C157	49.50'	1583.00	01°47'30"	49.50'	S87°33'57"W
C158	44.64'	1583.00	01°36'56"	44.63'	S89°16'10"W
C210	229.01'	1730.00	07°35'05"	228.85'	S85°19'22"W
C212	85.28'	1756.00	02°46'58"	85.27'	N87°43'25"E
C213	96.88'	1756.00	03°09'40"	96.87'	N84°45'07"E

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HAWTHORNE PHASE 3A-3B

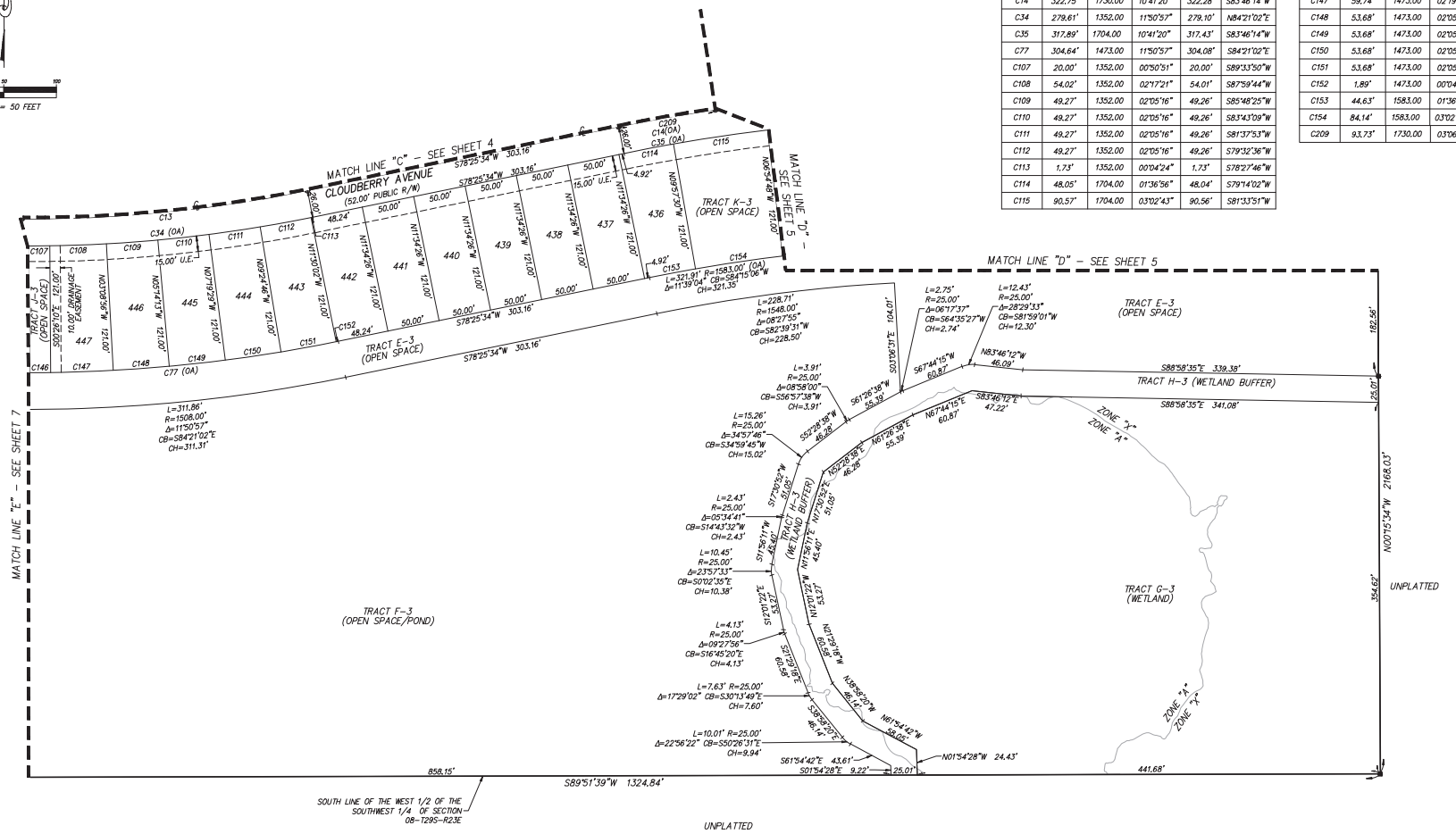
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 9	PLAT BOOK:	PAGE:

1 INCH = 50 FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.75'	1730.00	10°41'20"	322.28'	S83°46'14"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C107	20.00'	1352.00	00°50'51"	20.00'	S89°33'50"W
C108	54.02'	1352.00	02°17'21"	54.01'	S87°59'44"W
C109	49.27'	1352.00	02°05'16"	49.26'	S85°48'25"W
C110	49.27'	1352.00	02°05'16"	49.26'	S83°43'09"W
C111	49.27'	1352.00	02°05'16"	49.26'	S81°37'53"W
C112	49.27'	1352.00	02°05'16"	49.26'	S79°32'36"W
C113	1.73'	1352.00	00°04'24"	1.73'	S78°27'46"W
C114	48.05'	1704.00	01°36'56"	48.04'	S79°14'02"W
C115	90.57'	1704.00	03°02'43"	90.56'	S81°33'51"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C146	20.00'	1473.00	00°46'41"	20.00'	S89°33'50"W
C147	59.74'	1473.00	02°19'26"	59.74'	S88°00'47"W
C148	53.68'	1473.00	02°05'16"	53.67'	S85°48'25"W
C149	53.68'	1473.00	02°05'16"	53.67'	S83°43'09"W
C150	53.68'	1473.00	02°05'16"	53.67'	S81°37'53"W
C151	53.68'	1473.00	02°05'16"	53.67'	S79°32'36"W
C152	1.89'	1473.00	00°04'24"	1.89'	S78°27'46"W
C153	44.63'	1583.00	01°36'56"	44.63'	S79°14'02"W
C154	84.14'	1583.00	03°02'43"	84.13'	S81°33'51"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W



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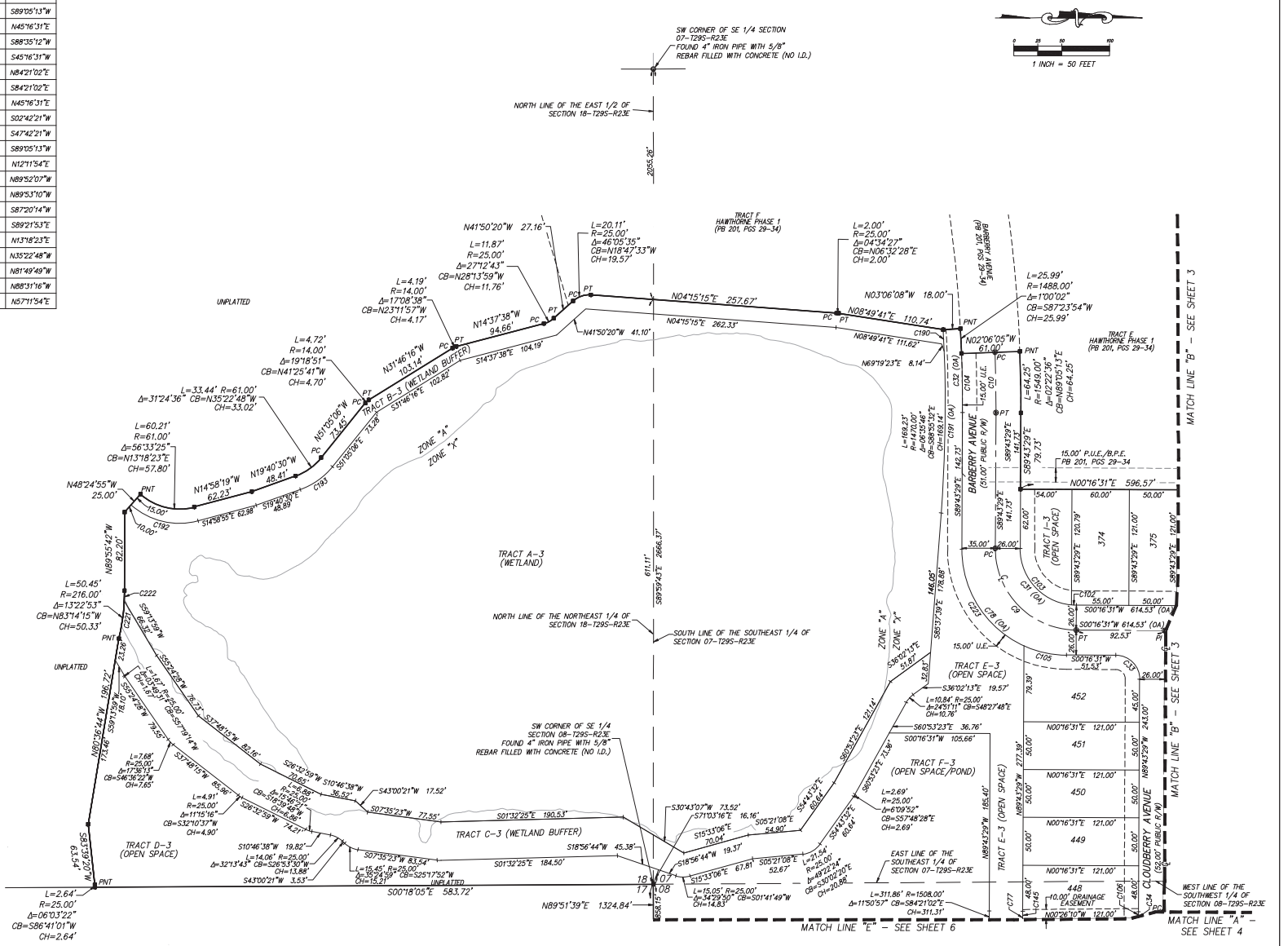
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 7 OF 9	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	133.52'	85.00	90°00'00"	120.21'	S45°16'31"E
C10	63.17'	1523.00	02°22'36"	63.17'	S89°05'13"W
C31	92.68'	59.00	90°00'00"	83.44'	N45°16'31"E
C32	87.71'	1488.00	03°22'38"	87.70'	S88°35'12"W
C33	39.27'	25.00	90°00'00"	35.36'	S45°16'31"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C78	172.79'	110.00	90°00'00"	155.56'	N45°16'31"E
C102	5.01'	59.00	04°51'41"	5.00'	S02°42'21"W
C103	87.67'	59.00	85°08'19"	79.82'	S47°42'21"W
C104	61.72'	1488.00	02°22'36"	61.72'	S89°05'13"W
C105	45.78'	110.00	23°50'46"	45.45'	N12°11'54"E
C106	6.78'	1352.00	00°17'15"	6.78'	N89°52'07"W
C145	8.29'	1473.00	00°19'20"	8.29'	N89°53'10"W
C190	22.54'	1470.00	00°52'43"	22.54'	S87°20'14"W
C191	191.77'	1470.00	07°28'28"	191.63'	S89°21'53"E
C192	75.02'	75.98	56°34'36"	72.01'	N13°18'23"E
C193	41.66'	76.00	31°24'36"	41.14'	N35°22'48"W
C221	39.84'	216.00	10°34'01"	39.78'	N81°49'49"W
C222	10.61'	216.00	02°48'52"	10.61'	N88°31'16"W
C223	127.01'	110.00	66°09'14"	120.07'	N57°11'54"E



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CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 8 OF 9	PLAT BOOK:	PAGE:

LINE TABLE		
LINE	BEARING	LENGTH
L35	S50°14'22"W	6.74'
L36	S50°14'22"W	16.85'
L37	S50°14'22"W	17.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	80.11'	51.00'	90°00'00"	72.12'	S32°21'48"W
C4	80.11'	51.00'	90°00'00"	72.12'	S57°38'12"E
C17	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C18	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C19	120.95'	77.00'	90°00'00"	108.89'	S32°21'48"W
C20	120.95'	77.00'	90°00'00"	108.89'	S57°38'12"E
C21	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C46	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C47	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C48	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C49	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C80	20.23'	77.00'	15°03'17"	20.17'	S69°50'09"W
C81	21.83'	77.00'	16°14'34"	21.76'	S54°11'14"W
C82	45.80'	77.00'	34°04'57"	45.13'	S29°01'28"W
C83	33.09'	77.00'	24°37'12"	32.83'	S00°19'36"E
C84	10.99'	77.00'	08°10'41"	10.98'	S16°43'33"E
C85	25.46'	77.00'	18°56'45"	25.35'	S30°17'16"E
C86	42.44'	77.00'	31°34'43"	41.90'	S55°33'00"E
C87	11.24'	77.00'	08°22'02"	11.23'	S75°31'23"E
C88	30.82'	77.00'	22°55'49"	30.61'	N88°49'42"E

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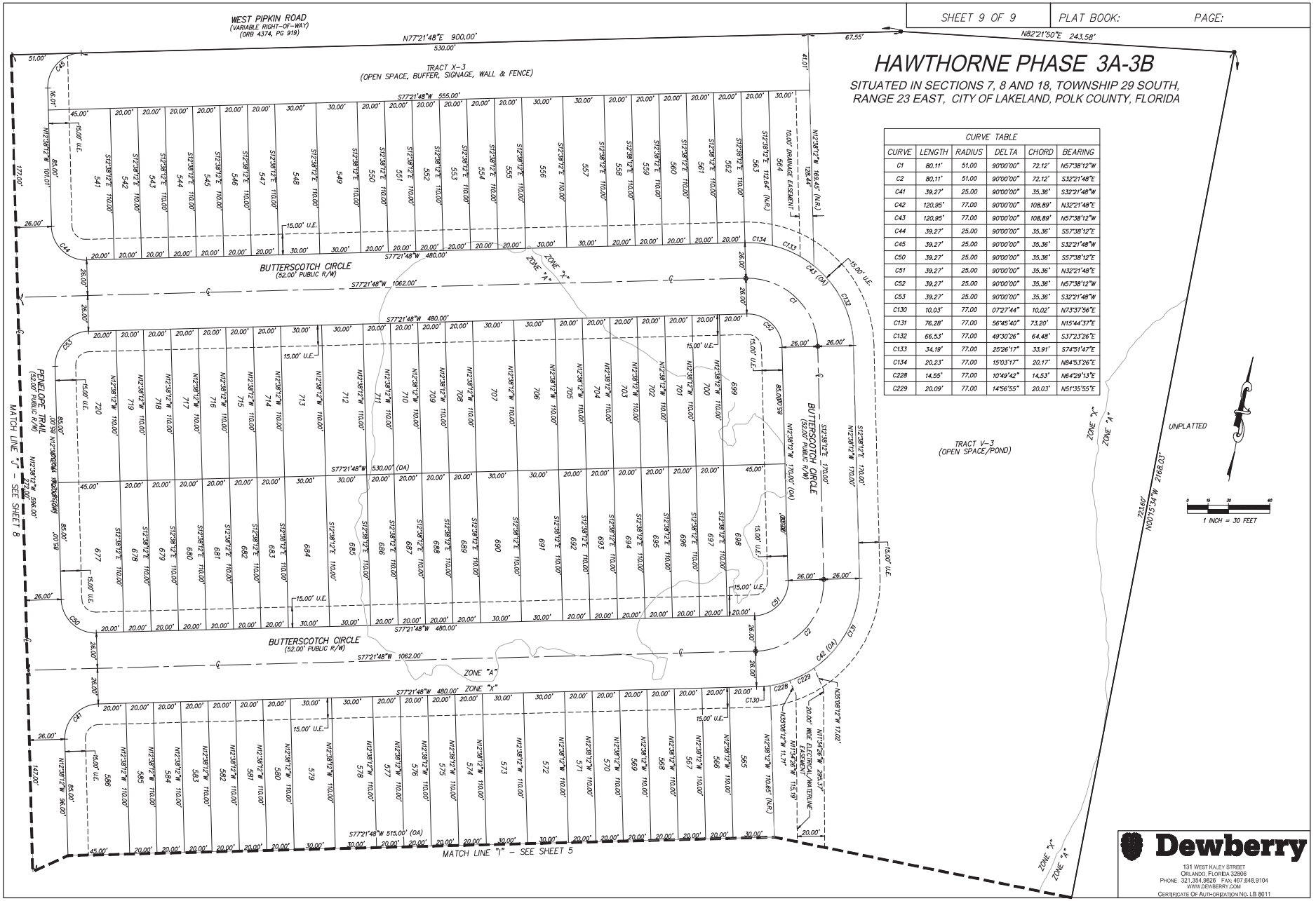

SHEET 9 OF 9
PLAT BOOK:
PAGE:
HAWTHORNE PHASE 3A-3B
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA
WEST PIPKIN ROAD
(VARIABLE RIGHT-OF-WAY)
(ORB 4374, PG 919)
N77°21'48"E 900.00'
530.00'
N82°21'50"E 243.58'
TRACT X-3
(OPEN SPACE, BUFFER, SIGNAGE, WALL & FENCE)
S77°21'48"W 555.00'
BUTTERSCOTCH CIRCLE
(52.00' PUBLIC R/W)
S77°21'48"W 1062.00'
S77°21'48"W 480.00'
S77°21'48"W 530.00' (OA)
PENELOPE TRAIL
(52.00' PUBLIC R/W)
TRACT V-3
(OPEN SPACE/POND)
ZONE "X"
ZONE "A"
UNPLATTED
MATCH LINE "J" - SEE SHEET 8
MATCH LINE "I" - SEE SHEET 5
1 INCH = 30 FEET
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C1 | 80.11' | 51.00 | 90°00'00" | 72.12' | N57°38'12"W
C2 | 80.11' | 51.00 | 90°00'00" | 72.12' | S32°21'48"E
C41 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C42 | 120.95' | 77.00 | 90°00'00" | 108.89' | N32°21'48"E
C43 | 120.95' | 77.00 | 90°00'00" | 108.89' | N57°38'12"W
C44 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C45 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C50 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C51 | 39.27' | 25.00 | 90°00'00" | 35.36' | N32°21'48"E
C52 | 39.27' | 25.00 | 90°00'00" | 35.36' | N57°38'12"W
C53 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C130 | 10.03' | 77.00 | 07°27'44" | 10.02' | N73°37'56"E
C131 | 76.28' | 77.00 | 56°45'40" | 73.20' | N15°44'37"E
C132 | 66.53' | 77.00 | 49°30'26" | 64.48' | S37°23'26"E
C133 | 34.19' | 77.00 | 25°26'17" | 33.91' | S74°51'47"E
C134 | 20.23' | 77.00 | 15°03'17" | 20.17' | N84°53'26"E
C228 | 14.55' | 77.00 | 10°49'42" | 14.53' | N64°29'13"E
C229 | 20.09' | 77.00 | 14°56'55" | 20.03' | N51°35'55"E
Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9626 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

BILL OF SALE AND LIMITED ASSIGNMENT
[HAWTHORNE PHASES 2 & 3 (PORTION) IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 11th day of July, 2024, by and between **Forestar (USA) Real Estate Group Inc.,** a Delaware corporation, with an address of 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Grantor**"), and **Hawthorne Mill North 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.

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 following property (together, "**Property**") as described 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 and work product 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 claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**"**, AND** "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of it successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all

claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. 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.

5. 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:

WITNESS

By: Victoria Walker
Name: VICTORIA WALKER
Address: 2221 E LAMAR
ARL, TX 76006

By: CStewart
Name: CARRIE STEWART
Address: 2221 E. LAMAR BLVD.
ARLINGTON, TX 76006

FORESTAR (USA) REAL ESTATE GROUP INC.

By: _____
Name: Michael E. McGraw
Title: VP, Controller

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 11 day of July, 2024, by Michael E. McGraw, as VP, Controller of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

CStewart
NOTARY PUBLIC, STATE OF TEXAS

(NOTARY SEAL)

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

CARRIE STEWART
Notary Public, State of Texas
Comm. Expires 07-17-2027
Notary ID 11824225

EXHIBIT A

Description of Hawthorne Phases 2 & 3 (Portion) Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tracts F-2, N-2, and V-2 (Open Space – Ponds N-30, N-32, and N-31, respectively), Tracts H-2, L-2, T-2, Y-2 and AA-2 (Wetland Buffer), Tracts I-2, K-2, U-2 and Z-2 (Wetland), the "Private Drainage Easements," and any "Drainage Easements", as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tract W-2 (Lift Station), and "Public Utility Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 2 Roadways - All public roads, pavement, curbing and other physical improvements the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit B**.

Phase 3 Surface Water Management – Those certain materials for the drainage and surface water management systems, located within the rights-of-way designated as Barberry Avenue, Anemone Court, Ligonberry Street, Cloudberry Avenue, Yaupon Holly Way, Penelope Trail, Butterscotch Circle (Public Rights-of-Way), Tract A-3, G-3, H-3, O-3 (Wetland), Tracts B-3, C-3 and P-3 (Wetland Buffer), Tracts F-3, M-3, Q-3 and V-3 (Open Space – Ponds N-12, Existing Pond, N-13B, N-13A, respectively), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 3A - 3B,* attached hereto as **Exhibit C,** and specifically detailed below: .

	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Connect to Existing	$4,440.00	$4,000.00	$0.00	$440.00
12" HDPE	$41,350.00	$37,215.00	$0.00	$4,135.00
15" HDPE	$30,807.00	$27,726.30	$0.00	$3,080.70
18" HDPE	$17,904.00	$16,113.60	$0.00	$1,790.40
15" RCP	$310,575.00	$279,517.50	$0.00	$31,057.50
18" RCP	$117,247.50	$105,522.75	$0.00	$11,724.75
24" RCP	$265,535.00	$238,981.50	$0.00	$26,553.50
30" RCP	$135,242.75	$121,718.47	$0.00	$13,524.28
36" RCP	$172,026.00	$154,733.40	$0.00	$17,292.60
48" RCP	$71,505.00	$64,354.50	$0.00	$7,150.50

14" x 23" ERCP	$18,771.75	$16,896.57	$0.00	1,877.18
19" x 30" ERCP	$25,326.00	$22,793.00	$0.00	$2,532.60
TOTALS:	**$1,210,730.00**	**$1,089,572.59**	**$0.00**	**$121,159.01**

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 public improvements for Phases 2 & 3 of the project as described in the *Second Supplemental Engineer's Report – 2024 Project*, dated June 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phases 2 & 3 Earthwork*	$3,428,883.15	$3,085,994.83	$0.00	$342,888.32
Phases 2 & 3 Grassing	$539,360.75	$438,904.80	$51,688.75	$48,767.20
Phases 2 & 3 Storm	$564,136.00	$507,722.40	$0.00	$56,413.60
Phase 2 Stormwater	$1,324,162.25	$1,174,428.45	$19,241.75	$130,492.05
Phase 2 Sanitary	$1,119,492.50	$972,382.50	$39,067.50	$108,042.50
Phase 2 Forcemain	$532,590.00	$479,331.00	$0.00	$53,259.00
Phase 2 Lift Station	$807,435.00	$726,691.50	$0.00	$80,743.50
Phase 2 Watermain	$1,211,774.00	$1,078,399.80	$13,552.00	$119,822.20
Phase 2 Roadway	$1,772,843.00	$1,409,310.86	$206,942.04	$156,590.10
Phase 3 Stormwater	$1,210,730.00	$1,089,572.59	$0.00	$121,159.01
Totals:	**$12,511,406.65**	**$10,962,738.73**	**$330,492.04**	**$1,218,177.48**

*The total amount of earthwork **does not** include the "Fine Grade Disturbed Areas" in the amount of $277,086.00.

EXHIBIT B

DRAFT Hawthorne Phase 2A - 2B Plat

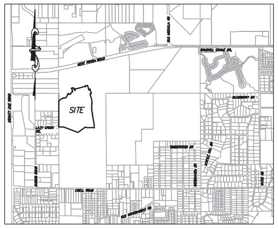
HAWTHORNE PHASE 2A-2B

PLAT BOOK: PAGE:

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (E 1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.) OVER ANY LOTS AND TRACTS AS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAKELAND AND SHALL BE MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT. NOTHING HEREIN SHALL OPERATE OR BE CONSTRUED TO CREATE AN OBLIGATION UPON THE CITY OF LAKELAND TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN THE B.P.E. OR UPON THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED THEREIN.
6. TRACTS C-2, E-2, G-2, M-2, O-2, P-2, Q-2 AND X-2 (OPEN SPACE) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
7. TRACT: D-2 (OPEN SPACE/RECREATION) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
8. TRACTS: F-2, N-2, AND V-2, (OPEN SPACE / PONDS) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
9. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
10. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
11. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
12. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
13. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
14. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
15. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
16. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
17. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
18. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
19. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408-1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961-1965.
20. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
21. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
22. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961-1965.



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-2	0.14	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION, INC.	2A
B-2	0.04	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	2A
C-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
D-2	1.38	OPEN SPACE	RECREATION	HOA	HOME OWNERS ASSOCIATION	2A
E-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
F-2	15.18	OPEN SPACE	POND N-30	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
G-2	0.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
H-2	0.30	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
I-2	3.79	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
K-2	6.35	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
L-2	2.10	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
M-2	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
N-2	5.05	OPEN SPACE	POND N-32	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
O-2	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
P-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Q-2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
R-2	0.45	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
S-2	0.12	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
T-2	1.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
U-2	6.09	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
V-2	5.28	OPEN SPACE	POND N-31	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
W-2	0.12	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	2B
X-2	0.71	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Y-2	0.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
Z-2	2.52	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
AA-2	0.44	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
BB-2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A

LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS
NO.	NUMBER
N.R	NON-RADIAL
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
OA	OVERALL
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
PLS	PROFESSIONAL LICENSED SURVEYOR
(M)	MEASURED DISTANCE
CDD	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
HOA	HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM LB 8011)
⊗	SET NAIL & DISK (PCP LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, A DISTANCE OF 434.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF SECTION 18, RUN N52°20'21"E, A DISTANCE OF 185.94 FEET; THENCE N55°25'17"E, A DISTANCE OF 61.81 FEET; THENCE N70°24'53"E, A DISTANCE OF 84.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°06'22", A CHORD BEARING OF N79°28'04"E AND A CHORD DISTANCE OF 7.87 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.90 FEET TO THE POINT OF TANGENCY; THENCE N88°31'15"E, A DISTANCE OF 118.59 FEET; THENCE N30°52'29"E, A DISTANCE OF 102.67 FEET; THENCE N39°19'01"E, A DISTANCE OF 60.18 FEET; THENCE N04°32'42"E, A DISTANCE OF 67.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°18'45", A CHORD BEARING OF N24°12'05"E AND A CHORD DISTANCE OF 16.82 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.15 FEET TO THE POINT OF TANGENCY; THENCE N43°51'27"E, A DISTANCE OF 30.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'10", A CHORD BEARING OF N89°39'02"E AND A CHORD DISTANCE OF 35.84 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO THE POINT OF TANGENCY; THENCE S44°33'23"E, A DISTANCE OF 71.64 FEET; THENCE S87°38'42"E, A DISTANCE OF 36.68 FEET; THENCE N27°44'34"E, A DISTANCE OF 57.54 FEET; THENCE N38°38'28"E, A DISTANCE OF 52.64 FEET; THENCE N51°03'13"E, A DISTANCE OF 55.45 FEET; THENCE N43°38'55"E, A DISTANCE OF 35.79 FEET; THENCE N16°41'19"W, A DISTANCE OF 47.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°48'24", A CHORD BEARING OF N03°17'07"W AND A CHORD DISTANCE OF 11.59 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.70 FEET TO THE POINT OF TANGENCY; THENCE N10°07'05"E, A DISTANCE OF 59.95 FEET; THENCE N44°35'08"W, A DISTANCE OF 74.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 126°48'55", A CHORD BEARING OF N18°49'19"E AND A CHORD DISTANCE OF 44.71 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.33 FEET TO THE POINT OF TANGENCY; THENCE N82°13'47"E, A DISTANCE OF 75.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°21'21", A CHORD BEARING OF S73°05'33"E AND A CHORD DISTANCE OF 20.88 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.54 FEET TO THE POINT OF TANGENCY; THENCE S48°24'52"E, A DISTANCE OF 60.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°25'10", A CHORD BEARING OF S35°42'17"E AND A CHORD DISTANCE OF 11.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.09 FEET TO THE POINT OF TANGENCY; THENCE S22°59'42"E, A DISTANCE OF 67.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°27'04", A CHORD BEARING OF S06°46'10"E AND A CHORD DISTANCE OF 13.97 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.16 FEET TO THE POINT OF TANGENCY; THENCE N77°21'48"E, A DISTANCE OF 16.68 FEET; THENCE N12°38'12"W, A DISTANCE OF 83.08 FEET; THENCE N75°27'15"E, A DISTANCE OF 182.38 FEET; THENCE N77°21'48"E, A DISTANCE OF 373.69 FEET; THENCE N80°42'50"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1704.00 FEET, A CENTRAL ANGLE OF 01°03'47", A CHORD BEARING OF N08°45'16"W AND A CHORD DISTANCE OF 31.62 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.62 FEET TO THE END OF SAID CURVE; THENCE N81°46'37"E, A DISTANCE OF 136.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 08°41'07", A CHORD BEARING OF S12°33'56"E AND A CHORD DISTANCE OF 237.46 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.69 FEET TO THE END OF SAID CURVE; THENCE N73°05'31"E, A DISTANCE OF 80.00 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°42'02", A CHORD BEARING OF S17°45'30"E AND A CHORD DISTANCE OF 44.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.16 FEET TO THE END OF SAID CURVE; THENCE S18°36'31"E, A DISTANCE OF 211.16 FEET; THENCE S71°23'29"W, A DISTANCE OF 80.00 FEET; THENCE S18°36'31"E, A DISTANCE OF 92.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 18°40'50", A CHORD BEARING OF S09°16'07"E AND A CHORD DISTANCE OF 483.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 485.14 FEET TO THE POINT OF TANGENCY; THENCE S00°04'18"W, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 11°14'57", A CHORD BEARING OF S05°33'10"E AND A CHORD DISTANCE OF 307.36 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 307.85 FEET TO THE POINT OF TANGENCY; THENCE S11°10'39"E, A DISTANCE OF 303.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 16°41'42", A CHORD BEARING OF S02°49'47"E AND A CHORD DISTANCE OF 432.05 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.58 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE S54°34'30"W, A DISTANCE OF 506.41 FEET; THENCE N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE N90°00'00"W, A DISTANCE OF 270.47 FEET TO THE WEST LINE OF THE EAST 1/2 OF OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°14'25"W ALONG SAID WEST LINE OF SECTION 18, A DISTANCE OF 1455.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 91.28 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3-8	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 2A-2B, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

_______________________ DATE

WILLIAM P. HINKLE, (PSM)
PROFESSIONAL SURVEYOR AND MAPPER, NO. 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF _______________ , A.D. 2024.

BY: _______________________
CHAIRPERSON

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: _______________________
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR CONSULTANT APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: _______________________ DATE: ______________
JEFFREY P. AMMERMANN, PSM #7388
CHASTAIN SKILLMAN, INC. LB #262
(CITY SURVEYOR)

HAWTHORNE PHASE 2A-2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 2A-2B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC.

FOR INDIVIDUAL TRACT DEDICATION PLEASE REFER TO THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

TRACTS SHOWN IN THE TRACT SUMMARY TABLE BEING OWNED AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC ARE DEDICATED FOR THE PRIVATE USE OF THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "ASSOCIATION"). THE ASSOCIATION HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

TRACT W-2 (LIFT STATION) IS HEREBY DEDICATED TO THE CITY FOR OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE LIFT STATION.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS CONTRACTORS, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS (E.G., ROAD BASE, PAVING, CURB, GUTTER, ETC.) OVER ALL PUBLIC RIGHTS-OF-WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH IMPROVEMENTS AND TURN THEM OVER TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD"), ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER, WATER, SEWER AND RECLAIM UTILITIES, AS WELL AS STREET LIGHT, LANDSCAPE, HARDSCAPE AND IRRIGATION IMPROVEMENTS, WITHIN ALL RIGHTS-OF-WAY, WITHIN TRACT W-2, AND WITHIN ALL UTILITIES EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH IMPROVEMENTS WITHIN SUCH AREAS; PROVIDED HOWEVER THAT IT IS ANTICIPATED THAT UPON COMPLETION, THE CDD WILL TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES TO THE CITY FOR OWNERSHIP AND OPERATION.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "CDD"), FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS. THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH DRAINAGE IMPROVEMENTS WITHIN SUCH AREAS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON ______________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: _______________________

TITLE: VICE PRESIDENT

WITNESS (SIGNATURE) WITNESS (PRINTED)

WITNESS (SIGNATURE) WITNESS (PRINTED)

"ACKNOWLEDGEMENT"

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _______DAY OF _______ _____, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _______________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY

NOTARY PRINTED NAME

MY COMMISSION EXPIRES MY COMMISSION NO.

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

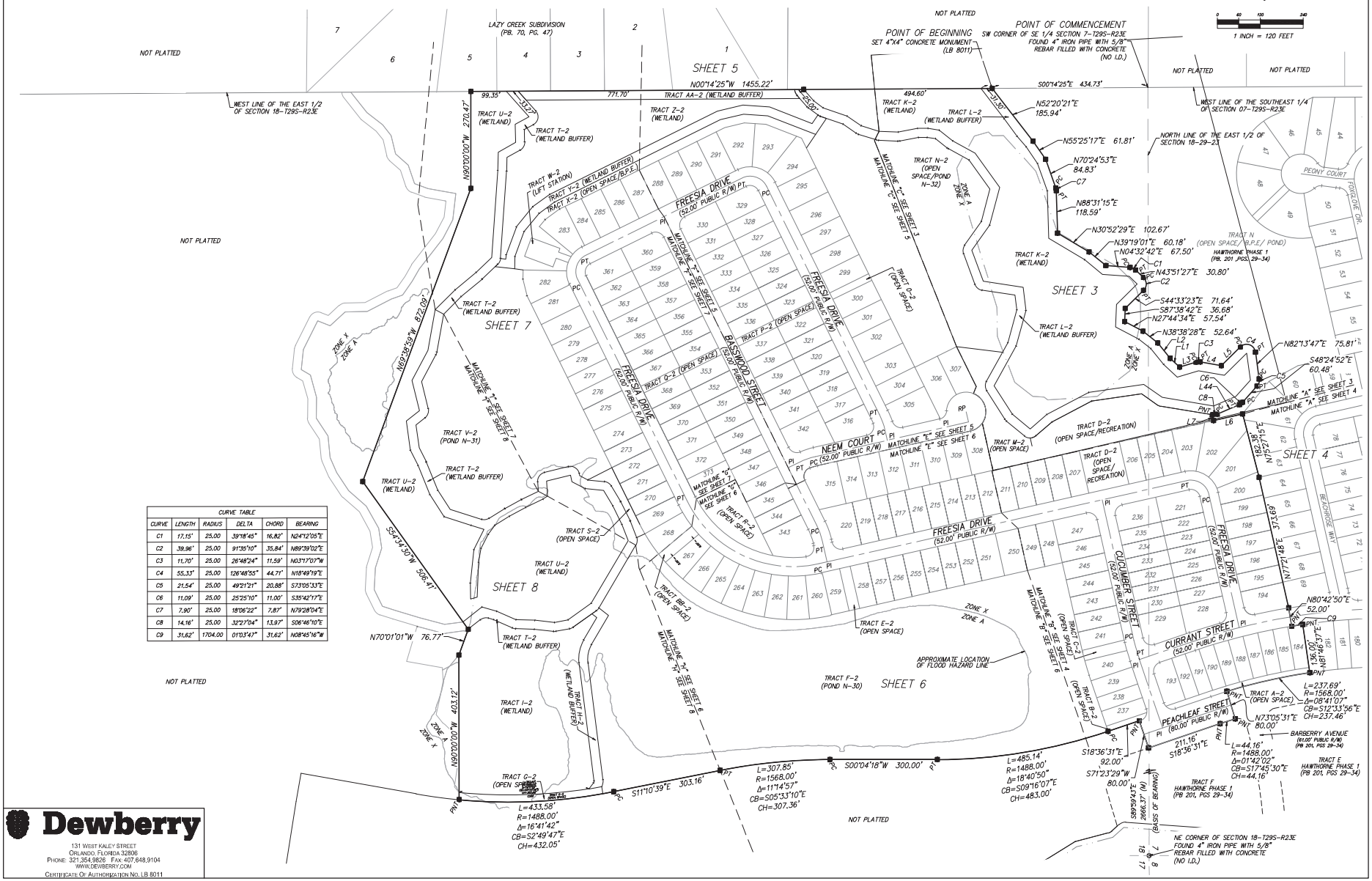
BY: _______________________
SHAWN SHERROUSE
CITY MANAGER

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 2 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	17.15'	25.00	39°18'45"	16.82'	N24°12'05"E
C2	39.96'	25.00	91°35'10"	35.84'	N89°39'02"E
C3	11.70'	25.00	26°48'24"	11.59'	N03°17'07"W
C4	55.33'	25.00	126°48'55"	44.71'	N18°49'19"E
C5	21.54'	25.00	49°21'21"	20.88'	S73°05'33"E
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C7	7.90'	25.00	18°06'22"	7.87'	N79°28'04"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C9	31.62'	1704.00	01°03'47"	31.62'	N08°45'16"W

Dewberry
131 West Kaley Street
Orlando, Florida 32806
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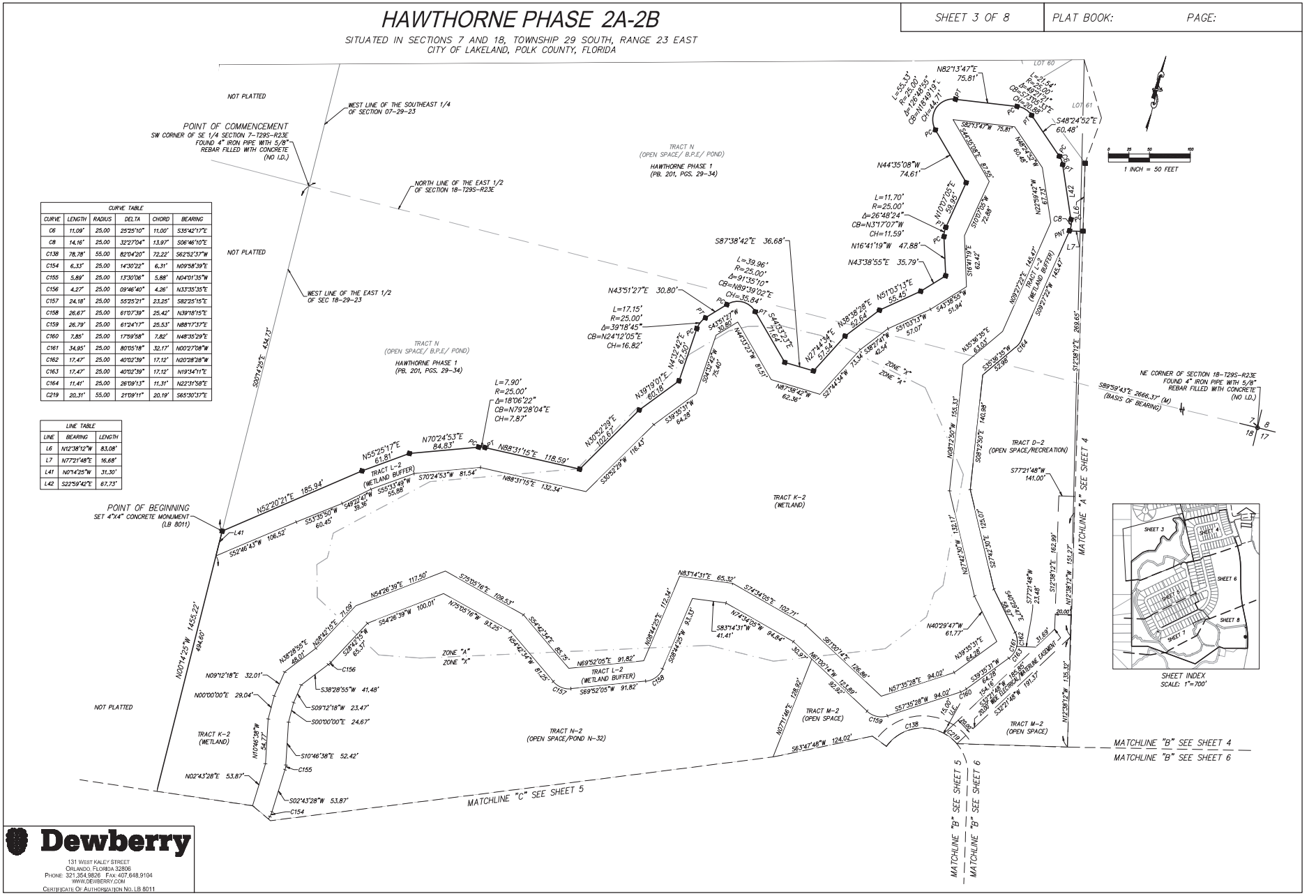
Certificate Of Authorization No. LB 8011

HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 3 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C138	78.78'	55.00	82°04'20"	72.22'	S62°52'37"W
C154	6.33'	25.00	14°30'22"	6.31'	N09°58'39"E
C155	5.89'	25.00	13°30'06"	5.88'	N04°01'35"W
C156	4.27'	25.00	09°46'40"	4.26'	N33°35'35"E
C157	24.18'	25.00	55°25'21"	23.25'	S82°25'15"E
C158	26.67'	25.00	61°07'39"	25.42'	N39°18'15"E
C159	26.79'	25.00	61°24'17"	25.53'	N88°17'37"E
C160	7.85'	25.00	17°59'58"	7.82'	N48°35'29"E
C161	34.95'	25.00	80°05'18"	32.17'	N00°27'08"W
C162	17.47'	25.00	40°02'39"	17.12'	N20°28'28"W
C163	17.47'	25.00	40°02'39"	17.12'	N19°34'11"E
C164	11.41'	25.00	26°09'13"	11.31'	N22°31'58"E
C219	20.31'	55.00	21°09'11"	20.19'	S65°30'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L6	N12°38'12"W	83.08'
L7	N77°21'48"E	16.68'
L41	N0°14'25"W	31.30'
L42	S22°59'42"E	67.73'

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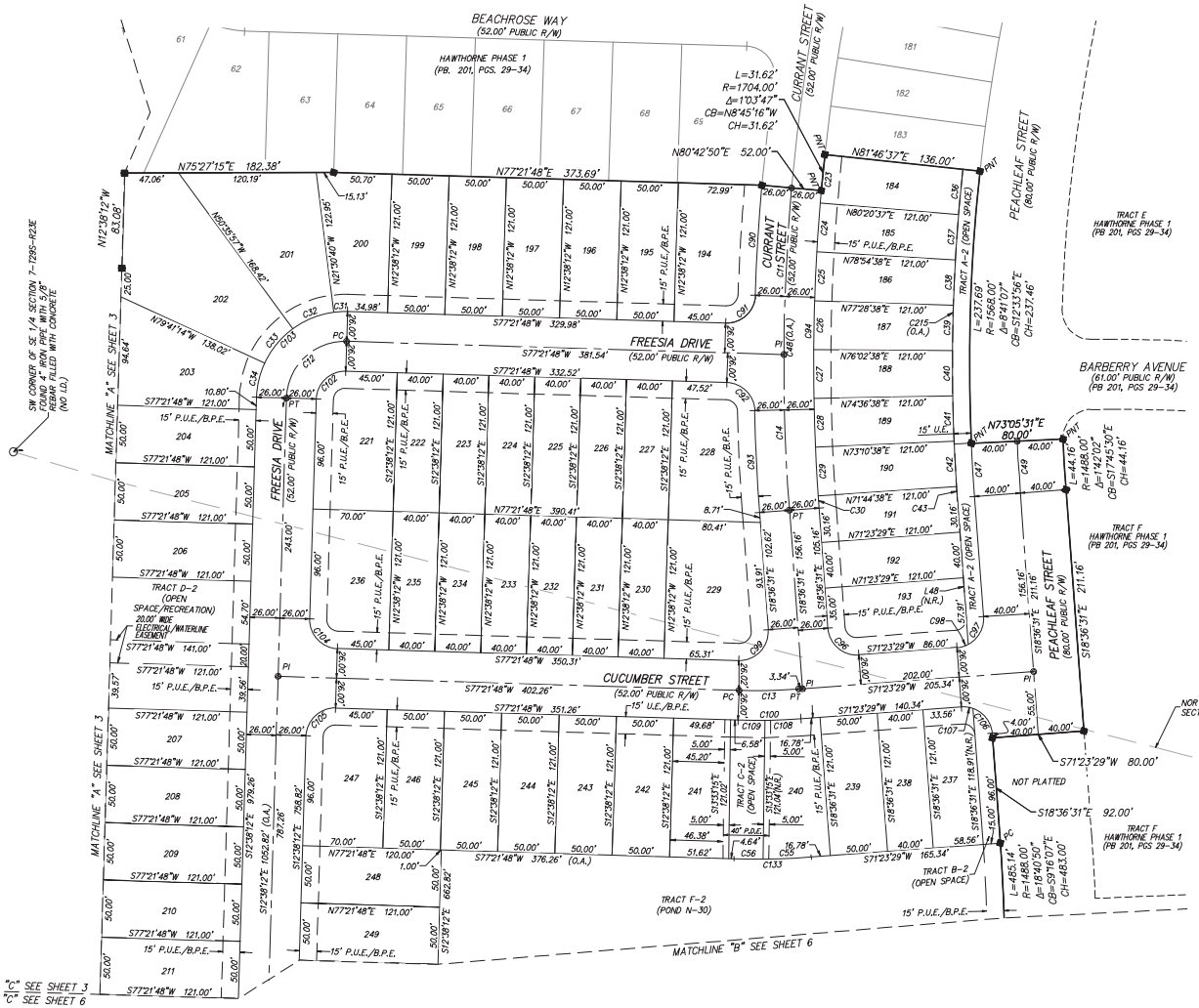
HAWTHORNE PHASE 2A-2B

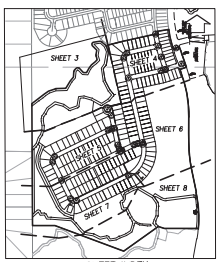
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 4 OF 8	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C11	145.54'	1730.00	04°49'13"	145.50'	S11°41'46"E
C12	80.11'	51.00	90°00'00"	72.12'	S32°21'48"W
C13	52.12'	500.00	05°58'19"	52.09'	S74°22'38"W
C14	135.95'	1730.00	04°30'09"	135.91'	S16°21'27"E
C23	42.63'	1704.00	01°26'00"	42.63'	S08°56'23"E
C24	42.63'	1704.00	01°26'00"	42.63'	S10°22'23"E
C25	42.63'	1704.00	01°26'00"	42.63'	S11°48'22"E
C26	42.63'	1704.00	01°26'00"	42.63'	S13°14'22"E
C27	42.63'	1704.00	01°26'00"	42.63'	S14°40'22"E
C28	42.63'	1704.00	01°26'00"	42.63'	S16°06'22"E
C29	42.63'	1704.00	01°26'00"	42.63'	S17°32'22"E
C30	10.49'	1704.00	00°21'10"	10.49'	S18°25'57"E
C31	11.93'	77.00	08°52'27"	11.91'	S72°55'34"W
C32	39.09'	77.00	29°05'17"	38.67'	S53°56'42"W
C33	39.09'	77.00	29°05'17"	38.67'	S24°51'24"W
C34	30.84'	77.00	22°56'58"	30.64'	S01°09'43"E
C36	39.60'	1583.00	01°26'00"	39.60'	S08°56'23"E
C37	39.60'	1583.00	01°26'00"	39.60'	S10°22'23"E
C38	39.60'	1583.00	01°26'00"	39.60'	S11°48'22"E
C39	39.60'	1583.00	01°26'00"	39.60'	S13°14'22"E
C40	39.60'	1583.00	01°26'00"	39.60'	S14°40'22"E
C41	39.60'	1583.00	01°26'00"	39.60'	S16°06'22"E
C42	39.60'	1583.00	01°26'00"	39.60'	S17°32'22"E
C43	9.74'	1583.00	00°21'10"	9.74'	S18°25'57"E
C47	46.54'	1568.00	01°42'02"	46.54'	S17°45'30"E
C48	281.49'	1730.00	09°19'22"	281.18'	S13°56'51"E
C49	45.35'	1528.00	01°42'02"	45.35'	S17°45'30"E
C55	42.08'	647.00	03°43'34"	42.07'	S73°15'16"W
C56	25.36'	647.00	02°14'45"	25.36'	S76°14'25"W
C90	96.15'	1756.00	03°08'14"	96.14'	S10°51'17"E
C91	39.18'	25.00	89°47'12"	35.29'	N32°28'12"E
C92	37.93'	25.00	86°55'50"	34.40'	N59°10'17"W
C93	88.96'	1756.00	02°54'09"	88.95'	S17°09'27"E
C94	308.88'	1704.00	10°23'09"	308.45'	S13°24'57"E
C95	39.27'	25.00	90°00'00"	35.36'	N26°23'29"E
C96	39.27'	25.00	90°00'00"	35.36'	S63°36'31"E
C97	28.98'	25.00	66°25'19"	27.39'	N14°36'08"E
C98	10.29'	25.00	23°34'41"	10.22'	N59°36'08"E
C99	41.88'	25.00	95°58'19"	37.15'	N29°22'38"E
C100	54.83'	526.00	05°58'19"	54.80'	N74°22'38"E
C101	39.27'	25.00	90°00'00"	35.36'	N63°36'31"W
C102	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C103	120.95'	77.00	90°00'00"	108.89'	S32°21'48"W
C104	39.27'	25.00	90°00'00"	35.36'	S57°38'12"E
C105	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C106	28.98'	25.00	66°25'19"	27.39'	N51°49'11"W
C107	10.29'	25.00	23°34'41"	10.22'	S83°10'49"W
C108	31.40'	526.00	03°25'14"	31.40'	N73°06'05"E
C109	23.42'	526.00	02°33'05"	23.42'	N76°05'15"E
C111	284.22'	1568.00	10°23'09"	283.84'	S13°24'57"E
C133	67.44'	647.00	05°58'19"	67.41'	N74°22'38"E
C215	286.94'	1583.00	10°23'09"	286.55'	S13°24'57"E

LINE TABLE		
LINE	BEARING	LENGTH
L48	S18°36'31"E	128.07'





SHEET INDEX
SCALE: 1"=700'

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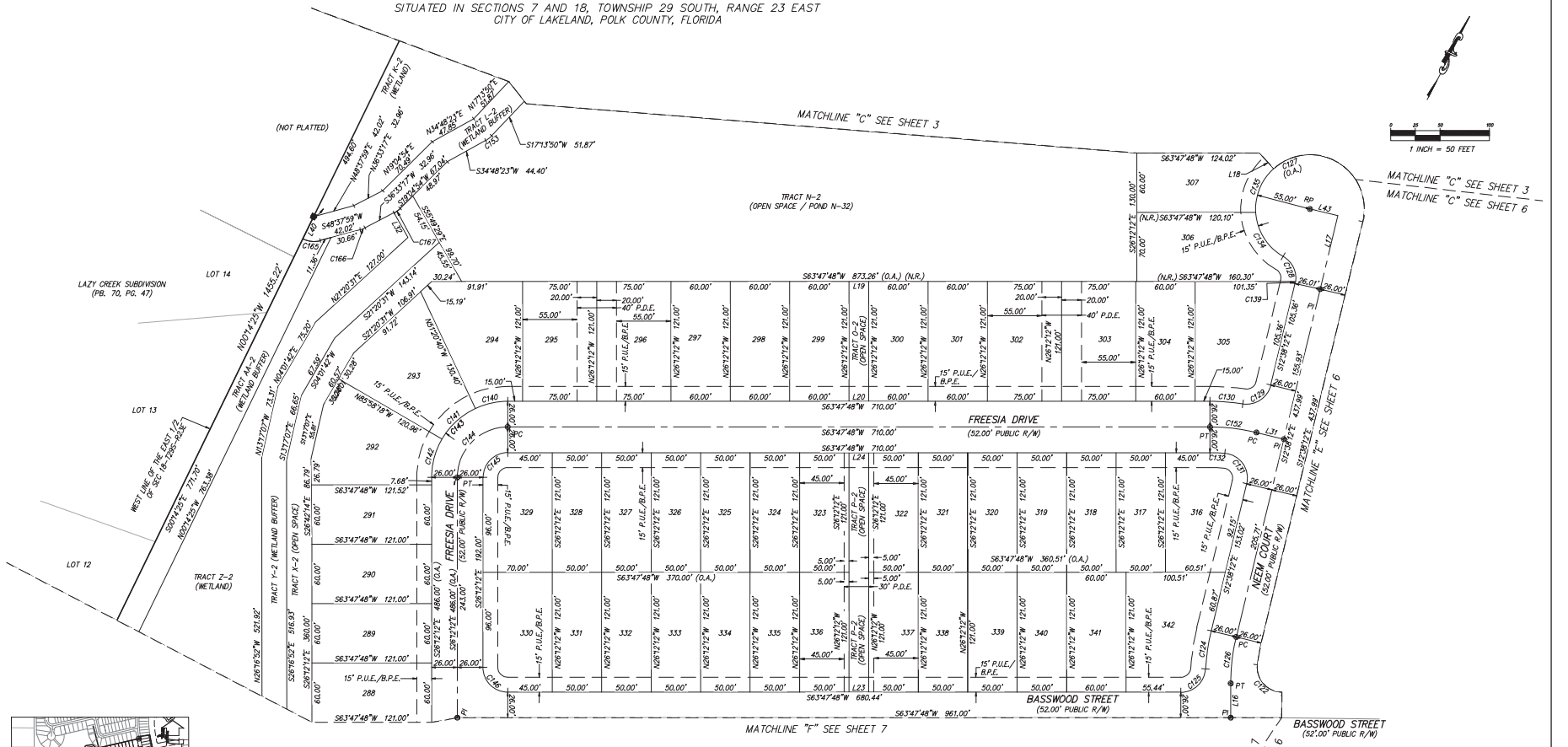
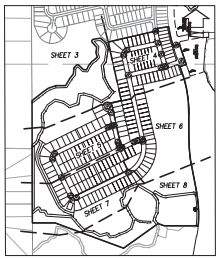
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 5 OF 8	PLAT BOOK:	PAGE:





SHEET INDEX
SCALE: 1"=700'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S26°12'12"E	34.81'
L17	N12°38'12"W	76.35'
L18	N68°09'33"W	21.25'
L19	S63°47'48"W	20.00'
L20	S63°47'48"W	20.00'
L23	N63°47'48"E	20.00'
L24	N63°47'48"E	20.00'
L31	N77°21'48"E	28.64'
L32	N55°49'29"W	28.66'
L40	N00°14'25"W	25.00'
L43	N77°21'48"E	29.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C124	38.93'	226.00	09°52'09"	38.88'	S17°34'17"E
C125	37.66'	25.00	86°18'10"	34.20'	N20°38'43"E
C126	47.36'	200.00	13°34'00"	47.25'	S19°25'12"E
C127	243.86'	55.00	254°02'17"	87.83'	S40°20'39"W
C128	32.31'	25.00	74°02'17"	30.10'	N49°39'21"W
C129	37.04'	25.00	84°53'22"	33.74'	N29°48'29"E
C130	33.35'	226.00	08°27'22"	33.32'	S68°01'29"W
C131	43.04'	25.00	98°37'49"	37.92'	N61°57'07"W
C132	14.99'	174.00	04°56'11"	14.99'	S66°15'53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C134	54.75'	55.00	57°02'02"	52.52'	S58°09'28"E
C135	49.42'	55.00	51°28'54"	47.77'	S03°54'00"E
C139	2.22'	25.00	05°04'52"	2.22'	N15°10'38"W
C140	33.79'	77.00	25°08'28"	33.52'	S51°13'34"W
C141	46.54'	77.00	34°37'38"	45.83'	S21°20'31"W
C142	40.63'	77.00	30°13'54"	40.16'	S11°05'15"E
C143	120.95'	77.00	90°00'00"	108.89'	S18°47'48"W
C144	80.11'	51.00	90°00'00"	72.12'	S18°47'48"W
C145	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C146	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C152	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C153	7.67'	25.00	17°34'33"	7.64'	N26°01'07"E
C165	17.94'	25.00	41°07'13"	17.56'	N69°11'36"E
C166	5.27'	25.00	12°04'43"	5.26'	N42°35'38"E
C167	7.62'	25.00	17°28'23"	7.59'	N27°49'05"E

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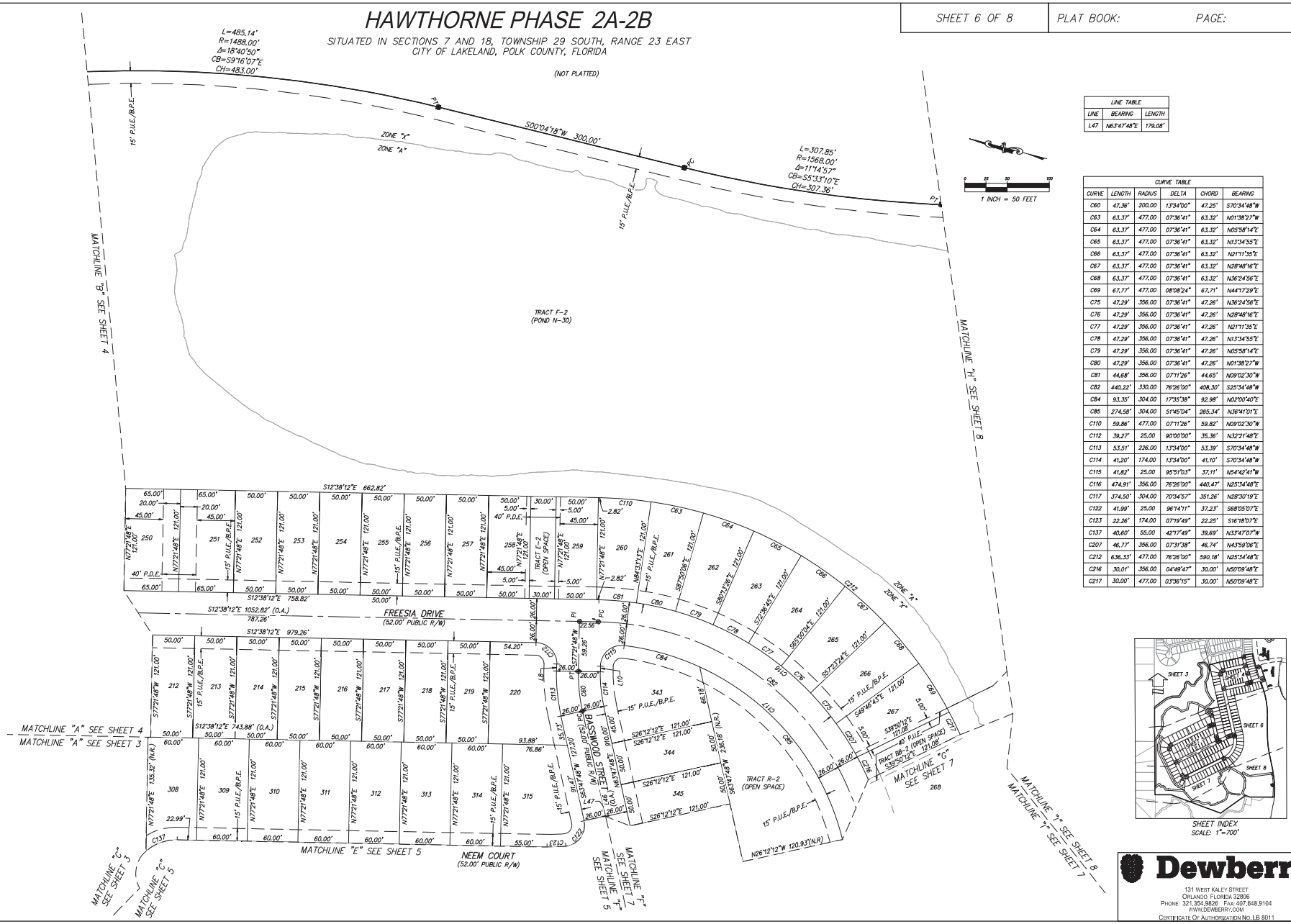
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 8	PLAT BOOK:	PAGE:



LINE TABLE		
LINE	BEARING	LENGTH
L47	N63°47'48"E	179.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C60	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C63	63.37'	477.00	07°36'41"	63.32'	N01°38'27"W
C64	63.37'	477.00	07°36'41"	63.32'	N05°58'14"E
C65	63.37'	477.00	07°36'41"	63.32'	N13°34'55"E
C66	63.37'	477.00	07°36'41"	63.32'	N21°11'35"E
C67	63.37'	477.00	07°36'41"	63.32'	N28°48'16"E
C68	63.37'	477.00	07°36'41"	63.32'	N36°24'56"E
C69	67.77'	477.00	08°08'24"	67.71'	N44°17'29"E
C75	47.29'	356.00	07°36'41"	47.26'	N36°24'56"E
C76	47.29'	356.00	07°36'41"	47.26'	N28°48'16"E
C77	47.29'	356.00	07°36'41"	47.26'	N21°11'35"E
C78	47.29'	356.00	07°36'41"	47.26'	N13°34'55"E
C79	47.29'	356.00	07°36'41"	47.26'	N05°58'14"E
C80	47.29'	356.00	07°36'41"	47.26'	N01°38'27"W
C81	44.68'	356.00	07°11'26"	44.65'	N09°02'30"W
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"W
C84	93.35'	304.00	17°35'38"	92.98'	N02°00'40"E
C85	274.58'	304.00	51°45'04"	265.34'	N36°41'01"E
C110	59.86'	477.00	07°11'26"	59.82'	N09°02'30"W
C112	39.27'	25.00	90°00'00"	35.36'	N32°21'48"E
C113	53.51'	226.00	13°34'00"	53.39'	S70°34'48"W
C114	41.20'	174.00	13°34'00"	41.10'	S70°34'48"W
C115	41.82'	25.00	95°51'03"	37.11'	N54°42'41"W
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C117	374.50'	304.00	70°34'57"	351.26'	N28°30'19"E
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C123	22.26'	174.00	07°19'49"	22.25'	S16°18'07"E
C137	40.60'	55.00	42°17'49"	39.69'	N33°47'07"W
C207	46.77'	356.00	07°31'38"	46.74'	N43°59'06"E
C212	636.33'	477.00	76°26'00"	590.18'	N25°34'48"E
C216	30.01'	356.00	04°49'47"	30.00'	N50°09'48"E
C217	30.00'	477.00	03°36'15"	30.00'	N50°09'48"E

SHEET INDEX
SCALE: 1"=700'

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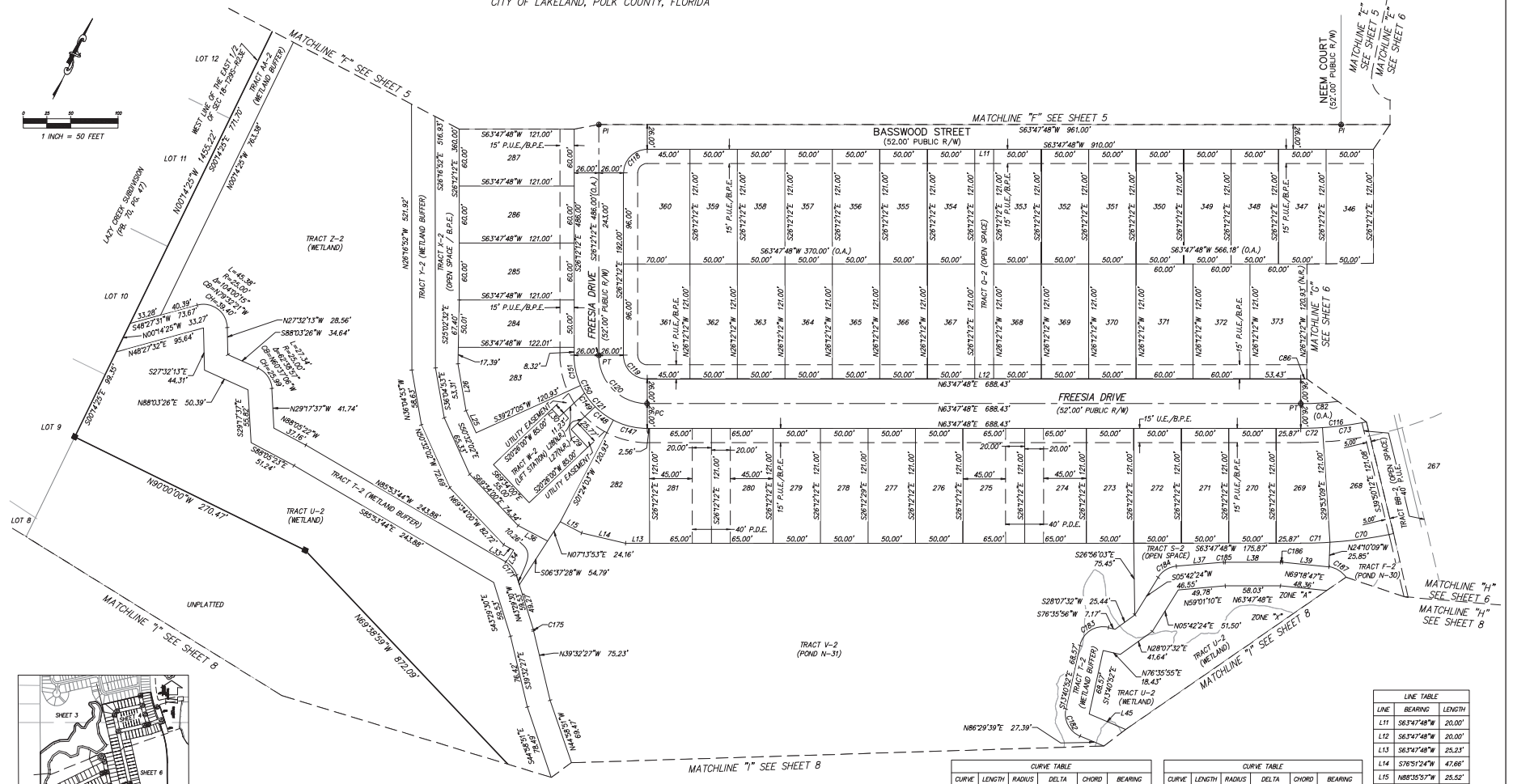
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 7 OF 8	PLAT BOOK:	PAGE:



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	67.84'	477.00	08°08'56"	67.78'	N56°02'23"E
C71	30.66'	477.00	03°40'57"	30.65'	N61°57'20"E
C72	22.88'	356.00	03°40'57"	22.88'	N61°57'20"E
C73	46.82'	356.00	07°32'10"	46.79'	N56°20'46"E
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"E
C86	6.57'	304.00	01°14'15"	6.57'	N63°10'40"E
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C118	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C119	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E
C120	80.11'	51.00	90°00'00"	72.12'	S71°12'12"E
C121	120.95'	77.00	90°00'00"	108.89'	S71°12'12"E
C147	37.10'	77.00	27°36'15"	36.74'	N77°35'55"E
C148	23.91'	77.00	17°47'35"	23.82'	S79°42'10"E

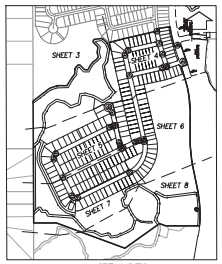
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C149	18.13'	77.00	13°29'13"	18.08'	S64°03'46"E
C150	9.10'	77.00	06°46'15"	9.09'	S53°56'02"E
C151	32.72'	77.00	24°20'43"	32.47'	S38°22'33"E
C171	18.50'	25.00	42°24'14"	18.08'	N64°41'37"W
C172	45.38'	25.00	104°00'15"	39.40'	N79°32'21"W
C173	27.34'	25.00	62°38'57"	25.99'	N60°37'06"W
C175	1.72'	25.00	03°57'03"	1.72'	N41°30'58"W
C182	34.83'	25.00	79°49'29"	32.08'	S53°35'37"E
C183	39.39'	25.00	90°16'48"	35.44'	S31°27'32"W
C184	23.26'	25.00	53°18'45"	22.43'	S32°21'47"W
C185	2.08'	25.00	04°46'39"	2.08'	S61°24'29"W
C186	2.41'	25.00	05°30'58"	2.41'	S66°33'17"W
C187	21.65'	25.00	49°36'34"	20.98'	N84°14'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L11	S63°47'48"W	20.00'
L12	S63°47'48"W	20.00'
L13	S63°47'48"W	25.23'
L14	S76°51'24"W	47.66'
L15	N88°35'57"W	25.52'
L25	S50°32'55"E	25.52'
L26	S36°00'16"E	50.00'
L27	S20°26'00"W	35.02' (N.R.)
L28	S20°26'00"W	36.75' (N.R.)
L29	S69°34'00"E	25.77'
L30	N69°34'00"W	11.23'
L33	N88°35'57"W	11.66'
L34	N6°37'28"E	15.03'
L36	S88°35'57"E	34.86'
L37	S59°01'09"W	49.78'
L38	S63°47'48"W	58.03'
L39	S69°18'46"W	49.07'
L45	S86°29'38"W	41.90'

HAWTHORNE PHASE 2A-2B

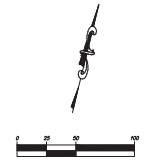
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 8 OF 8	PLAT BOOK:	PAGE:



SHEET INDEX
SCALE: 1"=700'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C176	7.74'	25.00	17°43'52"	7.71'	N70°53'55"W
C177	28.50'	25.00	65°19'16"	26.98'	N70°58'31"W
C178	2.08'	25.00	04°45'57"	2.08'	S65°48'09"W
C179	21.51'	25.00	49°17'50"	20.85'	N07°00'35"W
C180	1.30'	25.00	02°59'18"	1.30'	S30°09'51"E
C181	1.46'	25.00	03°20'19"	1.46'	S27°00'02"E
C191	10.50'	25.00	24°03'20"	10.42'	N47°24'16"W
C192	30.95'	76.20	23°16'21"	30.74'	S71°04'07"E
C193	18.53'	76.20	13°55'54"	18.48'	S89°40'15"E
C194	49.48'	76.20	37°12'16"	48.61'	S78°02'04"E
C195	65.71'	101.20	37°12'16"	64.56'	S78°02'04"E
C196	20.15'	33.00	34°59'20"	19.84'	N79°39'58"W
C197	6.19'	8.00	44°21'45"	6.04'	N74°58'45"W
C198	35.68'	1468.00	01°23'33"	35.68'	N09°17'40"W
C199	112.63'	1468.00	04°23'45"	112.60'	N06°24'01"W
C201	23.80'	25.00	54°33'05"	22.91'	S11°01'33"E
C202	9.64'	25.00	22°06'07"	9.58'	N12°53'50"E
C203	7.22'	25.00	16°32'09"	7.19'	N02°01'49"W
C204	10.94'	25.00	25°04'43"	10.86'	N22°50'15"W
C205	1.26'	25.00	02°52'58"	1.26'	N36°51'36"W



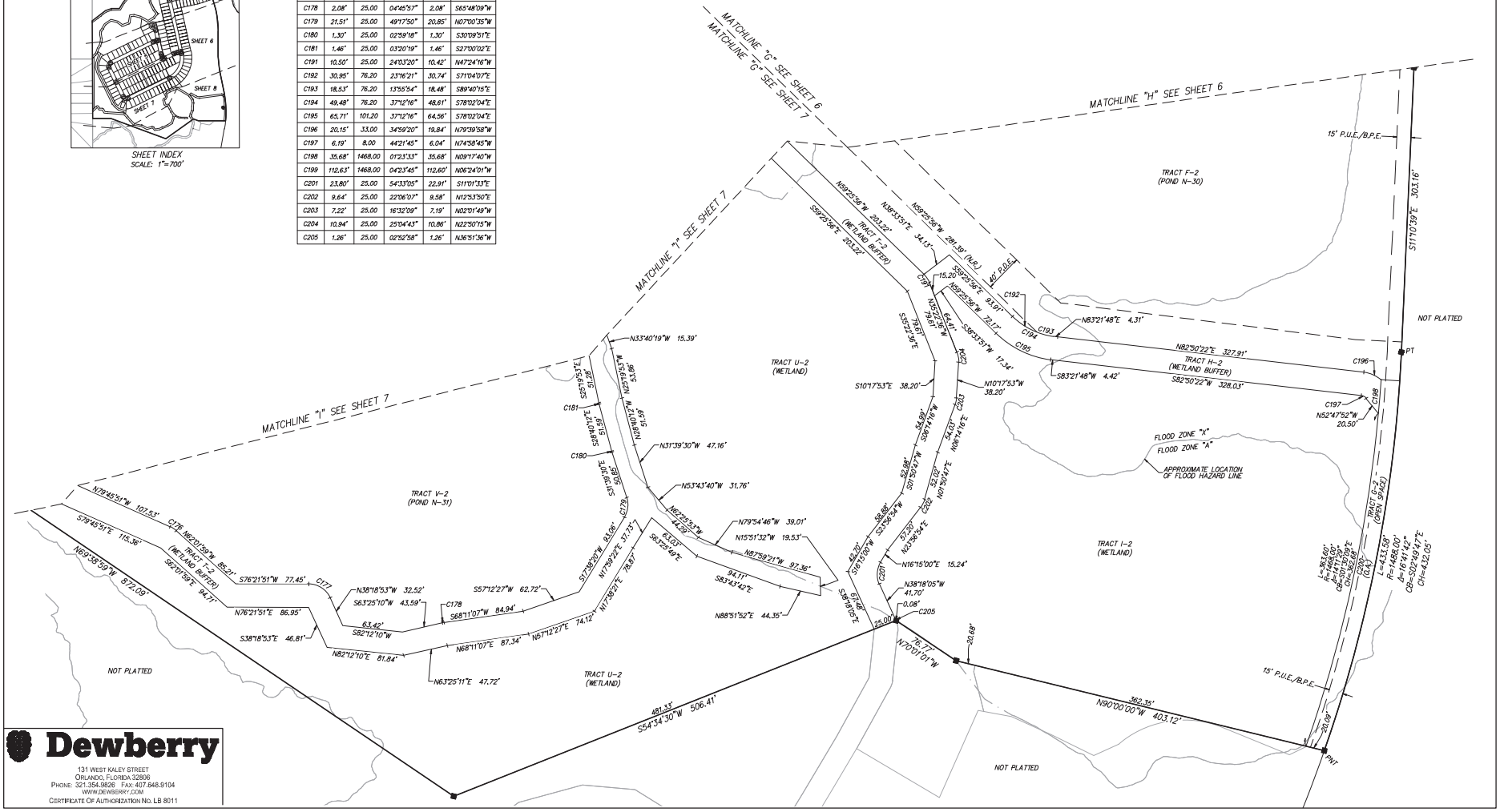


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EXHIBIT C

DRAFT Hawthorne Phase 3A - 3B Plat

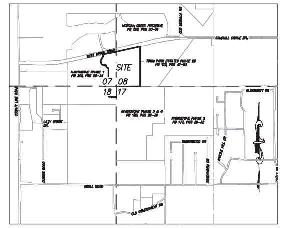
HAWTHORNE PHASE 3A-3B

PLAT BOOK: PAGE:

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 07, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.'S) OVER ANY LOTS AND TRACTS AS SHOWN HEREON SHALL BE OWNED BY THE CITY OF LAKELAND MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
6. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
7. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
8. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
11. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
12. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
13. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
14. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
15. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
16. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408-1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961-1965.
17. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
18. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
19. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961-1965.
20. TRACTS L-3 (OPEN SPACE), P-3 (WETLAND BUFFER) AND R-3 (OPEN SPACE) ARE SUBJECT TO A PUBLIC UTILITY EASEMENT.



VICINITY MAP
NOT TO SCALE

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-3	8.13	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
B-3	0.32	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
C-3	0.82	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
D-3	0.94	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
E-3	3.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
F-3	7.92	OPEN SPACE	POND N-12	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
G-3	4.23	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3A
H-3	0.52	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3A
I-3	0.13	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
J-3	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
K-3	0.24	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
L-3	0.14	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3A
M-3	4.53	OPEN SPACE	EXISTING POND	CDD	COMMUNITY DEVELOPMENT DISTRICT	3A
N-3	0.13	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	3B
O-3	3.71	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION	3B
P-3	0.91	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION	3B
Q-3	3.79	OPEN SPACE	POND N-13B	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
R-3	0.92	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
S-3	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
T-3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
U-3	0.05	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3B
V-3	3.63	OPEN SPACE	POND N-13A	CDD	COMMUNITY DEVELOPMENT DISTRICT	3B
W-3	0.46	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B
X-3	0.52	OPEN SPACE	BUFFER, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	3B

LEGEND AND ABBREVIATIONS:

PUE	PUBLIC UTILITY EASEMENT
NO.	NUMBER
PSM	PROFESSIONAL SURVEYOR & MAPPER
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
PI	POINT OF INTERSECTION
OA	OVERALL
U.E.	UTILITY EASEMENT
PB	PLAT BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
PLS	PROFESSIONAL LICENSED SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
N.R.	NON-RADIAL
RP	RADIUS POINT
I.D.	IDENTIFICATION
℄	CENTERLINE
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM DEWBERRY LB 8011)
⊗	SET NAIL & DISK (PCP DEWBERRY LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
○	FOUND IRON PIPE AS NOTED

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°12'21"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1303.41 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST PIPKIN ROAD AND TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7090.00 FEET, A CENTRAL ANGLE OF 01°58'47", A CHORD BEARING OF N78°21'11"E AND A CHORD DISTANCE OF 244.95 FEET; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 244.96 FEET TO THE END OF SAID CURVE; THENCE N77°21'48"E, A DISTANCE OF 991.75 FEET; THENCE N80°13'33"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 300.00 FEET; THENCE N74°30'03"E, A DISTANCE OF 200.25 FEET; THENCE N77°21'48"E, A DISTANCE OF 65.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST PIPKIN ROAD THE FOLLOWING SIX (6) COURSES AND DISTANCES: N77°21'48"E, A DISTANCE OF 234.42 FEET; THENCE N88°40'24"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 600.00 FEET; THENCE N66°03'12"E, A DISTANCE OF 50.99 FEET; THENCE N77°21'48"E, A DISTANCE OF 900.00 FEET; THENCE N82°21'50"E, A DISTANCE OF 243.58 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE; S00°15'34"E, A DISTANCE OF 2168.03 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE S89°51'39"W, ALONG SAID SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 1324.84 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN S00°18'05"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 239 SOUTH, RANGE 23 EAST, A DISTANCE OF 583.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06°03'22", A CHORD BEARING OF S86°41'01"W AND A CHORD DISTANCE OF 2.64 FEET; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.64 FEET TO A POINT OF TANGENCY; THENCE S83°39'20"W, A DISTANCE OF 63.54 FEET; THENCE N80°36'44"W, A DISTANCE OF 196.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 13°22'53", A CHORD BEARING OF N83°14'15"W AND A CHORD DISTANCE OF 50.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.45 FEET TO A POINT OF TANGENCY; THENCE N89°55'42"W, A DISTANCE OF 82.20 FEET; THENCE N48°24'55"W, A DISTANCE OF 25.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 56°33'25", A CHORD BEARING OF N13°18'23"E AND A CHORD DISTANCE OF 57.80 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.21 FEET TO A POINT OF TANGENCY; THENCE N14°58'19"W, A DISTANCE OF 62.23 FEET, THENCE N19°40'30"W, A DISTANCE OF 48.41 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 31°24'36", A CHORD BEARING OF N35°22'48"W AND A CHORD DISTANCE OF 33.02 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.44 FEET TO A POINT OF TANGENCY; THENCE N51°05'06"W, A DISTANCE OF 73.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 19°18'51", A CHORD BEARING OF N41°25'41"W AND A CHORD DISTANCE OF 4.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.72 FEET TO A POINT OF TANGENCY; THENCE N31°46'16"W, A DISTANCE OF 103.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 17°08'38", A CHORD BEARING OF N23°11'57"W AND A CHORD DISTANCE OF 4.17 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.19 FEET TO A POINT OF TANGENCY; THENCE N14°37'38"W, A DISTANCE OF 94.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°12'43", A CHORD BEARING OF N28°13'59"W AND A CHORD DISTANCE OF 11.76 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.87 FEET TO A POINT OF TANGENCY; THENCE N41°50'20"W, A DISTANCE OF 27.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°05'35", A CHORD BEARING OF N18°47'33"W AND A CHORD DISTANCE OF 19.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.11 FEET TO A POINT OF TANGENCY; THENCE N04°15'15"E, A DISTANCE OF 257.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°34'27", A CHORD BEARING OF N06°32'28"E AND A CHORD DISTANCE OF 2.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.00 FEET TO A POINT OF TANGENCY; THENCE N08°49'41"E, A DISTANCE OF 110.74 FEET; THENCE N03°06'08"W, A DISTANCE OF 18.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°00'02", A CHORD BEARING OF N87°23'54"E AND A CHORD DISTANCE OF 25.99 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.99 FEET TO THE END OF SAID CURVE; THENCE N02°06'05"W, A DISTANCE OF 61.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1549.00 FEET, A CENTRAL ANGLE OF 02°22'36", A CHORD BEARING OF N89°05'13"E AND A CHORD DISTANCE OF 64.25 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.25 FEET TO A POINT OF TANGENCY; THENCE S89°43'29"E, A DISTANCE OF 79.73 FEET; THENCE N00°16'31"E, A DISTANCE OF 596.57 FEET; THENCE N61°12'32"W, A DISTANCE OF 46.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 59°31'47", A CHORD BEARING OF N31°26'39"W AND A CHORD DISTANCE OF 178.72 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.02 FEET TO THE END OF SAID CURVE; THENCE N48°19'15"W, A DISTANCE OF 64.92 FEET; THENCE S41°40'45"W, A DISTANCE OF 61.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°35'10", A CHORD BEARING OF S80°28'20"W AND A CHORD DISTANCE OF 31.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.85 FEET TO A POINT OF TANGENCY; THENCE N60°44'05"W, A DISTANCE OF 122.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°37'40", A CHORD BEARING OF N41°55'15"W AND A CHORD DISTANCE OF 16.12 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.42 FEET TO A POINT OF TANGENCY; THENCE N23°06'25"W, A DISTANCE OF 82.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 04°12'51", A CHORD BEARING OF N21°00'00"W AND A CHORD DISTANCE OF 1.84 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.84 FEET TO A POINT OF TANGENCY; THENCE N18°53'34"W, A DISTANCE OF 65.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°31'55", A CHORD BEARING OF N00°37'37"W AND A CHORD DISTANCE OF 15.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.94 FEET TO A POINT OF TANGENCY; THENCE N17°38'20"E, A DISTANCE OF 58.84 FEET; THENCE N16°11'55"E, A DISTANCE OF 76.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22°31'43", A CHORD BEARING OF N27°27'47"E AND A CHORD DISTANCE OF 9.77 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.83 FEET TO A POINT OF TANGENCY; THENCE N38°43'38"E, A DISTANCE OF 85.88 FEET; THENCE N25°57'33"E, A DISTANCE OF 65.28 FEET; THENCE N01°06'03"W, A DISTANCE OF 37.64 FEET; THENCE N04°37'01"W, A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.81 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3-9	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CITY SURVEYOR APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ______________________ DATE: ______________
RICHARD G. POWELL, PLS #4468
(CITY SURVEYOR)

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 1, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

______________________ DATE
WILLIAM P. HINKLE (PSM)
PROFESSIONAL SURVEYOR AND MAPPER, NO. LS 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

HAWTHORNE PHASE 3A-3B
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 3A-3B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC AND DOES HEREBY MAKE SUBJECT TO AND IN ACCORDANCE WITH THE PLAT NOTES, THE FOLLOWING DEDICATIONS.

TRACT DEDICATIONS SHALL BE IN ACCORDANCE WITH THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES. THE HAWTHORNE MILL NORTH HOMEOWNERS ASSOCIATION, INC. SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

THE 15.00 FOOT WIDE UTILITY EASEMENT (LAKELAND ELECTRIC) SHOWN ON TRACT Q-3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES.

THE 20.00 FOOT WIDE ELECTRICAL AND WATER LINE EASEMENT SHOWN ON TRACT M-3 AND TRACT V-3 IS DEDICATED TO LAKELAND ELECTRIC, IT'S SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF LAKELAND ELECTRIC UTILITIES AND TO THE CITY OF LAKELAND, IT'S SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE CITY OF LAKELAND WATER LINE IMPROVEMENTS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON ____________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ______________________

TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

STATE OF FLORIDA, COUNTY OF ______________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ________ DAY OF ______________, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AND ON BEHALF OF THE CORPORATION SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ______________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____
SIGNATURE OF NOTARY

____
NOTARY PRINTED NAME

______________________ ______________________
MY COMMISSION EXPIRES MY COMMISSION NO.

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
SHAWN SHERROUSE
CITY MANAGER

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF _______________ , A.D. 2024.

BY: ______________________
CHAIRPERSON

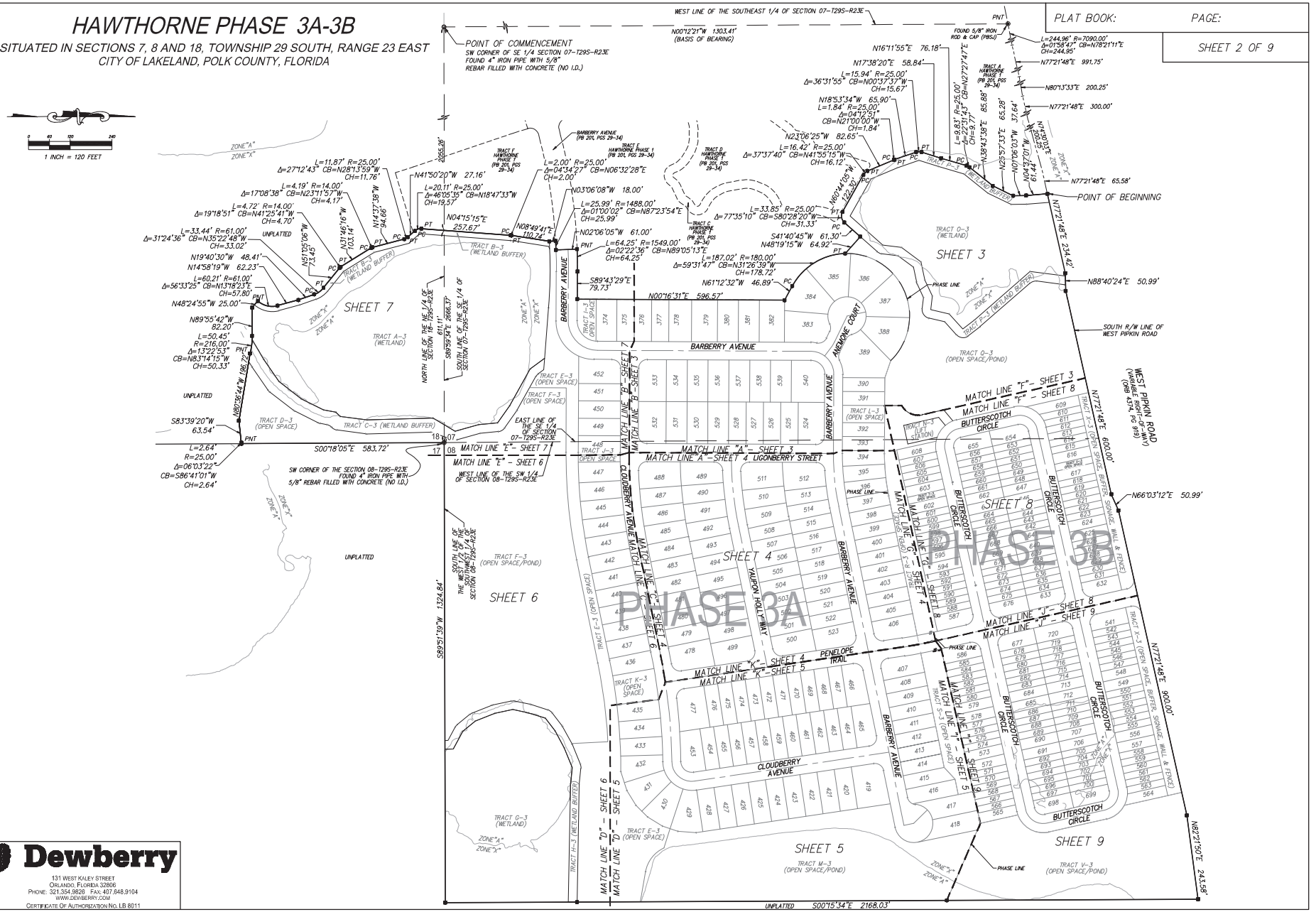
Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT BOOK: PAGE:

SHEET 2 OF 9



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HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

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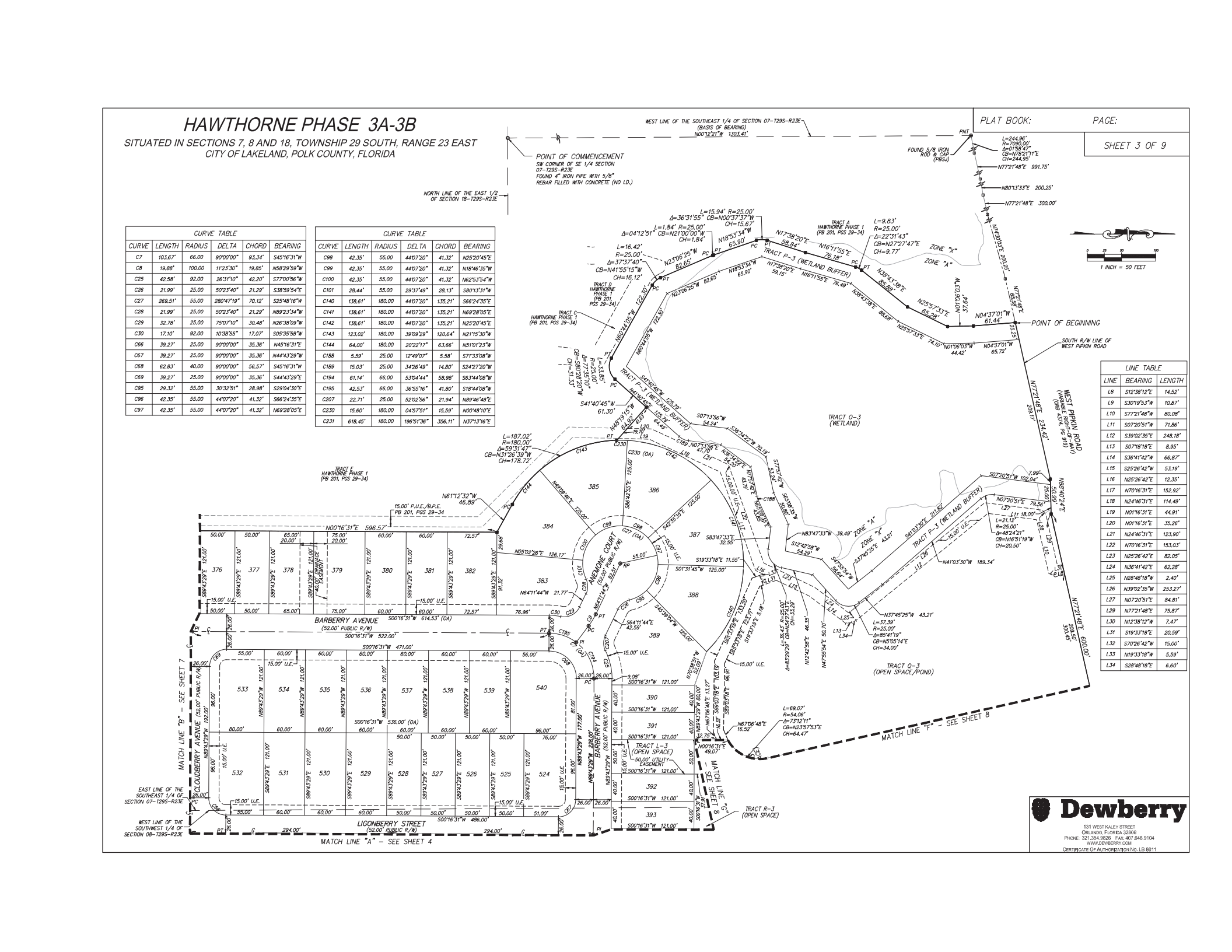
SHEET 3 OF 9



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	103.67'	66.00	90°00'00"	93.34'	S45°16'31"W
C8	19.88'	100.00	11°23'30"	19.85'	N58°29'59"W
C25	42.58'	92.00	26°31'10"	42.20'	S77°00'56"W
C26	21.99'	25.00	50°23'40"	21.29'	S38°59'54"E
C27	269.51'	55.00	280°47'19"	70.12'	S25°48'16"W
C28	21.99'	25.00	50°23'40"	21.29'	N89°23'34"W
C29	32.78'	25.00	75°07'10"	30.48'	N26°38'09"W
C30	17.10'	92.00	10°38'55"	17.07'	S05°35'58"W
C66	39.27'	25.00	90°00'00"	35.36'	N45°16'31"E
C67	39.27'	25.00	90°00'00"	35.36'	N44°43'29"W
C68	62.83'	40.00	90°00'00"	56.57'	S45°16'31"W
C69	39.27'	25.00	90°00'00"	35.36'	S44°43'29"E
C95	29.32'	55.00	30°32'51"	28.98'	S29°04'30"E
C96	42.35'	55.00	44°07'20"	41.32'	S66°24'35"E
C97	42.35'	55.00	44°07'20"	41.32'	N69°28'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C98	42.35'	55.00	44°07'20"	41.32'	N25°20'45"E
C99	42.35'	55.00	44°07'20"	41.32'	N18°46'35"W
C100	42.35'	55.00	44°07'20"	41.32'	N62°53'54"W
C101	28.44'	55.00	29°37'49"	28.13'	S80°13'31"W
C140	138.61'	180.00	44°07'20"	135.21'	S66°24'35"E
C141	138.61'	180.00	44°07'20"	135.21'	N69°28'05"E
C142	138.61'	180.00	44°07'20"	135.21'	N25°20'45"E
C143	123.02'	180.00	39°09'29"	120.64'	N21°15'30"W
C144	64.00'	180.00	20°22'17"	63.66'	N51°01'23"W
C188	5.59'	25.00	12°49'07"	5.58'	S71°33'08"W
C189	15.03'	25.00	34°26'49"	14.80'	S24°27'20"W
C194	61.14'	66.00	53°04'44"	58.98'	S63°44'08"W
C195	42.53'	66.00	36°55'16"	41.80'	S18°44'08"W
C207	22.71'	25.00	52°02'56"	21.94'	N89°46'48"E
C230	15.60'	180.00	04°57'51"	15.59'	N00°48'10"E
C231	618.45'	180.00	196°51'36"	356.11'	N37°13'16"E

LINE TABLE		
LINE	BEARING	LENGTH
L8	S12°38'12"E	14.52'
L9	S30°19'53"W	10.87'
L10	S77°21'48"W	80.08'
L11	S07°20'51"W	71.86'
L12	S39°02'35"E	248.18'
L13	S07°18'18"E	8.95'
L14	S36°41'42"W	66.87'
L15	S25°26'42"W	53.19'
L16	N25°26'42"E	12.35'
L17	N70°16'31"E	152.92'
L18	N24°46'31"E	114.49'
L19	N01°16'31"E	44.91'
L20	N01°16'31"E	35.26'
L21	N24°46'31"E	123.90'
L22	N70°16'31"E	153.03'
L23	N25°26'42"E	82.05'
L24	N36°41'42"E	62.28'
L25	N28°48'18"W	2.40'
L26	N39°02'35"W	253.27'
L27	N07°20'51"E	84.81'
L29	N77°21'48"E	75.87'
L30	N12°38'12"W	7.47'
L31	S19°33'18"E	20.59'
L32	S70°26'42"W	15.00'
L33	N19°33'18"W	5.59'
L34	S28°48'18"E	6.60'

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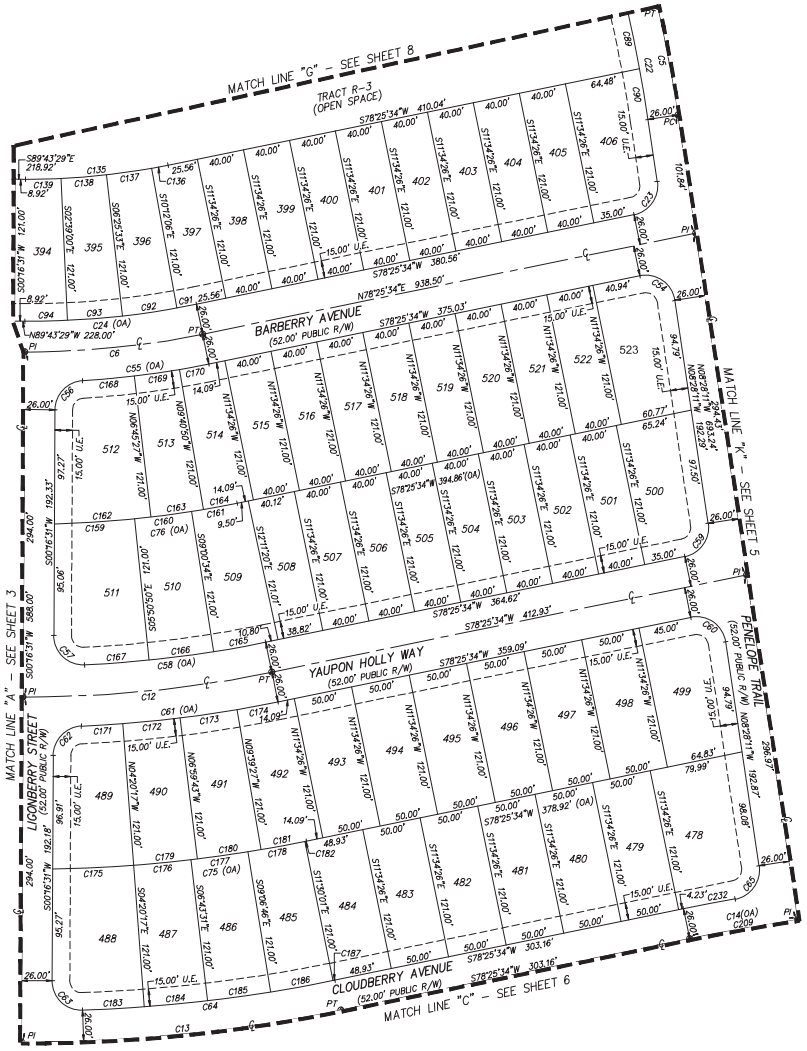
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 4 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C6	152.62'	738.00	11°50'57"	152.35'	S84°21'02"E
C12	213.42'	1032.00	11°50'57"	213.04'	S84°21'02"E
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C22	92.22'	1268.00	04°10'02"	92.20'	N10°33'11"W
C23	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C24	147.24'	712.00	11°50'57"	146.98'	N84°21'02"E
C54	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C55	108.58'	764.00	08°08'35"	108.49'	N82°29'51"E
C56	37.65'	25.00	86°17'38"	34.19'	S43°25'20"W
C57	40.57'	25.00	92°58'48"	36.26'	S46°12'53"E
C58	155.72'	1006.00	08°52'09"	155.57'	N82°51'38"E
C59	37.92'	25.00	86°53'44"	34.38'	N34°58'42"E
C60	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C61	168.96'	1058.00	09°09'00"	168.78'	N83°00'04"E
C62	38.09'	25.00	87°18'03"	34.51'	S43°55'32"W
C63	40.27'	25.00	92°17'33"	36.06'	S45°52'16"E
C64	216.84'	1300.00	09°33'24"	216.58'	N83°12'16"E
C65	38.55'	25.00	88°21'33"	34.85'	N35°42'36"E
C75	217.84'	1179.00	10°35'08"	217.51'	S83°43'08"E
C76	157.03'	885.00	10°09'56"	156.81'	S83°30'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C89	48.29'	1268.00	02°10'55"	48.29'	S11°32'45"E
C90	43.93'	1268.00	01°59'07"	43.93'	S09°27'44"E
C91	17.05'	712.00	01°22'20"	17.05'	N79°06'44"E
C92	46.92'	712.00	03°46'33"	46.91'	N81°41'11"E
C93	46.92'	712.00	03°46'33"	46.91'	N85°27'44"E
C94	36.35'	712.00	02°55'31"	36.35'	N88°48'45"E
C135	122.23'	591.00	11°50'57"	122.00'	S84°21'02"E
C136	14.16'	591.00	01°22'20"	14.15'	N79°06'44"E
C137	38.95'	591.00	03°46'33"	38.94'	N81°41'11"E
C138	38.95'	591.00	03°46'33"	38.94'	N85°27'44"E
C139	30.17'	591.00	02°55'31"	30.17'	N88°48'45"E
C159	68.56'	885.00	04°26'20"	68.55'	S86°22'20"W
C160	48.84'	885.00	03°09'44"	48.84'	S82°34'18"W
C161	39.61'	885.00	02°33'52"	39.61'	S79°42'30"W
C162	82.63'	885.00	05°20'57"	82.60'	N85°55'01"E
C163	45.15'	885.00	02°55'22"	45.14'	N81°46'52"E
C164	29.25'	885.00	01°53'37"	29.25'	N79°22'22"E
C165	45.03'	1006.00	02°33'52"	45.03'	S79°42'30"W
C166	55.52'	1006.00	03°09'44"	55.51'	S82°34'18"W
C167	55.17'	1006.00	03°08'32"	55.17'	S85°43'26"W
C168	44.36'	764.00	03°19'36"	44.35'	S84°54'21"W
C169	38.97'	764.00	02°55'22"	38.97'	S81°46'52"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C170	25.25'	764.00	01°53'37"	25.25'	S79°22'22"W
C171	35.34'	1058.00	01°54'50"	35.34'	S86°37'09"W
C172	49.07'	1058.00	02°39'26"	49.06'	S84°20'00"W
C173	49.16'	1058.00	02°39'45"	49.16'	S81°40'25"W
C174	35.39'	1058.00	01°54'59"	35.38'	S79°23'03"W
C175	68.93'	1179.00	03°20'59"	68.92'	S87°20'12"W
C176	49.13'	1179.00	02°23'15"	49.12'	S84°28'06"W
C177	49.13'	1179.00	02°23'15"	49.12'	S82°04'51"W
C178	49.13'	1179.00	02°23'15"	49.12'	S79°41'37"W
C179	54.68'	1179.00	02°39'26"	54.67'	S84°20'00"W
C180	54.79'	1179.00	02°39'45"	54.78'	S81°40'25"W
C181	37.92'	1179.00	01°50'33"	37.91'	S79°25'16"W
C182	1.52'	1179.00	00°04'25"	1.52'	S78°27'47"W
C183	52.66'	1300.00	02°19'15"	52.65'	S86°49'21"W
C184	54.17'	1300.00	02°23'15"	54.16'	S84°28'06"W
C185	54.17'	1300.00	02°23'15"	54.16'	S82°04'51"W
C186	54.17'	1300.00	02°23'15"	54.16'	S79°41'37"W
C187	1.67'	1300.00	00°04'25"	1.67'	S78°27'47"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W
C232	44.85'	1756.00	01°27'48"	44.85'	N79°09'28"E

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SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH,
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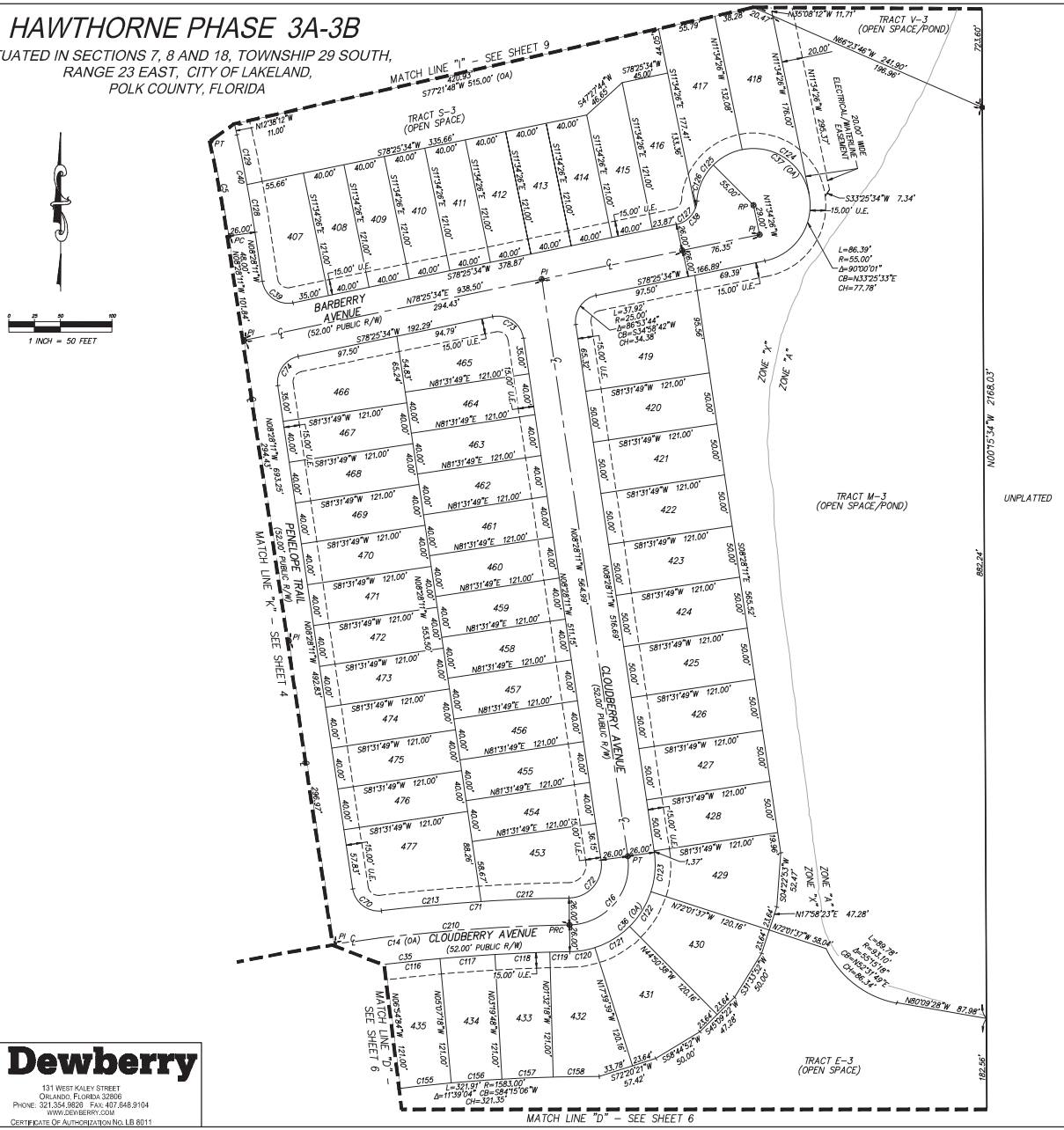
POLK COUNTY, FLORIDA

SHEET 5 OF 9	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	94.11'	1294.00	04°10'02"	94.09'	N10°33'11"W
C14	322.74'	1730.00	10°41'20"	322.28'	S83°46'14"W
C16	98.78'	58.00	97°35'05"	87.27'	N40°19'22"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C36	143.06'	84.00	97°35'05"	126.39'	N40°19'22"E
C37	243.85'	55.00	254°02'17"	87.83'	N48°35'35"W
C38	32.31'	25.00	74°02'17"	30.10'	N41°24'25"E
C39	40.62'	25.00	93°06'16"	36.30'	S55°01'18"E
C40	96.00'	1320.00	04°10'02"	95.98'	N10°33'11"W
C70	38.55'	25.00	88°21'33"	34.85'	S52°38'57"E
C71	182.16'	1756.00	05°56'37"	182.08'	S86°08'35"W
C72	54.50'	32.00	97°35'05"	48.15'	N40°19'22"E
C73	40.62'	25.00	93°06'16"	36.30'	N55°01'18"W
C74	37.92'	25.00	86°53'44"	34.38'	S34°58'42"W
C116	53.28'	1704.00	01°47'30"	53.28'	S83°58'57"W
C117	53.28'	1704.00	01°47'30"	53.28'	S85°46'27"W
C118	53.28'	1704.00	01°47'30"	53.28'	S87°33'57"W
C119	19.43'	1704.00	00°39'12"	19.43'	S88°47'18"W
C120	24.59'	84.00	16°46'33"	24.51'	N80°43'38"E
C121	39.85'	84.00	27°10'59"	39.48'	N58°44'52"E
C122	39.85'	84.00	27°10'59"	39.48'	N31°33'52"E
C123	38.77'	84.00	26°26'33"	38.42'	N04°45'06"E
C124	86.39'	55.00	89°59'59"	77.78'	N56°34'27"W
C125	71.07'	55.00	74°02'17"	66.23'	S41°24'25"W
C126	7.13'	25.00	16°20'21"	7.11'	N12°33'28"E
C127	25.18'	25.00	57°41'56"	24.13'	N49°34'36"E
C128	46.75'	1320.00	02°01'45"	46.75'	N09°29'03"W
C129	49.25'	1320.00	02°08'16"	49.25'	N11°34'04"W
C155	49.50'	1583.00	01°47'30"	49.50'	S83°58'57"W
C156	49.50'	1583.00	01°47'30"	49.50'	S85°46'27"W
C157	49.50'	1583.00	01°47'30"	49.50'	S87°33'57"W
C158	44.64'	1583.00	01°36'56"	44.63'	S89°16'10"W
C210	229.01'	1730.00	07°35'05"	228.85'	S85°19'22"W
C212	85.28'	1756.00	02°46'58"	85.27'	N87°43'25"E
C213	96.88'	1756.00	03°09'40"	96.87'	N84°45'07"E

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HAWTHORNE PHASE 3A-3B

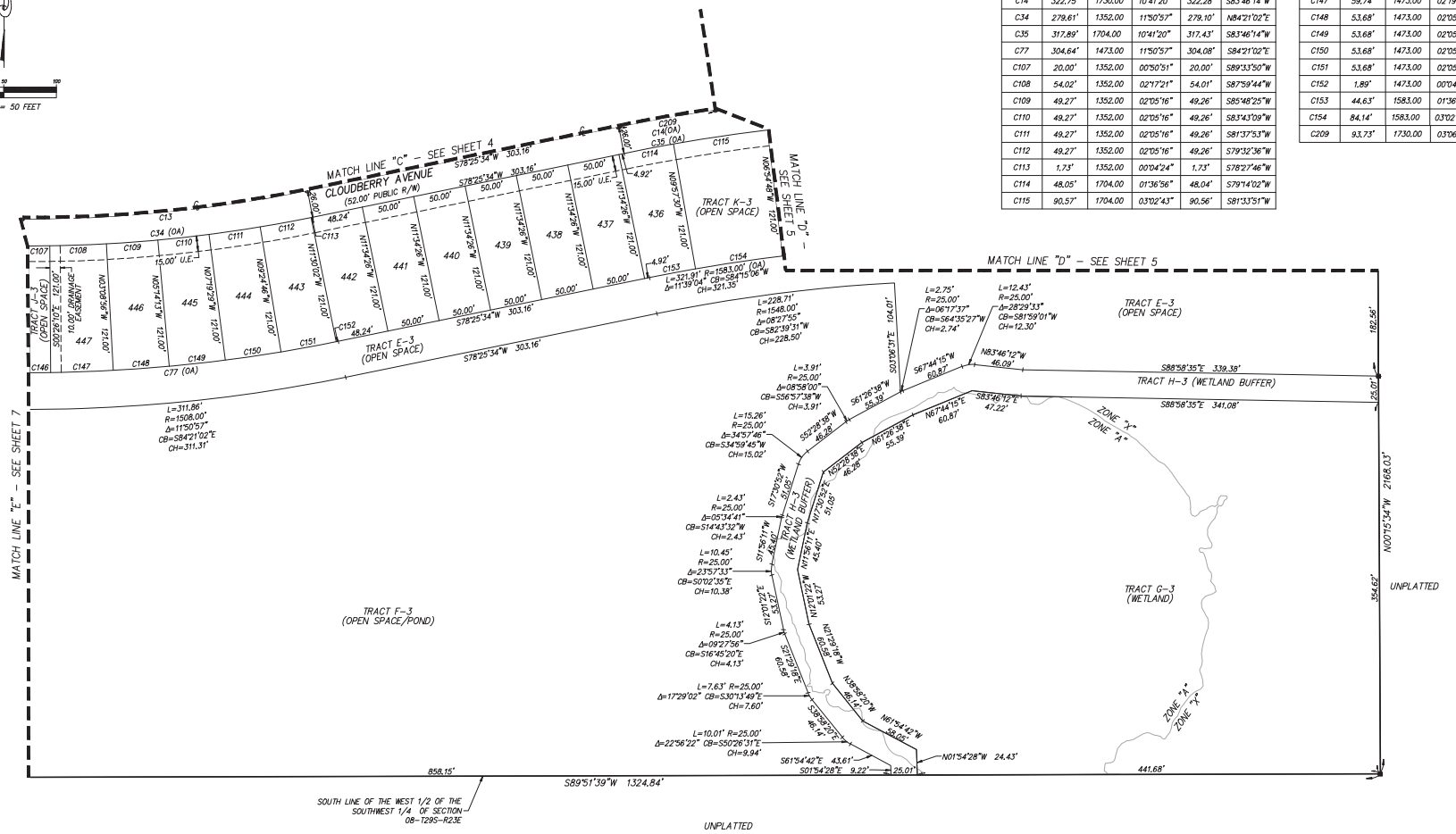
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 9	PLAT BOOK:	PAGE:

1 INCH = 50 FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	274.23'	1326.00	11°50'57"	273.74'	S84°21'02"E
C14	322.75'	1730.00	10°41'20"	322.28'	S83°46'14"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C35	317.89'	1704.00	10°41'20"	317.43'	S83°46'14"W
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C107	20.00'	1352.00	00°50'51"	20.00'	S89°33'50"W
C108	54.02'	1352.00	02°17'21"	54.01'	S87°59'44"W
C109	49.27'	1352.00	02°05'16"	49.26'	S85°48'25"W
C110	49.27'	1352.00	02°05'16"	49.26'	S83°43'09"W
C111	49.27'	1352.00	02°05'16"	49.26'	S81°37'53"W
C112	49.27'	1352.00	02°05'16"	49.26'	S79°32'36"W
C113	1.73'	1352.00	00°04'24"	1.73'	S78°27'46"W
C114	48.05'	1704.00	01°36'56"	48.04'	S79°14'02"W
C115	90.57'	1704.00	03°02'43"	90.56'	S81°33'51"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C146	20.00'	1473.00	00°46'41"	20.00'	S89°33'50"W
C147	59.74'	1473.00	02°19'26"	59.74'	S88°00'47"W
C148	53.68'	1473.00	02°05'16"	53.67'	S85°48'25"W
C149	53.68'	1473.00	02°05'16"	53.67'	S83°43'09"W
C150	53.68'	1473.00	02°05'16"	53.67'	S81°37'53"W
C151	53.68'	1473.00	02°05'16"	53.67'	S79°32'36"W
C152	1.89'	1473.00	00°04'24"	1.89'	S78°27'46"W
C153	44.63'	1583.00	01°36'56"	44.63'	S79°14'02"W
C154	84.14'	1583.00	03°02'43"	84.13'	S81°33'51"W
C209	93.73'	1730.00	03°06'16"	93.72'	S79°58'42"W



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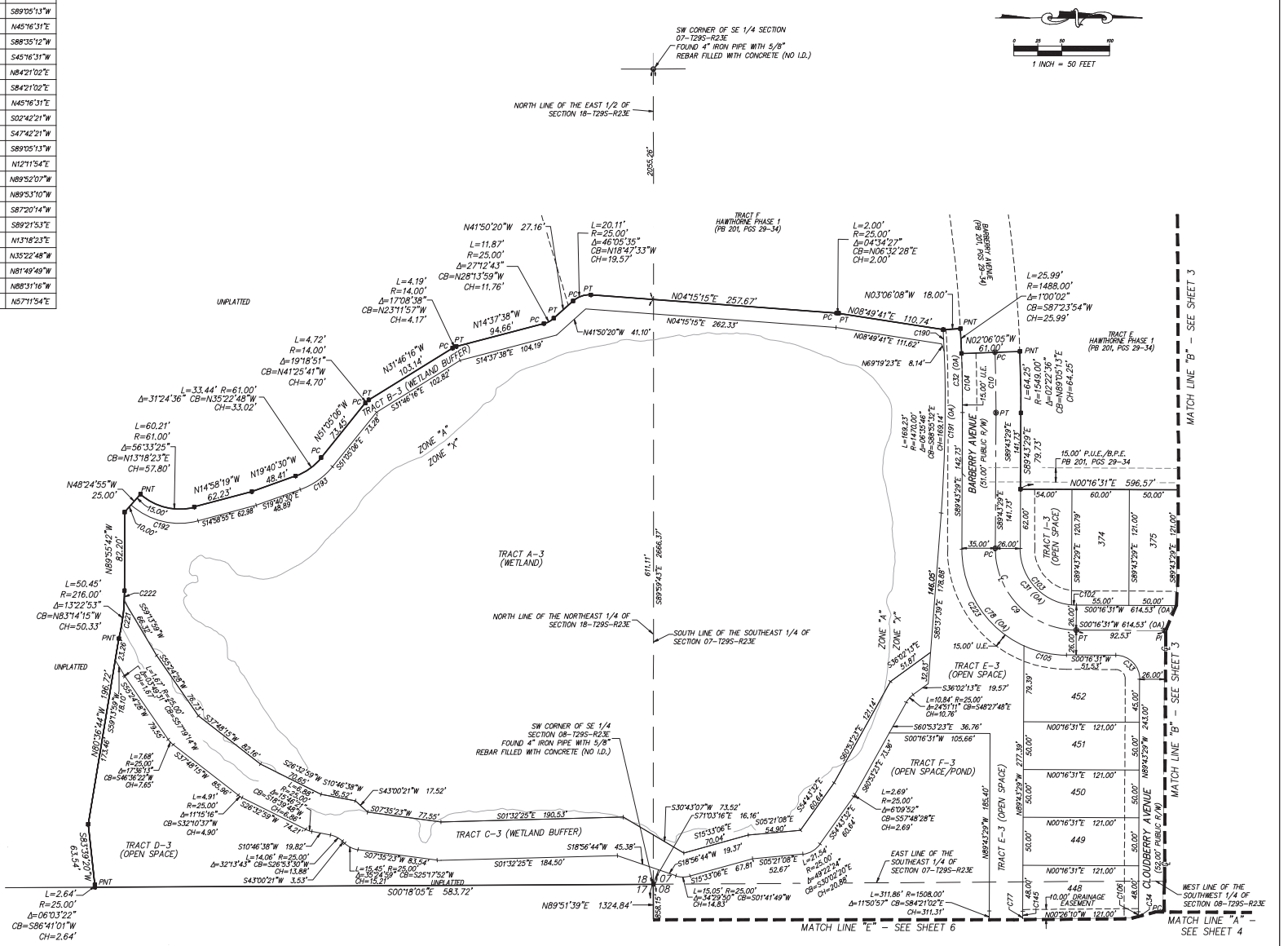
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 7 OF 9	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	133.52'	85.00	90°00'00"	120.21'	S45°16'31"E
C10	63.17'	1523.00	02°22'36"	63.17'	S89°05'13"W
C31	92.68'	59.00	90°00'00"	83.44'	N45°16'31"E
C32	87.71'	1488.00	03°22'38"	87.70'	S88°35'12"W
C33	39.27'	25.00	90°00'00"	35.36'	S45°16'31"W
C34	279.61'	1352.00	11°50'57"	279.10'	N84°21'02"E
C77	304.64'	1473.00	11°50'57"	304.08'	S84°21'02"E
C78	172.79'	110.00	90°00'00"	155.56'	N45°16'31"E
C102	5.01'	59.00	04°51'41"	5.00'	S02°42'21"W
C103	87.67'	59.00	85°08'19"	79.82'	S47°42'21"W
C104	61.72'	1488.00	02°22'36"	61.72'	S89°05'13"W
C105	45.78'	110.00	23°50'46"	45.45'	N12°11'54"E
C106	6.78'	1352.00	00°17'15"	6.78'	N89°52'07"W
C145	8.29'	1473.00	00°19'20"	8.29'	N89°53'10"W
C190	22.54'	1470.00	00°52'43"	22.54'	S87°20'14"W
C191	191.77'	1470.00	07°28'28"	191.63'	S89°21'53"E
C192	75.02'	75.98	56°34'36"	72.01'	N13°18'23"E
C193	41.66'	76.00	31°24'36"	41.14'	N35°22'48"W
C221	39.84'	216.00	10°34'01"	39.78'	N81°49'49"W
C222	10.61'	216.00	02°48'52"	10.61'	N88°31'16"W
C223	127.01'	110.00	66°09'14"	120.07'	N57°11'54"E



Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.848.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 3A-3B

SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 8 OF 9	PLAT BOOK:	PAGE:

LINE TABLE		
LINE	BEARING	LENGTH
L35	S50°14'22"W	6.74'
L36	S50°14'22"W	16.85'
L37	S50°14'22"W	17.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	80.11'	51.00'	90°00'00"	72.12'	S32°21'48"W
C4	80.11'	51.00'	90°00'00"	72.12'	S57°38'12"E
C17	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C18	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C19	120.95'	77.00'	90°00'00"	108.89'	S32°21'48"W
C20	120.95'	77.00'	90°00'00"	108.89'	S57°38'12"E
C21	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C46	39.27'	25.00'	90°00'00"	35.36'	N57°38'12"W
C47	39.27'	25.00'	90°00'00"	35.36'	S32°21'48"W
C48	39.27'	25.00'	90°00'00"	35.36'	S57°38'12"E
C49	39.27'	25.00'	90°00'00"	35.36'	N32°21'48"E
C80	20.23'	77.00'	15°03'17"	20.17'	S69°50'09"W
C81	21.83'	77.00'	16°14'34"	21.76'	S54°11'14"W
C82	45.80'	77.00'	34°04'57"	45.13'	S29°01'28"W
C83	33.09'	77.00'	24°37'12"	32.83'	S00°19'36"E
C84	10.99'	77.00'	08°10'41"	10.98'	S16°43'33"E
C85	25.46'	77.00'	18°56'45"	25.35'	S30°17'16"E
C86	42.44'	77.00'	31°34'43"	41.90'	S55°33'00"E
C87	11.24'	77.00'	08°22'02"	11.23'	S75°31'23"E
C88	30.82'	77.00'	22°55'49"	30.61'	N88°49'42"E

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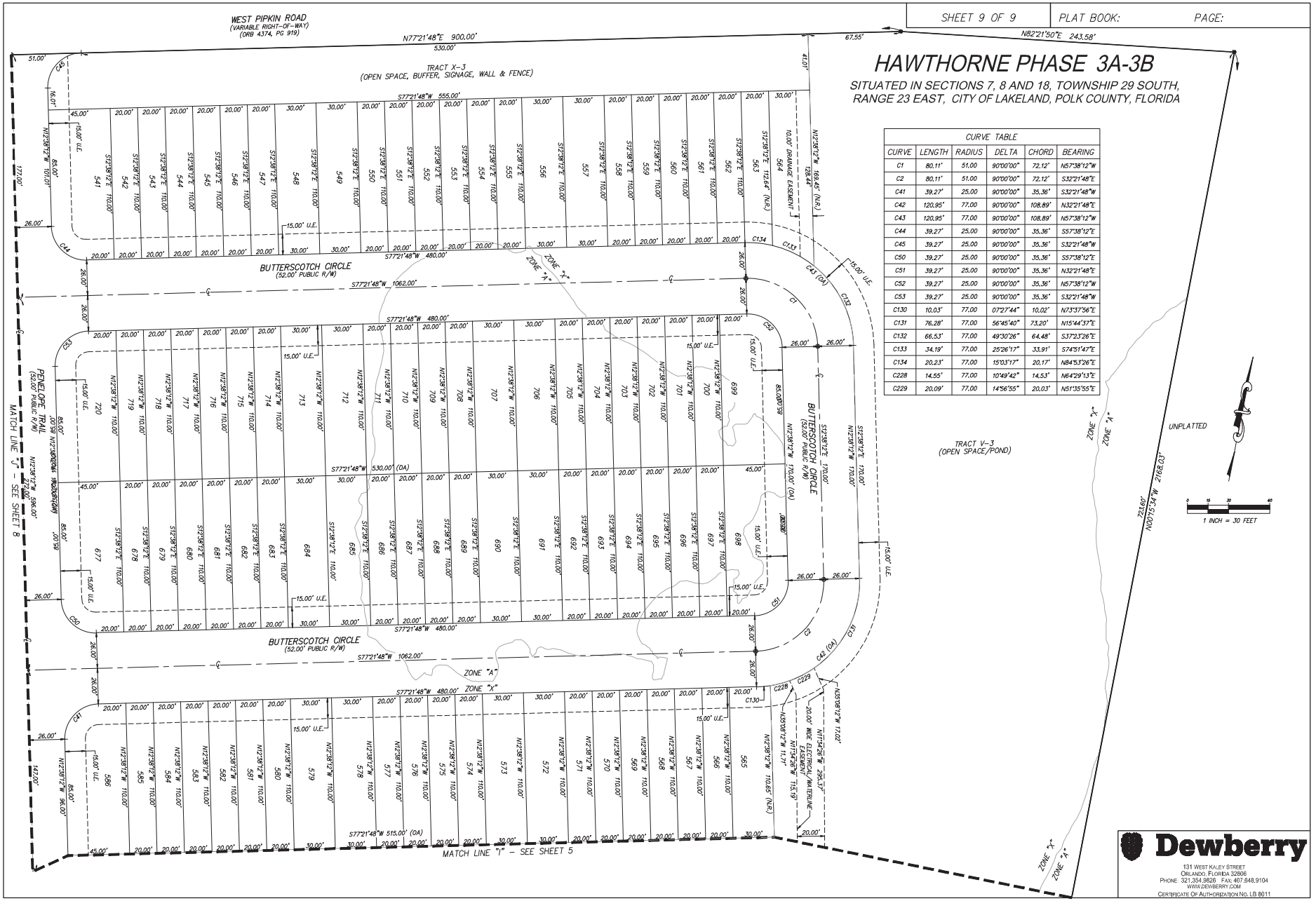
SHEET 9 OF 9
PLAT BOOK:
PAGE:
HAWTHORNE PHASE 3A-3B
SITUATED IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA
WEST PIPKIN ROAD
(VARIABLE RIGHT-OF-WAY)
(ORB 4374, PG 919)
N77°21'48"E 900.00'
530.00'
N82°21'50"E 243.58'
TRACT X-3
(OPEN SPACE, BUFFER, SIGNAGE, WALL & FENCE)
S77°21'48"W 555.00'
BUTTERSCOTCH CIRCLE
(52.00' PUBLIC R/W)
S77°21'48"W 1062.00'
S77°21'48"W 480.00'
S77°21'48"W 530.00' (OA)
PENELOPE TRAIL
(52.00' PUBLIC R/W)
TRACT V-3
(OPEN SPACE/POND)
ZONE "X"
ZONE "A"
UNPLATTED
MATCH LINE "J" - SEE SHEET 8
MATCH LINE "I" - SEE SHEET 5
1 INCH = 30 FEET
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING
C1 | 80.11' | 51.00 | 90°00'00" | 72.12' | N57°38'12"W
C2 | 80.11' | 51.00 | 90°00'00" | 72.12' | S32°21'48"E
C41 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C42 | 120.95' | 77.00 | 90°00'00" | 108.89' | N32°21'48"E
C43 | 120.95' | 77.00 | 90°00'00" | 108.89' | N57°38'12"W
C44 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C45 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C50 | 39.27' | 25.00 | 90°00'00" | 35.36' | S57°38'12"E
C51 | 39.27' | 25.00 | 90°00'00" | 35.36' | N32°21'48"E
C52 | 39.27' | 25.00 | 90°00'00" | 35.36' | N57°38'12"W
C53 | 39.27' | 25.00 | 90°00'00" | 35.36' | S32°21'48"W
C130 | 10.03' | 77.00 | 07°27'44" | 10.02' | N73°37'56"E
C131 | 76.28' | 77.00 | 56°45'40" | 73.20' | N15°44'37"E
C132 | 66.53' | 77.00 | 49°30'26" | 64.48' | S37°23'26"E
C133 | 34.19' | 77.00 | 25°26'17" | 33.91' | S74°51'47"E
C134 | 20.23' | 77.00 | 15°03'17" | 20.17' | N84°53'26"E
C228 | 14.55' | 77.00 | 10°49'42" | 14.53' | N64°29'13"E
C229 | 20.09' | 77.00 | 14°56'55" | 20.03' | N51°35'55"E
Dewberry
131 WEST KALEY STREET
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BILL OF SALE
[HAWTHORNE PHASE 2A – 2B UTILITIES AND ROADWAY IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in the City of Lakeland, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as "**SELLER**"), for and in consideration of the sum of Ten and No Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from the **CITY OF LAKELAND, FLORIDA**, a political subdivision of the State of Florida, whose address is 228 S. Massachusetts Avenue, Lakeland, Florida 33801 (hereinafter referred to as "**CITY**"), has granted, bargained, sold, transferred, conveyed and delivered to the CITY, its executors, administrators, successors and assigns forever, the following:

> All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), Tract W-2 (Lift Station), and "Public Utility Easements," as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit A**.
>
> All public roads, pavement, curbing and other physical improvements the rights-of-way designated as Freesia Drive, Basswood Street, Neem Court, Cucumber Street, Currant Street and Peachleaf Street (Public Rights-of-Way), as identified on the *DRAFT* plat known as *Hawthorne Phase 2A - 2B,* attached hereto as **Exhibit A**.

TO HAVE AND TO HOLD the same unto the CITY, its executors, administrators, successors and assigns forever. The CITY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the CITY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO BILL OF SALE
[HAWTHORNE PHASE 2A - 2B UTILITIES AND ROADWAY IMPROVEMENTS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 11 day of July 2024.

WITNESS

Print Name: Kolton Benson
Address: 1064 Greenwood BLVD
Suite 200 LMFL 32746

Print Name: Alex Madison
Address: 1064 Greenwood BLVD
Suite 200. Lake Mary FL 32746

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government

By: Shelley Kaercher
Print Name: Shelley Kaercher
Its: Chairman

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [__] online notarization, this 10th day of July, 2024, by Shelley Kaercher, as Chairman of the Hawthorne Mill North Community Development District, on behalf of the District, who [✓] is personally known to me or [___] has produced _____ as identification.

[Affix Seal Here]

Notary Public State of Florida
Robin A. Bronson
My Commission HH 484451
Expires 2/15/2028

NOTARY PUBLIC - STATE OF FLORIDA
Print Name: RBronson
My Commission Expires: 2.15.2028
Commission Number: HH 484451

EXHIBIT A

DRAFT Hawthorne Phase 2A - 2B Plat

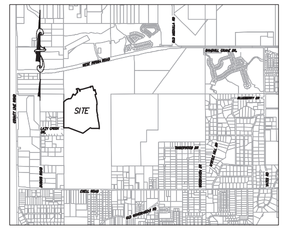
HAWTHORNE PHASE 2A-2B

PLAT BOOK: PAGE:

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH BOUNDARY OF THE EAST ONE HALF (E 1/2) OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R).
5. THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED WITHIN THE BICYCLE/PEDESTRIAN EASEMENTS (B.P.E.) OVER ANY LOTS AND TRACTS AS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAKELAND AND SHALL BE MAINTAINED BY THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT. NOTHING HEREIN SHALL OPERATE OR BE CONSTRUED TO CREATE AN OBLIGATION UPON THE CITY OF LAKELAND TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN THE B.P.E. OR UPON THE BICYCLE AND PEDESTRIAN IMPROVEMENTS LOCATED THEREIN.
6. TRACTS C–2, E–2, G–2, M–2, O–2, P–2, Q–2 AND X–2 (OPEN SPACE) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
7. TRACT: D–2 (OPEN SPACE/RECREATION) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
8. TRACTS: F–2, N–2, AND V–2, (OPEN SPACE / PONDS) ARE SUBJECT TO A BICYCLE/PEDESTRIAN EASEMENT (B.P.E.).
9. WETLANDS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
10. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
11. FINAL CONVEYANCE OF ANY ROADWAY AND UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF LAKELAND'S BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
12. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT 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, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
13. ANY TRACTS DEDICATED AND/OR CONVEYED TO THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
14. THERE IS A 15.00 FOOT UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES (UNLESS OTHERWISE DEPICTED). THESE EASEMENTS WILL BE DEDICATE TO THE PUBLIC AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
15. LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
16. FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE CITY OWNS IN FEE SIMPLE, THE CITY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE CITY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
17. MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT.
18. THIS PLAT IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11449, PAGE 1361, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
19. THE DEVELOPMENT IS SUBJECT TO PUD ORDINANCE 4832, MODIFIED THROUGH ORDINANCE 5755 AS AMENDED, A DEVELOPMENT AGREEMENT WITH THE CITY COMMISSION RECORDED IN BOOK 12152 PAGES 1408–1422 AND A TRANSIT FUNDING AGREEMENT WITH THE LAKELAND AREA MASS TRANSIT DISTRICT RECORDED IN BOOK 12390 PAGES 1961–1965.
20. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0460G, POLK COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 22, 2016. THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A" AND "X" AND PARTIALLY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA.
21. THE FLOODPLAN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
22. FUNDING AGREEMENT FOR TRANSIT SERVICES WITH LAKELAND AREA MASS TRANSIT DISTRICT, RECORDED BY THE POLK COUNTY CLERK OF COURTS IN OFFICIAL RECORDS BOOK 12390, PAGES 1961–1965.



VICINITY MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

LB	LICENSED BUSINESS
NO.	NUMBER
N.R	NON–RADIAL
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON–TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
OA	OVERALL
P.D.E.	PRIVATE DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.P.E.	BICYCLE/PEDESTRIAN EASEMENT
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
PLS	PROFESSIONAL LICENSED SURVEYOR
(M)	MEASURED DISTANCE
CDD	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
HOA	HAWTHORNE HOMEOWNERS ASSOCIATION, INC.
⊡	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM LB 8011)
⊗	SET NAIL & DISK (PCP LB 8011)
◉	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED

TRACT SUMMARY

TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A–2	0.14	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION, INC.	2A
B–2	0.04	OPEN SPACE	OPEN SPACE, SIGNAGE, WALL & FENCE	HOA	HOME OWNERS ASSOCIATION	2A
C–2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
D–2	1.38	OPEN SPACE	RECREATION	HOA	HOME OWNERS ASSOCIATION	2A
E–2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
F–2	15.18	OPEN SPACE	POND N–30	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
G–2	0.18	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A
H–2	0.30	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
I–2	3.79	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2A
K–2	6.35	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
L–2	2.10	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
M–2	0.58	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
N–2	5.05	OPEN SPACE	POND N–32	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
O–2	0.06	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
P–2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Q–2	0.11	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
R–2	0.45	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
S–2	0.12	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
T–2	1.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
U–2	6.09	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
V–2	5.28	OPEN SPACE	POND N–31	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
W–2	0.12	LIFT STATION	LIFT STATION	CITY	CITY OF LAKELAND	2B
X–2	0.71	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2B
Y–2	0.63	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
Z–2	2.52	WETLAND	WETLAND	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
AA–2	0.44	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	2B
BB–2	0.08	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	2A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN S00°14'25"E ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, A DISTANCE OF 434.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF SECTION 18, RUN N52°20'21"E, A DISTANCE OF 185.94 FEET; THENCE N55°25'17"E, A DISTANCE OF 61.81 FEET; THENCE N70°24'53"E, A DISTANCE OF 84.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°06'22", A CHORD BEARING OF N79°28'04"E AND A CHORD DISTANCE OF 7.87 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.90 FEET TO THE POINT OF TANGENCY; THENCE N88°31'15"E, A DISTANCE OF 118.59 FEET; THENCE N30°52'29"E, A DISTANCE OF 102.67 FEET; THENCE N39°19'01"E, A DISTANCE OF 60.18 FEET; THENCE N04°32'42"E, A DISTANCE OF 67.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°18'45", A CHORD BEARING OF N24°12'05"E AND A CHORD DISTANCE OF 16.82 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.15 FEET TO THE POINT OF TANGENCY; THENCE N43°51'27"E, A DISTANCE OF 30.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'10", A CHORD BEARING OF N89°39'02"E AND A CHORD DISTANCE OF 35.84 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO THE POINT OF TANGENCY; THENCE S44°33'23"E, A DISTANCE OF 71.64 FEET; THENCE S87°38'42"E, A DISTANCE OF 36.68 FEET; THENCE N27°44'34"E, A DISTANCE OF 57.54 FEET; THENCE N38°38'28"E, A DISTANCE OF 52.64 FEET; THENCE N51°03'13"E, A DISTANCE OF 55.45 FEET; THENCE N43°38'55"E, A DISTANCE OF 35.79 FEET; THENCE N16°41'19"W, A DISTANCE OF 47.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°48'24", A CHORD BEARING OF N03°17'07"W AND A CHORD DISTANCE OF 11.59 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.70 FEET TO THE POINT OF TANGENCY; THENCE N10°07'05"E, A DISTANCE OF 59.95 FEET; THENCE N44°35'08"W, A DISTANCE OF 74.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 126°48'55", A CHORD BEARING OF N18°49'19"E AND A CHORD DISTANCE OF 44.71 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.33 FEET TO THE POINT OF TANGENCY; THENCE N82°13'47"E, A DISTANCE OF 75.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°21'21", A CHORD BEARING OF S73°05'33"E AND A CHORD DISTANCE OF 20.88 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.54 FEET TO THE POINT OF TANGENCY; THENCE S48°24'52"E, A DISTANCE OF 60.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°25'10", A CHORD BEARING OF S35°42'17"E AND A CHORD DISTANCE OF 11.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.09 FEET TO THE POINT OF TANGENCY; THENCE S22°59'42"E, A DISTANCE OF 67.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°27'04", A CHORD BEARING OF S06°46'10"E AND A CHORD DISTANCE OF 13.97 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.16 FEET TO THE POINT OF TANGENCY; THENCE N77°21'48"E, A DISTANCE OF 16.68 FEET; THENCE N12°38'12"W, A DISTANCE OF 83.08 FEET; THENCE N75°27'15"E, A DISTANCE OF 182.38 FEET; THENCE N77°21'48"E, A DISTANCE OF 373.69 FEET; THENCE N80°42'50"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1704.00 FEET, A CENTRAL ANGLE OF 01°03'47", A CHORD BEARING OF N08°45'16"W AND A CHORD DISTANCE OF 31.62 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.62 FEET TO THE END OF SAID CURVE; THENCE N81°46'37"E, A DISTANCE OF 136.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 08°41'07", A CHORD BEARING OF S12°33'56"E AND A CHORD DISTANCE OF 237.46 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 237.69 FEET TO THE END OF SAID CURVE; THENCE N73°05'31"E, A DISTANCE OF 80.00 FEET; TO A POINT ON A NON–TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 01°42'02", A CHORD BEARING OF S17°45'30"E AND A CHORD DISTANCE OF 44.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.16 FEET TO THE END OF SAID CURVE; THENCE S18°36'31"E, A DISTANCE OF 211.16 FEET; THENCE S71°23'29"W, A DISTANCE OF 80.00 FEET; THENCE S18°36'31"E, A DISTANCE OF 92.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 18°40'50", A CHORD BEARING OF S09°16'07"E AND A CHORD DISTANCE OF 483.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 485.14 FEET TO THE POINT OF TANGENCY; THENCE S00°04'18"W, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1568.00 FEET, A CENTRAL ANGLE OF 11°14'57", A CHORD BEARING OF S05°33'10"E AND A CHORD DISTANCE OF 307.36 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 307.85 FEET TO THE POINT OF TANGENCY; THENCE S11°10'39"E, A DISTANCE OF 303.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1488.00 FEET, A CENTRAL ANGLE OF 16°41'42", A CHORD BEARING OF S02°49'47"E AND A CHORD DISTANCE OF 432.05 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.58 FEET TO THE POINT OF TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 403.12 FEET; THENCE N70°01'01"W, A DISTANCE OF 76.77 FEET; THENCE S54°34'30"W, A DISTANCE OF 506.41 FEET; THENCE N69°38'59"W, A DISTANCE OF 872.09 FEET; THENCE N90°00'00"W, A DISTANCE OF 270.47 FEET TO THE WEST LINE OF THE EAST 1/2 OF OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE RUN N00°14'25"W ALONG SAID WEST LINE OF SECTION 18, A DISTANCE OF 1455.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 91.28 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY SHEET
SHEET 3–8	DETAILS SHEET

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED HAWTHORNE PHASE 2A–2B, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

______________________ DATE ________

WILLIAM P. HINKLE, (PSM)
PROFESSIONAL SURVEYOR AND MAPPER, NO. 4633
DEWBERRY ENGINEERS, INC. (SEAL)
131 WEST KALEY STREET,
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

PLANNING AND ZONING APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED BY THE CITY OF LAKELAND PLANNING AND ZONING BOARD THIS _______ DAY OF _______________ , A.D. 2024.

BY: ______________________
CHAIRPERSON

CLERK OF COURT ACCEPTANCE

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ___________ , A.D. 2024.

BY: ______________________
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR CONSULTANT APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ______ DAY OF______________ ,A.D. 2024.

SIGNED: ______________________ DATE: ____________
JEFFREY P. AMMERMANN, PSM #7388
CHASTAIN SKILLMAN, INC. LB #262
(CITY SURVEYOR)

HAWTHORNE PHASE 2A–2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED HAWTHORNE PHASE 2A–2B FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL STREETS TO THE PERPETUAL USE OF THE PUBLIC.

FOR INDIVIDUAL TRACT DEDICATION PLEASE REFER TO THE "TRACT SUMMARY" TABLE DEPICTED ON THIS SHEET.

TRACTS SHOWN IN THE TRACT SUMMARY TABLE BEING OWNED AND MAINTAINED BY THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC ARE DEDICATED FOR THE PRIVATE USE OF THE HAWTHORNE HOMEOWNERS ASSOCIATION, INC., AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "ASSOCIATION"). THE ASSOCIATION HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

TRACT W–2 (LIFT STATION) IS HEREBY DEDICATED TO THE CITY FOR OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE LIFT STATION.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT ("CDD"), AND ITS CONTRACTORS, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON–EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS (E.G., ROAD BASE, PAVING, CURB, GUTTER, ETC.) OVER ALL PUBLIC RIGHTS–OF–WAY. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH IMPROVEMENTS AND TURN THEM OVER TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.

THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD"), ARE HEREBY DEDICATED NON–EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER, WATER, SEWER AND RECLAIM UTILITIES, AS WELL AS STREET LIGHT, LANDSCAPE, HARDSCAPE AND IRRIGATION IMPROVEMENTS, WITHIN ALL RIGHTS–OF–WAY, WITHIN TRACT W–2, AND WITHIN ALL UTILITIES EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH IMPROVEMENTS WITHIN SUCH AREAS; PROVIDED HOWEVER THAT IT IS ANTICIPATED THAT UPON COMPLETION, THE CDD WILL TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES TO THE CITY FOR OWNERSHIP AND OPERATION.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TOGETHER (TOGETHER, "CDD"), FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS. THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH DRAINAGE IMPROVEMENTS WITHIN SUCH AREAS.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE CITY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE CITY OF LAKELAND SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE CITY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON ______________________, A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: ______________________

TITLE: VICE PRESIDENT

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

______________________ ______________________
WITNESS (SIGNATURE) WITNESS (PRINTED)

"ACKNOWLEDGEMENT"

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ________DAY OF ________ _____, 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION AND ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ______________________ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

____
SIGNATURE OF NOTARY

____
NOTARY PRINTED NAME

______________________ ______________________
MY COMMISSION EXPIRES MY COMMISSION NO.

CITY MANAGER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF LAKELAND

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE CITY OF LAKELAND COMMISSION PURSUANT TO ORDINANCE NUMBER 3412 THIS _____ DAY OF ___________ , A.D. 2024.

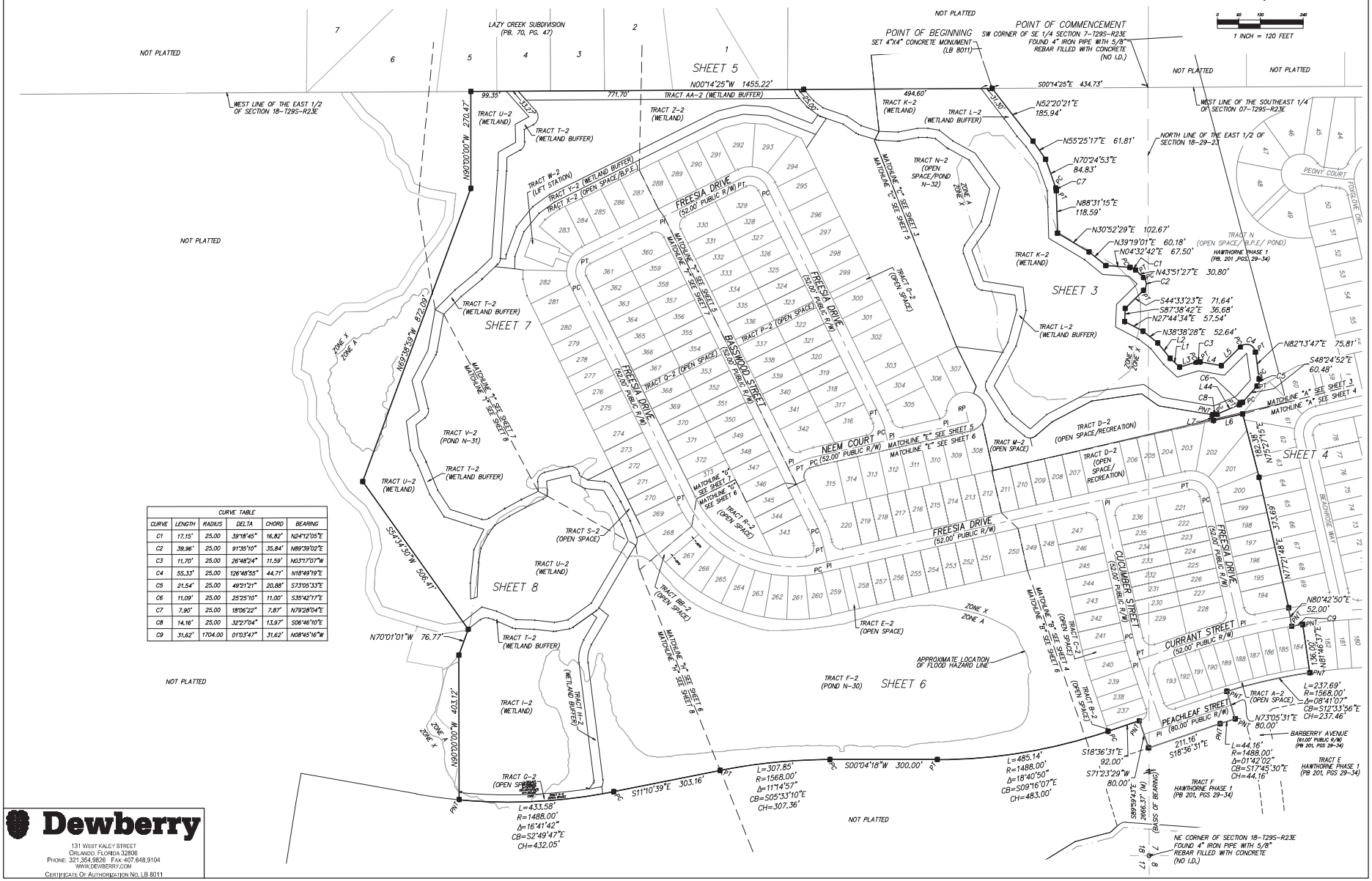
BY: ______________________
SHAWN SHERROUSE
CITY MANAGER

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 2 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	17.15'	25.00	39°18'45"	16.82'	N24°12'05"E
C2	39.96'	25.00	91°35'10"	35.84'	N89°39'02"E
C3	11.70'	25.00	26°48'24"	11.59'	N03°17'07"W
C4	55.33'	25.00	126°48'55"	44.71'	N18°49'19"E
C5	21.54'	25.00	49°21'21"	20.88'	S73°05'33"E
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C7	7.90'	25.00	18°06'22"	7.87'	N79°28'04"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C9	31.62'	1704.00	01°03'47"	31.62'	N08°45'16"W

Dewberry
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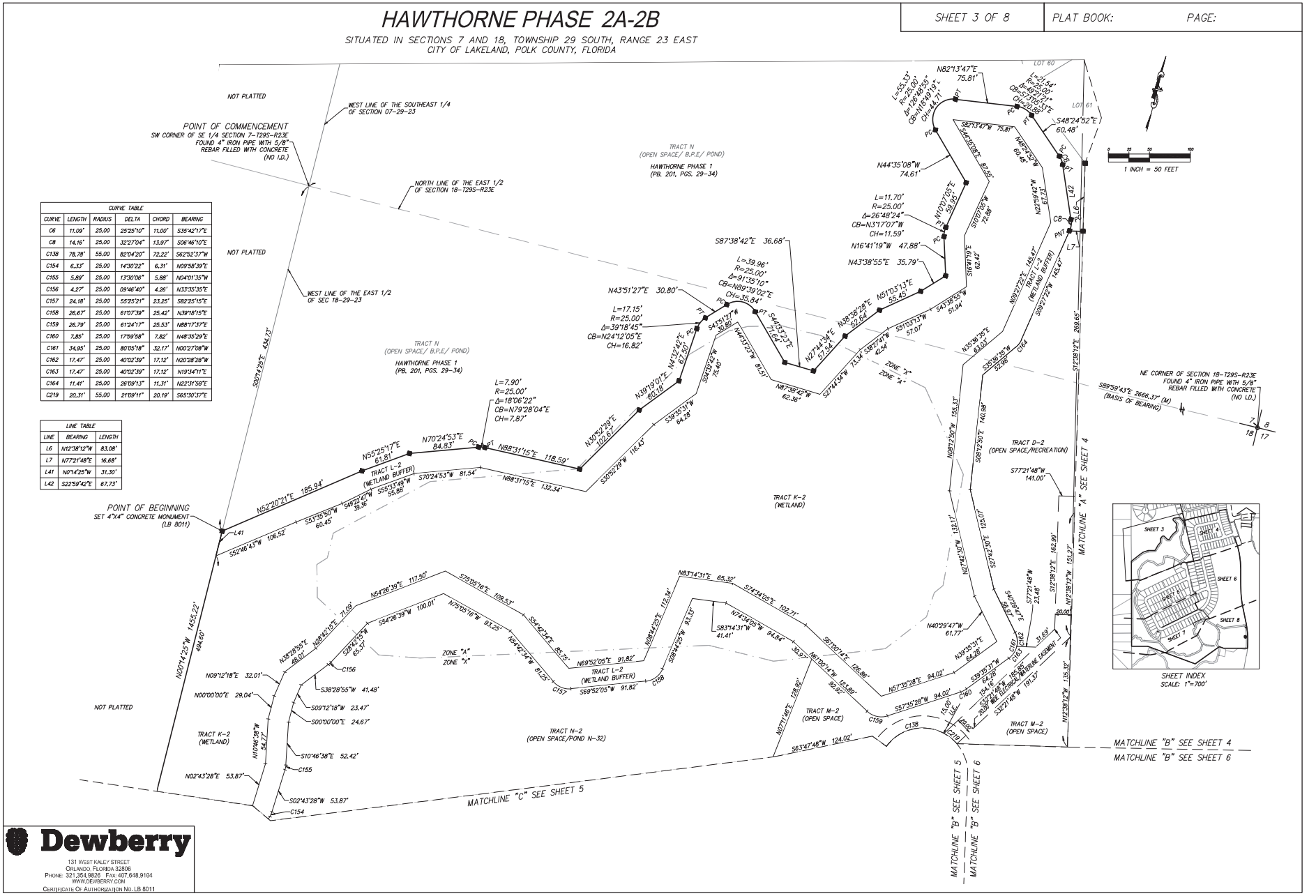
Certificate Of Authorization No. LB 8011

HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 3 OF 8	PLAT BOOK:	PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	11.09'	25.00	25°25'10"	11.00'	S35°42'17"E
C8	14.16'	25.00	32°27'04"	13.97'	S06°46'10"E
C138	78.78'	55.00	82°04'20"	72.22'	S62°52'37"W
C154	6.33'	25.00	14°30'22"	6.31'	N09°58'39"E
C155	5.89'	25.00	13°30'06"	5.88'	N04°01'35"W
C156	4.27'	25.00	09°46'40"	4.26'	N33°35'35"E
C157	24.18'	25.00	55°25'21"	23.25'	S82°25'15"E
C158	26.67'	25.00	61°07'39"	25.42'	N39°18'15"E
C159	26.79'	25.00	61°24'17"	25.53'	N88°17'37"E
C160	7.85'	25.00	17°59'58"	7.82'	N48°35'29"E
C161	34.95'	25.00	80°05'18"	32.17'	N00°27'08"W
C162	17.47'	25.00	40°02'39"	17.12'	N20°28'28"W
C163	17.47'	25.00	40°02'39"	17.12'	N19°34'11"E
C164	11.41'	25.00	26°09'13"	11.31'	N22°31'58"E
C219	20.31'	55.00	21°09'11"	20.19'	S65°30'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L6	N12°38'12"W	83.08'
L7	N77°21'48"E	16.68'
L41	N0°14'25"W	31.30'
L42	S22°59'42"E	67.73'

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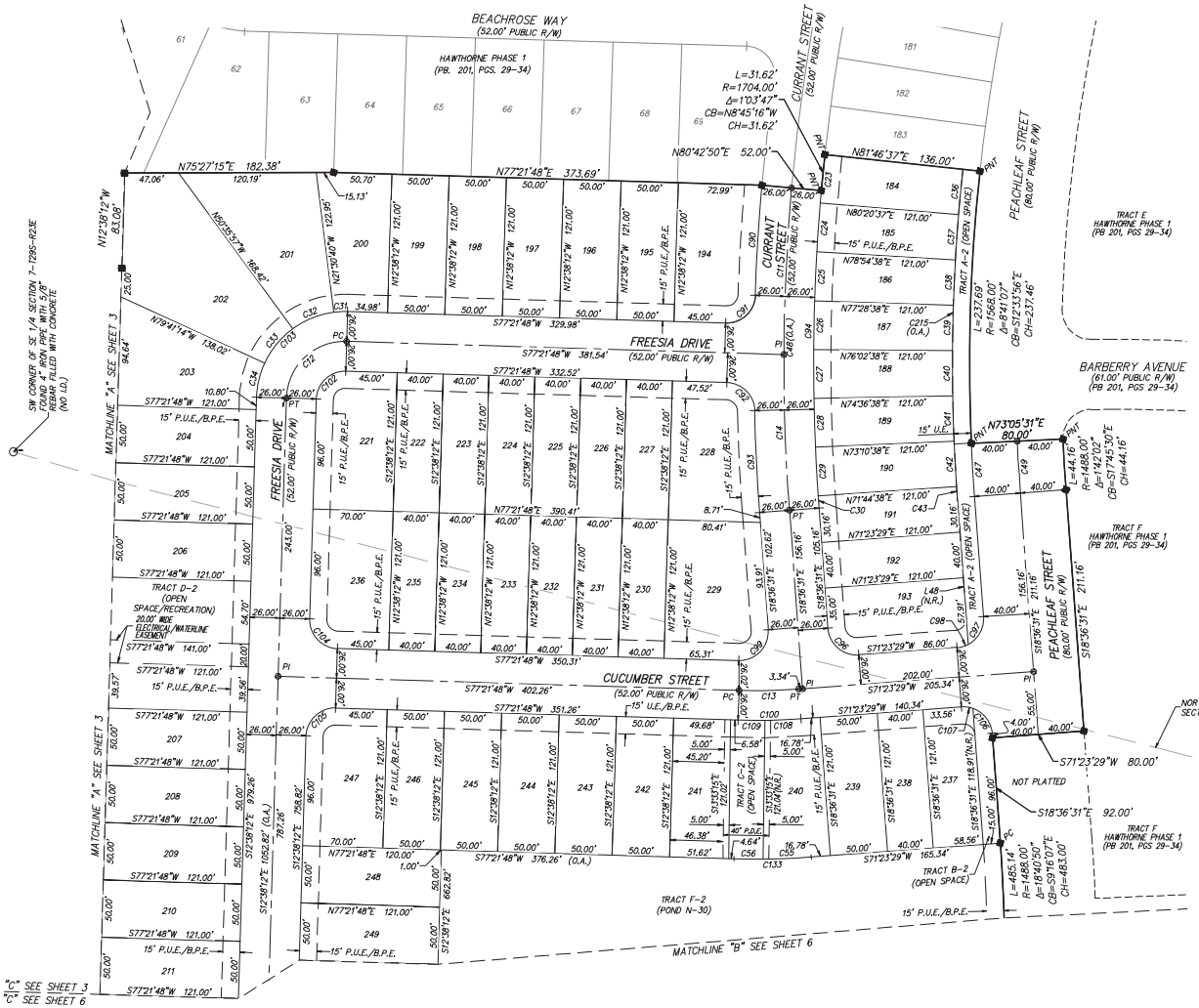
HAWTHORNE PHASE 2A-2B

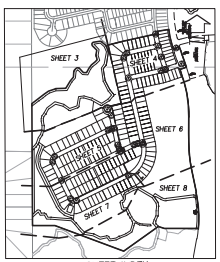
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 4 OF 8	PLAT BOOK:	PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C11	145.54'	1730.00	04°49'13"	145.50'	S11°41'46"E
C12	80.11'	51.00	90°00'00"	72.12'	S32°21'48"W
C13	52.12'	500.00	05°58'19"	52.09'	S74°22'38"W
C14	135.95'	1730.00	04°30'09"	135.91'	S16°21'27"E
C23	42.63'	1704.00	01°26'00"	42.63'	S08°56'23"E
C24	42.63'	1704.00	01°26'00"	42.63'	S10°22'23"E
C25	42.63'	1704.00	01°26'00"	42.63'	S11°48'22"E
C26	42.63'	1704.00	01°26'00"	42.63'	S13°14'22"E
C27	42.63'	1704.00	01°26'00"	42.63'	S14°40'22"E
C28	42.63'	1704.00	01°26'00"	42.63'	S16°06'22"E
C29	42.63'	1704.00	01°26'00"	42.63'	S17°32'22"E
C30	10.49'	1704.00	00°21'10"	10.49'	S18°25'57"E
C31	11.93'	77.00	08°52'27"	11.91'	S72°55'34"W
C32	39.09'	77.00	29°05'17"	38.67'	S53°56'42"W
C33	39.09'	77.00	29°05'17"	38.67'	S24°51'24"W
C34	30.84'	77.00	22°56'58"	30.64'	S01°09'43"E
C36	39.60'	1583.00	01°26'00"	39.60'	S08°56'23"E
C37	39.60'	1583.00	01°26'00"	39.60'	S10°22'23"E
C38	39.60'	1583.00	01°26'00"	39.60'	S11°48'22"E
C39	39.60'	1583.00	01°26'00"	39.60'	S13°14'22"E
C40	39.60'	1583.00	01°26'00"	39.60'	S14°40'22"E
C41	39.60'	1583.00	01°26'00"	39.60'	S16°06'22"E
C42	39.60'	1583.00	01°26'00"	39.60'	S17°32'22"E
C43	9.74'	1583.00	00°21'10"	9.74'	S18°25'57"E
C47	46.54'	1568.00	01°42'02"	46.54'	S17°45'30"E
C48	281.49'	1730.00	09°19'22"	281.18'	S13°56'51"E
C49	45.35'	1528.00	01°42'02"	45.35'	S17°45'30"E
C55	42.08'	647.00	03°43'34"	42.07'	S73°15'16"W
C56	25.36'	647.00	02°14'45"	25.36'	S76°14'25"W
C90	96.15'	1756.00	03°08'14"	96.14'	S10°51'17"E
C91	39.18'	25.00	89°47'12"	35.29'	N32°28'12"E
C92	37.93'	25.00	86°55'50"	34.40'	N59°10'17"W
C93	88.96'	1756.00	02°54'09"	88.95'	S17°09'27"E
C94	308.88'	1704.00	10°23'09"	308.45'	S13°24'57"E
C95	39.27'	25.00	90°00'00"	35.36'	N26°23'29"E
C96	39.27'	25.00	90°00'00"	35.36'	S63°36'31"E
C97	28.98'	25.00	66°25'19"	27.39'	N14°36'08"E
C98	10.29'	25.00	23°34'41"	10.22'	N59°36'08"E
C99	41.88'	25.00	95°58'19"	37.15'	N29°22'38"E
C100	54.83'	526.00	05°58'19"	54.80'	N74°22'38"E
C101	39.27'	25.00	90°00'00"	35.36'	N63°36'31"W
C102	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C103	120.95'	77.00	90°00'00"	108.89'	S32°21'48"W
C104	39.27'	25.00	90°00'00"	35.36'	S57°38'12"E
C105	39.27'	25.00	90°00'00"	35.36'	S32°21'48"W
C106	28.98'	25.00	66°25'19"	27.39'	N51°49'11"W
C107	10.29'	25.00	23°34'41"	10.22'	S83°10'49"W
C108	31.40'	526.00	03°25'14"	31.40'	N73°06'05"E
C109	23.42'	526.00	02°33'05"	23.42'	N76°05'15"E
C111	284.22'	1568.00	10°23'09"	283.84'	S13°24'57"E
C133	67.44'	647.00	05°58'19"	67.41'	N74°22'38"E
C215	286.94'	1583.00	10°23'09"	286.55'	S13°24'57"E

LINE TABLE		
LINE	BEARING	LENGTH
L48	S18°36'31"E	128.07'





SHEET INDEX
SCALE: 1"=700'

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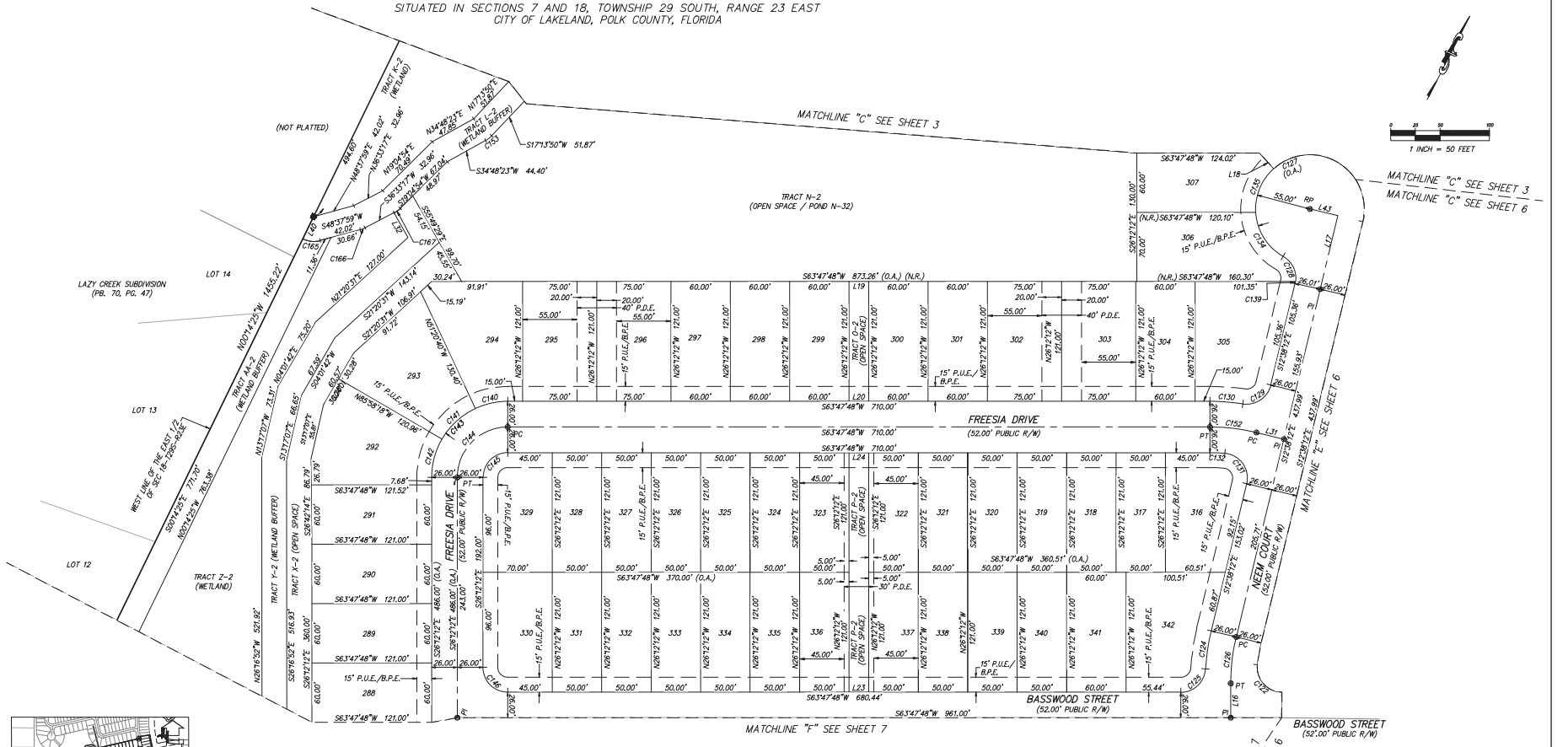
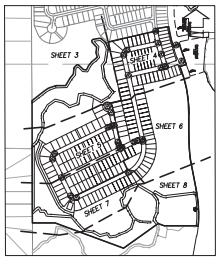
HAWTHORNE PHASE 2A-2B

SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 5 OF 8	PLAT BOOK:	PAGE:





SHEET INDEX
SCALE: 1"=700'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S26°12'12"E	34.81'
L17	N12°38'12"W	76.35'
L18	N68°09'33"W	21.25'
L19	S63°47'48"W	20.00'
L20	S63°47'48"W	20.00'
L23	N63°47'48"E	20.00'
L24	N63°47'48"E	20.00'
L31	N77°21'48"E	28.64'
L32	N55°49'29"W	28.66'
L40	N00°14'25"W	25.00'
L43	N77°21'48"E	29.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C124	38.93'	226.00	09°52'09"	38.88'	S17°34'17"E
C125	37.66'	25.00	86°18'10"	34.20'	N20°38'43"E
C126	47.36'	200.00	13°34'00"	47.25'	S19°25'12"E
C127	243.86'	55.00	254°02'17"	87.83'	S40°20'39"W
C128	32.31'	25.00	74°02'17"	30.10'	N49°39'21"W
C129	37.04'	25.00	84°53'22"	33.74'	N29°48'29"E
C130	33.35'	226.00	08°27'22"	33.32'	S68°01'29"W
C131	43.04'	25.00	98°37'49"	37.92'	N61°57'07"W
C132	14.99'	174.00	04°56'11"	14.99'	S66°15'53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C134	54.75'	55.00	57°02'02"	52.52'	S58°09'28"E
C135	49.42'	55.00	51°28'54"	47.77'	S03°54'00"E
C139	2.22'	25.00	05°04'52"	2.22'	N15°10'38"W
C140	33.79'	77.00	25°08'28"	33.52'	S51°13'34"W
C141	46.54'	77.00	34°37'38"	45.83'	S21°20'31"W
C142	40.63'	77.00	30°13'54"	40.16'	S11°05'15"E
C143	120.95'	77.00	90°00'00"	108.89'	S18°47'48"W
C144	80.11'	51.00	90°00'00"	72.12'	S18°47'48"W
C145	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C146	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C152	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C153	7.67'	25.00	17°34'33"	7.64'	N26°01'07"E
C165	17.94'	25.00	41°07'13"	17.56'	N69°11'36"E
C166	5.27'	25.00	12°04'43"	5.26'	N42°35'38"E
C167	7.62'	25.00	17°28'23"	7.59'	N27°49'05"E

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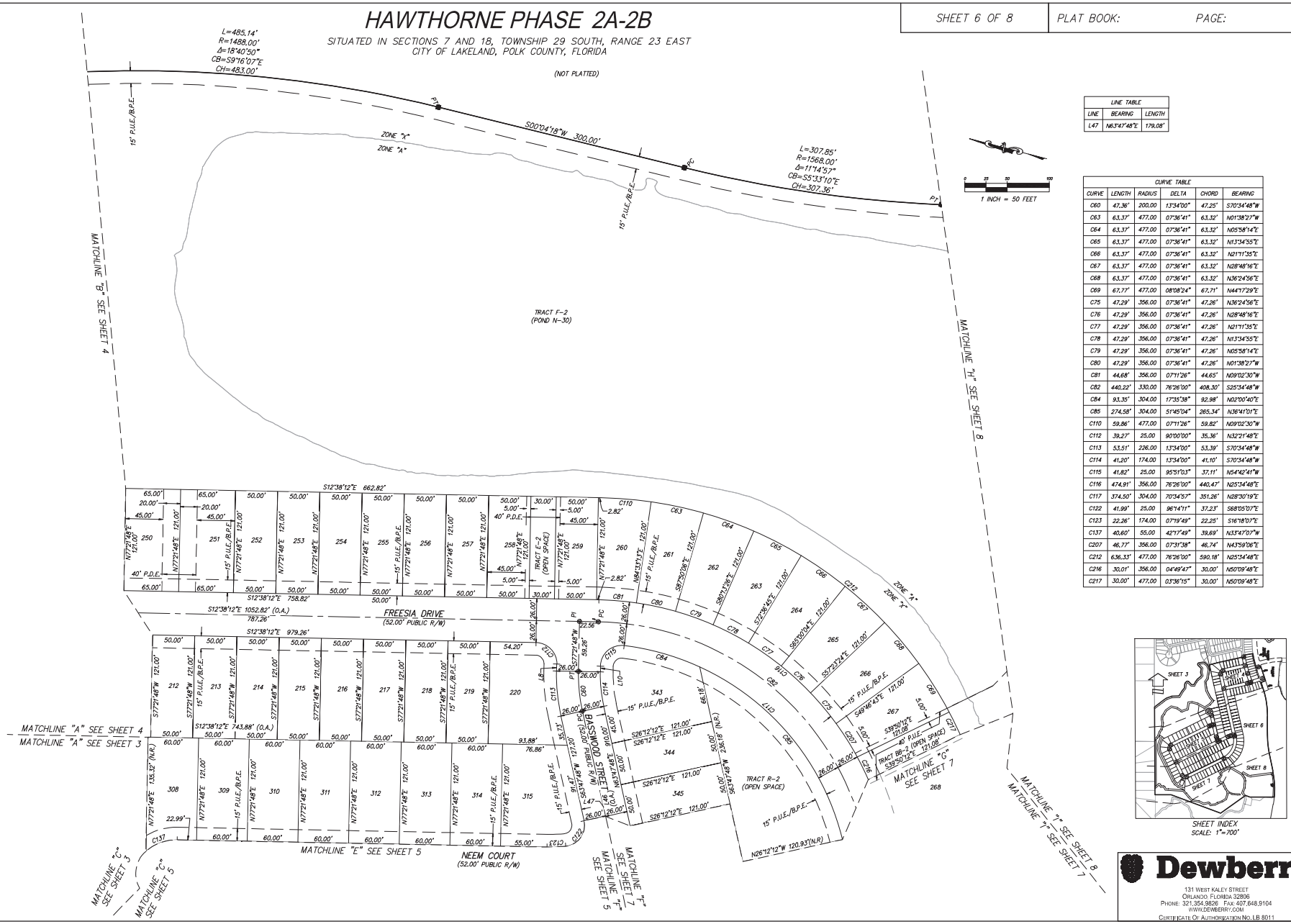
SITUATED IN SECTIONS 7 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST
CITY OF LAKELAND, POLK COUNTY, FLORIDA

SHEET 6 OF 8	PLAT BOOK:	PAGE:



LINE TABLE		
LINE	BEARING	LENGTH
L47	N63°47'48"E	179.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C60	47.36'	200.00	13°34'00"	47.25'	S70°34'48"W
C63	63.37'	477.00	07°36'41"	63.32'	N01°38'27"W
C64	63.37'	477.00	07°36'41"	63.32'	N05°58'14"E
C65	63.37'	477.00	07°36'41"	63.32'	N13°34'55"E
C66	63.37'	477.00	07°36'41"	63.32'	N21°11'35"E
C67	63.37'	477.00	07°36'41"	63.32'	N28°48'16"E
C68	63.37'	477.00	07°36'41"	63.32'	N36°24'56"E
C69	67.77'	477.00	08°08'24"	67.71'	N44°17'29"E
C75	47.29'	356.00	07°36'41"	47.26'	N36°24'56"E
C76	47.29'	356.00	07°36'41"	47.26'	N28°48'16"E
C77	47.29'	356.00	07°36'41"	47.26'	N21°11'35"E
C78	47.29'	356.00	07°36'41"	47.26'	N13°34'55"E
C79	47.29'	356.00	07°36'41"	47.26'	N05°58'14"E
C80	47.29'	356.00	07°36'41"	47.26'	N01°38'27"W
C81	44.68'	356.00	07°11'26"	44.65'	N09°02'30"W
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"W
C84	93.35'	304.00	17°35'38"	92.98'	N02°00'40"E
C85	274.58'	304.00	51°45'04"	265.34'	N36°41'01"E
C110	59.86'	477.00	07°11'26"	59.82'	N09°02'30"W
C112	39.27'	25.00	90°00'00"	35.36'	N32°21'48"E
C113	53.51'	226.00	13°34'00"	53.39'	S70°34'48"W
C114	41.20'	174.00	13°34'00"	41.10'	S70°34'48"W
C115	41.82'	25.00	95°51'03"	37.11'	N54°42'41"W
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C117	374.50'	304.00	70°34'57"	351.26'	N28°30'19"E
C122	41.99'	25.00	96°14'11"	37.23'	S68°05'07"E
C123	22.26'	174.00	07°19'49"	22.25'	S16°18'07"E
C137	40.60'	55.00	42°17'49"	39.69'	N33°47'07"W
C207	46.77'	356.00	07°31'38"	46.74'	N43°59'06"E
C212	636.33'	477.00	76°26'00"	590.18'	N25°34'48"E
C216	30.01'	356.00	04°49'47"	30.00'	N50°09'48"E
C217	30.00'	477.00	03°36'15"	30.00'	N50°09'48"E

SHEET INDEX
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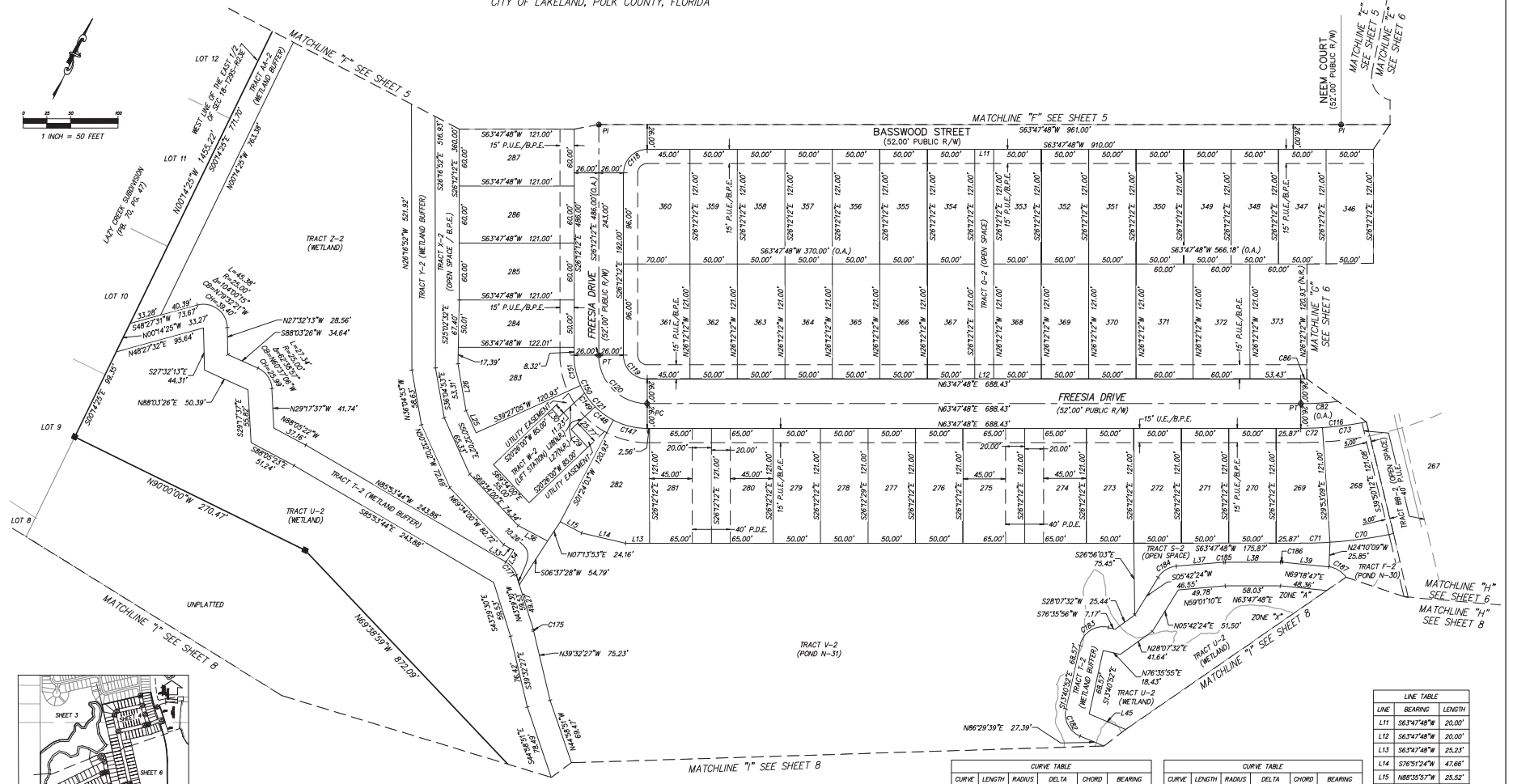
SHEET 7 OF 8	PLAT BOOK:	PAGE:



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	67.84'	477.00	08°08'56"	67.78'	N56°02'23"E
C71	30.66'	477.00	03°40'57"	30.65'	N61°57'20"E
C72	22.88'	356.00	03°40'57"	22.88'	N61°57'20"E
C73	46.82'	356.00	07°32'10"	46.79'	N56°20'46"E
C82	440.22'	330.00	76°26'00"	408.30'	S25°34'48"E
C86	6.57'	304.00	01°14'15"	6.57'	N63°10'40"E
C116	474.91'	356.00	76°26'00"	440.47'	N25°34'48"E
C118	39.27'	25.00	90°00'00"	35.36'	S18°47'48"W
C119	39.27'	25.00	90°00'00"	35.36'	S71°12'12"E
C120	80.11'	51.00	90°00'00"	72.12'	S71°12'12"E
C121	120.95'	77.00	90°00'00"	108.89'	S71°12'12"E
C147	37.10'	77.00	27°36'15"	36.74'	N77°35'55"E
C148	23.91'	77.00	17°47'35"	23.82'	S79°42'10"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C149	18.13'	77.00	13°29'13"	18.08'	S64°03'46"E
C150	9.10'	77.00	06°46'15"	9.09'	S53°56'02"E
C151	32.72'	77.00	24°20'43"	32.47'	S38°22'33"E
C171	18.50'	25.00	42°24'14"	18.08'	N64°41'37"W
C172	45.38'	25.00	104°00'15"	39.40'	N79°32'21"W
C173	27.34'	25.00	62°38'57"	25.99'	N60°37'06"W
C175	1.72'	25.00	03°57'03"	1.72'	N41°30'58"W
C182	34.83'	25.00	79°49'29"	32.08'	S53°35'37"E
C183	39.39'	25.00	90°16'48"	35.44'	S31°27'32"W
C184	23.26'	25.00	53°18'45"	22.43'	S32°21'47"W
C185	2.08'	25.00	04°46'39"	2.08'	S61°24'29"W
C186	2.41'	25.00	05°30'58"	2.41'	S66°33'17"W
C187	21.65'	25.00	49°36'34"	20.98'	N84°14'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L11	S63°47'48"W	20.00'
L12	S63°47'48"W	20.00'
L13	S63°47'48"W	25.23'
L14	S76°51'24"W	47.66'
L15	N88°35'57"W	25.52'
L25	S50°32'55"E	25.52'
L26	S36°00'16"E	50.00'
L27	S20°26'00"W	35.02' (N.R.)
L28	S20°26'00"W	36.75' (N.R.)
L29	S69°34'00"E	25.77'
L30	N69°34'00"W	11.23'
L33	N88°35'57"W	11.66'
L34	N6°37'28"E	15.03'
L36	S88°35'57"E	34.86'
L37	S59°01'09"W	49.78'
L38	S63°47'48"W	58.03'
L39	S69°18'46"W	49.07'
L45	S86°29'38"W	41.90'

HAWTHORNE PHASE 2A-2B

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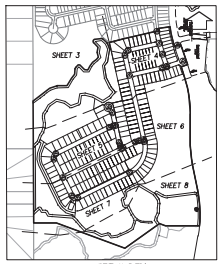
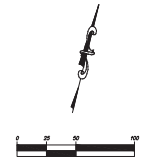
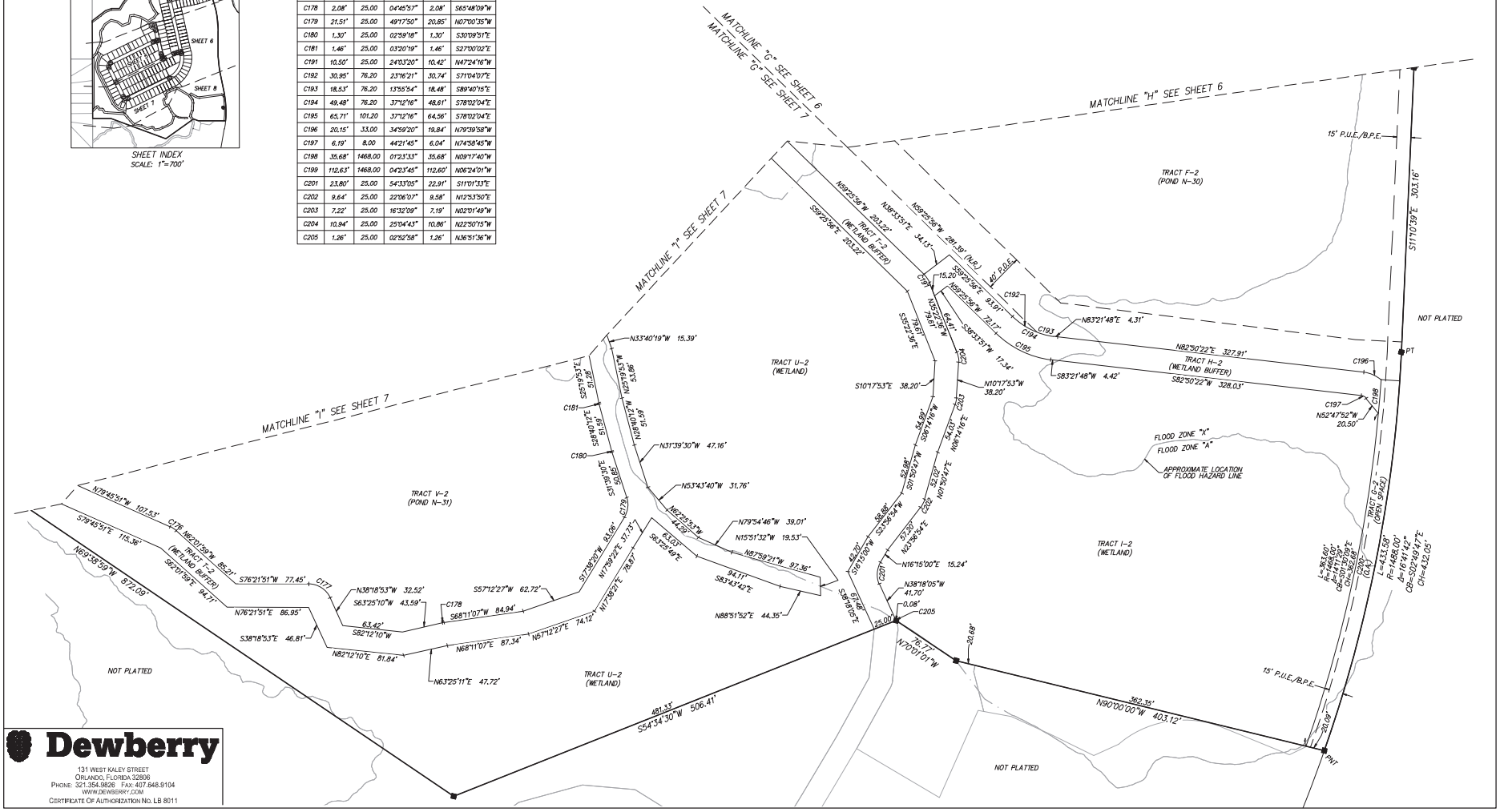
SHEET 8 OF 8	PLAT BOOK:	PAGE:



SHEET INDEX
SCALE: 1"=700'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C176	7.74'	25.00	17°43'52"	7.71'	N70°53'55"W
C177	28.50'	25.00	65°19'16"	26.98'	N70°58'31"W
C178	2.08'	25.00	04°45'57"	2.08'	S65°48'09"W
C179	21.51'	25.00	49°17'50"	20.85'	N07°00'35"W
C180	1.30'	25.00	02°59'18"	1.30'	S30°09'51"E
C181	1.46'	25.00	03°20'19"	1.46'	S27°00'02"E
C191	10.50'	25.00	24°03'20"	10.42'	N47°24'16"W
C192	30.95'	76.20	23°16'21"	30.74'	S71°04'07"E
C193	18.53'	76.20	13°55'54"	18.48'	S89°40'15"E
C194	49.48'	76.20	37°12'16"	48.61'	S78°02'04"E
C195	65.71'	101.20	37°12'16"	64.56'	S78°02'04"E
C196	20.15'	33.00	34°59'20"	19.84'	N79°39'58"W
C197	6.19'	8.00	44°21'45"	6.04'	N74°58'45"W
C198	35.68'	1468.00	01°23'33"	35.68'	N09°17'40"W
C199	112.63'	1468.00	04°23'45"	112.60'	N06°24'01"W
C201	23.80'	25.00	54°33'05"	22.91'	S11°01'33"E
C202	9.64'	25.00	22°06'07"	9.58'	N12°53'50"E
C203	7.22'	25.00	16°32'09"	7.19'	N02°01'49"W
C204	10.94'	25.00	25°04'43"	10.86'	N22°50'15"W
C205	1.26'	25.00	02°52'58"	1.26'	N36°51'36"W





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HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS D

Revised 01/2025
ADA Compliant

POLK COUNTY PROPERTY APPRAISER

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the Hawthorne Mill North CDD hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," **will be protected as follows**:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025,** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: Hawthorne Mill North CDD

Signature:

Print: Andrew Kantarzhi

Title: District Manager

Date: 1/13/2025

Please email the signed agreement to pataxroll@polk-county.net.

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS E

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Hawthorne Mill North Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.

2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Hawthorne Mill North Community Development District.

3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.

4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.

5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025.** The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.

6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.

7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).

8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.

9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of $5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Andrew Kantarzhi

Print name

District manager 1/15/2025

Title Date

Neil Combee
Polk County Property Appraiser
By:

Neil Combee, Property Appraiser

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2024

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	General Fund	Debt Service Fund 2023	Debt Service Fund 2024	Capital Projects Fund 2023	Capital Projects Fund 2024	Total Governmental Funds
ASSETS						
Cash	$ 186,239	$ -	$ -	$ -	$ -	$ 186,239
Investments						
Revenue	-	144,988	689,756	-	-	834,744
Reserve	-	58,094	391,376	-	-	449,470
Prepayment	-	2,147	-	-	-	2,147
Capital Interest	-	1	3,015	-	-	3,016
Construction	-	-	-	510	4,381	4,891
Cost of issuance	-	-	5,788	-	-	5,788
Due from Landowner	171,080	-	326,333	-	-	497,413
Due from general fund	-	80,565	-	-	-	80,565
Utility deposit	750	-	-	-	-	750
Total assets	$ 358,069	$285,795	$1,416,268	$ 510	$ 4,381	$ 2,065,023
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	$ 13,658	$ -	$ -	$ -	$ -	$ 13,658
Accounts payable - Onsite	42,529	-	-	-	-	42,529
Contracts payable	-	-	-	-	4,250	4,250
Due to debt service fund	80,565	-	-	-	-	80,565
Due to other governments	-	-	520,303	-	-	520,303
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	142,752	-	520,303	-	4,250	667,305
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	171,080	-	326,333	-	-	497,413
Total deferred inflows of resourc	171,080	-	326,333	-	-	497,413
Fund balances:						
Restricted for:						
Debt service	-	285,795	569,632	-	-	855,427
Capital projects	-	-	-	510	131	641
Unassigned	44,237	-	-	-	-	44,237
Total fund balances	44,237	285,795	569,632	510	131	900,305
Total liabilities and fund balances	$ 358,069	$ 285,795	$ 1,416,268	$ 510	$ 4,381	$ 2,065,023

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 99,890	$ 106,882	$ 113,514	94%
Assessment levy: off-roll	11,718	11,718	385,784	3%
Lot closing assessments	-	24,637	-	N/A
Total revenues	111,608	143,237	499,298	29%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	325	325	25,000	1%
Engineering	-	-	3,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	500	2,000	25%
Trustee	-	-	11,000	0%
Telephone	17	50	200	25%
Postage	22	51	500	10%
Printing & binding	42	125	500	25%
Legal advertising	-	2,599	6,500	40%
Annual special district fee	-	175	175	100%
Insurance	-	6,392	6,761	95%
Contingencies/bank charges	4	12	500	2%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
EMMA software service	-	1,000	1,000	100%
Total professional & administrative	4,577	23,229	112,551	21%

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date	Budget	% of Budget
Field operations				
Field operations manager	500	1,000	6,000	17%
Landscaping contract labor	37,720	56,599	225,000	25%
Insurance: property	-	4,427	5,000	89%
Backflow prevention test	-	-	700	0%
Irrigation maintenance/repair	2,790	3,790	10,000	38%
Plants, shrubs & mulch	-	-	20,000	0%
Annuals	-	-	10,000	0%
Tree trimming	-	-	2,000	0%
Signage	-	-	2,500	0%
General maintenance	-	-	4,000	0%
Fence/wall repair	-	-	4,000	0%
Aquatic control - ponds	650	1,950	15,000	13%
Wetland maintenance	350	1,250	24,000	5%
Holiday Decorations	-	-	5,000	0%
Pressure Washing	-	-	3,000	0%
Misc. field operations - contingency	20	20	20,000	0%
Electric:				
Irrigation	468	809	7,500	11%
Street lights	614	5,017	18,000	28%
Entrance signs	20	40	1,500	3%
Fountain	206	357	-	N/A
Total field operations	43,338	75,259	383,200	20%
Other fees & charges				
Property appraiser & Tax Collector	1,998	2,138	3,547	60%
Total other fees & charges	1,998	2,138	3,547	60%
Total expenditures	49,913	100,626	499,298	20%
Excess/(deficiency) of revenues over/(under) expenditures	61,695	42,611	-	
Fund balances - beginning	(17,458)	1,626	-	
Fund balances - ending	$ 44,237	$ 44,237	$ -	

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	$ 205,490	$ 219,874	$ 233,484	94%
Interest	251	1,259	-	N/A
Total revenues	205,741	221,133	233,484	95%
EXPENDITURES				
Debt service				
Principal	-	-	50,000	0%
Interest	-	87,861	175,721	50%
Total debt service	-	87,861	225,721	39%
Other fees & charges				
Property appraiser & Tax Collector	4,110	4,397	7,296	60%
Total other fees and charges	4,110	4,397	7,296	60%
Total expenditures	4,110	92,258	233,017	40%
Excess/(deficiency) of revenues over/(under) expenditures	201,631	128,875	467	
Fund balances - beginning	84,164	156,920	152,975	
Fund balances - ending	$ 285,795	$ 285,795	$ 153,442	

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	$ 28,044	$ 28,044
Lot closing assessments	88,132	146,871
Interest	1,718	6,577
Total revenues	117,894	181,492
EXPENDITURES		
Debt service		
Interest	-	187,418
Cost of issuance	-	5,743
Total expenditures	-	193,161
Excess/(deficiency) of revenues over/(under) expenditures	117,894	(11,669)
Fund balances - beginning	451,738	581,301
Fund balances - ending	$ 569,632	$ 569,632

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ 2	$ 6
Total revenues	2	6
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	6
Fund balances - beginning	508	504
Fund balances - ending	$ 510	$ 510

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED DECEMBER 31, 2024

	Current Month	Year to Date
REVENUES		
Interest	$ 17	$ 54
Total revenues	17	54
EXPENDITURES		
Capital outlay	-	182
Total expenditures	-	182
Net increase/(decrease), fund balance	17	(128)
Fund balances - beginning	114	259
Fund balances - ending	$ 131	$ 131

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

MINUTES OF MEETING
HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

A Landowners' Meeting of the Hawthorne Mill North Community Development District was held on January 15, 2025 at 9:30 a.m., at the Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

Present:

Andrew Kantarzhi	District Manager/Proxy Holder

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 9:32 a.m.

SECOND ORDER OF BUSINESS **Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS **Election of Chair to Conduct Landowners' Meeting**

Mr. Kantarzhi served as Chair to conduct the Landowners' Meeting. He noted that he is the designated Proxy Holder for Landowner, Forestar USA Real Estate Group Inc., owner of 133.2 acres, equating to 134 voting units. Mr. Kantarzhi is eligible to cast up to 134 votes per seat.

FOURTH ORDER OF BUSINESS **Election of Supervisors [Seats 3, 4, 5]**

A. Nominations

Mr. Kantarzhi nominated the following:

Seat 3	Roger Van Auker
Seat 4	Shelley Kaercher

Seat 5	John (JC) Nowotny	

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 134 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 134 voting units were assigned by proxy.

Mr. Kantarzhi cast the following votes:

Seat 3	Roger Van Auker	50 votes
Seat 4	Shelley Kaercher	100 votes
Seat 5	John (JC) Nowotny	100 votes

C. Ballot Tabulation and Results

Mr. Kantarzhi reported the ballot tabulation, results and term lengths, as follows:

Seat 3	Roger Van Auker	50 votes	2-Year Term
Seat 4	Shelley Kaercher	100 votes	4-Year Term
Seat 5	John (JC) Nowotny	100 votes	4-Year Term

FIFTH ORDER OF BUSINESS Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS Adjournment

There being nothing further to discuss, the meeting adjourned at 9:34 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

66
67
68
69
70 _____ _____
71 Secretary/Assistant Secretary Chair/Vice Chair

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

MINUTES OF MEETING
HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Hawthorne Mill North Community Development District held a Regular Meeting on January 15, 2025, immediately following the Landowners' Meeting scheduled to commence at 9:30 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

Present were:

Shelley Kaercher	Chair
John (JC) Nowotny	Vice Chair
Mary Moulton	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine	District Counsel
Christopher Allen (via telephone)	District Engineer
Joey Arroyo	Atmos Living Management

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 9:44 a.m. Supervisors Moulton, Kaercher and Nowotny were present. Supervisors Tyree and Van Auker were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors [Seats 3, 4, 5] (the following to be provided under separate cover)**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. John (JC) Nowotny and Ms. Shelley Kaercher. Mr. Van Auker would be sworn in at or before the next meeting. As experienced Board Members, Mr. Nowotny and Ms. Kaercher were familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-01, and recapped the following results of the Landowners' Election, which will be inserted into Sections 1 and 2:

Seat 3	Roger Van Auker	50 votes	2-Year Term
Seat 4	Shelley Kaercher	100 votes	4-Year Term
Seat 5	John (JC) Nowotny	100 votes	4-Year Term

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-02. Ms. Kaercher nominated the following:

Shelley Kaercher	Chair
John Nowotny	Vice Chair
Chris Tyree	Assistant Secretary
Mary Moulton	Assistant Secretary
Roger Van Auker	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Designating a Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date [Expansion Parcel]**

Mr. Kantarzhi presented Resolution 2025-03 and read the title. This pertains to the expansion parcel and the boundary amendment; the CDD will be go through the assessment process again in order to have the assessments placed on roll.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-03, Designating February 19, 2025 at 9:30 a.m. at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897, as the Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date [Expansion Parcel], was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Ratification Items**

Mr. Kantarzhi presented the following:

A. United Land Services, LLC First Amendment to Landscape & Irrigation Services Agreement

B. Lake Pros LLC, First Amendment to Lake Maintenance Services Agreement

C. Non-Exclusive Perpetual Utility Easement (Irrigation)

D. Hoover Pumping Systems Corp. Agreement for Services

E. Fiscal Year 2025 Deficit Funding Agreement

F. Insight Irrigation LLC, Irrigation Monitoring Agreement

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the United Land Services, LLC First Amendment to Landscape & Irrigation Services Agreement; the Lake Pros LLC, First Amendment to Lake Maintenance Services Agreement; the Non-Exclusive Perpetual Utility Easement (Irrigation); the Hoover Pumping Systems Corp. Agreement for Services; the Fiscal Year 2025 Deficit Funding Agreement and the Insight Irrigation LLC, Irrigation Monitoring Agreement, as described, were ratified.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2024**

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of November 30, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of August 14, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the August 14, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Dewberry Engineers, Inc.

There were no District Counsel or District Engineer reports.

C. Field Operations: Atmos Living Management Group.

The January 2025 Field Operations Inspection Report was included for informational purposes.

Mr. Arroyo stated everything seems to be in good shape.

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

Mr. Kantarzhi stated he will contact Mr. Nowotny and Mr. Arroyo about a re-assessment of the CDD's vertical assets.

- **UPCOMING MEETINGS**
  - **February 12, 2025 at 9:30 AM, immediately following the adjournment of the Fox Branch Ranch CDD meeting and Harmony on Lake Eloise CDD meeting, scheduled to commence at 9:30 AM, respectively [Regular Meeting]**
  - **February 19, 2025 at 9:30 AM, immediately following the adjournment of the Fox Branch Ranch CDD meeting and Harmony on Lake Eloise CDD meeting, scheduled to commence at 9:30 AM, respectively [Special Meeting]**
    - **QUORUM CHECK**

The next meeting will be held on February 12, 2025, unless canceled.

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. Kaercher and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 9:54 a.m.

194
195
196
197 _____ _____
198 Secretary/Assistant Secretary Chair/Vice Chair

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS C

HAWTHORNE MILL NORTH CDD
FIELD OPERATIONS INSPECTION REPORT
FEBRUARY 2025

- The entrance signs holiday decorations have been removed. The signs are clean, and the annuals are still in OK condition weed free at the time on the visit. We will monitor the flowers for the next change out. Entrance signs fountains are operational.

- Landscaping throughout the community looks in OK good shape. There are no visible signs of frost damage from the cold weather.

- Ponds are clear and free of invasive plants in the water. The water seems clear and in good healthy condition. Other than the work being performed I saw no issues.

- Neighborhood sign looks in good condition. These annuals are not in the same shape of the rest.

- The new phase seems to be moving along, and roadways should be installed soon. What seems to be a clubhouse has broken ground and going vertical.

Respectfully submitted,

Joey Arroyo, LCAM

Job Name: Hawthorne in Lakeland

Job Number / Controller #/Location: Peachleaf St / Clock 1

Date: 2/4/25

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A 1	7Pm	100	M T W TH F S S
B 2	9:30pm	100	M T W TH F S S
C 4	4:10 am	100	M T W TH F S S
D 5	8:00pm	100	M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: LXIVMPro

Controller Status: ~~Two Wire~~ Working Conventional / Not Working

Weather / Rain Sensor: ~~Working~~ Not Working

Point of Connection Type: Potable Reclaim Well ~~Lake~~

Well & Pump Type: Pressurized Centrifugal ~~Pump Start~~ Submersible

ZONE INFORMATION	1	2	3	4	5	6 ✓	7	8	9	10	11 ✓	12	13	14	15	16 ✓
Spray - Rotor - Drip - Bubbler - MP	S				S	S	S	S/B	R	S	R	S	S	S/B	S	R
Turf - Shrub - Anuals	T				T	T	T	S/T	T	T	T	S	T	T/S	T	T
Run Time (Program ~~3~~) 1	20	0	0	0	20	20	20	0	45	0	45	0	20	0	0	0
Run Time (Program ~~3~~) 2	0	0	0	0	0	20	0	0	0	20	0	0	0	20	0	5
~~Battery Pack - Add a Zone - Doubler~~ 4	0	0	0	0	0	0	0	0	0	0	0	20	0	0	20	0
Zone Fault or Alarm 5	15	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0
CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted					III								I			
BILLABLE REPAIR																
Head Broken 6" Spray	II									I						
Head Broken 12" Spray												III		II		
Head Broken 4" Rotor																
Head Broken 6" Rotor									I							
Broken Riser																
Nozzle Fixed	IIII						I		I				I		I	
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Mathew

Job Name: Hawthorne

Job Number / Controller #/Location: Peachleaf st clock 1

Date: 2/4/25

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A		100	M T W TH F S S
B		100	M T W TH F S S
C		100	M T W TH F S S
D		100	M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: LXIUMPRO

~~Two Wire~~ Conventional

Controller Status: ~~Working~~ Not Working

Weather / Rain Sensor: ~~Working~~ Not Working

Point of Connection Type: Potable Reclaim Well ~~Lake~~

Well & Pump Type: Pressurized Centrifugal ~~Pump Start~~ Submersible

ZONE INFORMATION	17	18	19	20	21 ✓	22 ✓	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	S	B	R	S	R	R	S	B	S	S	S	S	S	B	S	S
Turf - Shrub - Anuals	S	T	T	S	T	T	S	T	T	T	T	S	S	T	S	S
Run Time (Program ~~A~~) 1	20	0	5	0	5	0	20	0	20	0	20	0	20	0	20	0
Run Time (Program ~~B~~) 2	0	0	0	20	0	5	0	0	0	20	0	20	0	0	0	0
~~Battery Pack - Add a Zone - Double~~ 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
~~Zone Fault or Alarm~~ 5	0	15	0	0	0	0	0	15	0	0	0	0	0	15	0	0

CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																

BILLABLE REPAIR																
Head Broken 6" Spray											1					
Head Broken 12" Spray	II			III					1			1				1
Head Broken 4" Rotor			III													
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed	II						III		1	II		1	1			
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"				(1) 1"				(1) 1/2								
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Mathew

Job Name: Hawthorne in Lakeland

Job Number: Peachleaf st

Controller #/Location: clock 1

Date: 2/4/25

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A		100	M T W TH F S S
B		100	M T W TH F S S
C		100	M T W TH F S S
D		100	M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: LXIVM PRO

~~Two Wire~~ Conventional

Controller Status: ~~Working~~ Not Working

Weather / Rain Sensor: ~~Working~~ Not Working

Point of Connection Type: Potable Reclaim Well ~~Lake~~

Well & Pump Type: Pressurized Centrifugal

~~Pump Start~~ Submersible

ZONE INFORMATION	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray - Rotor - Drip - Bubbler - MP	S	R	B	S	R	B	S	S	S	R	B	S	S	S	S	S
Turf - Shrub - Anuals	T	T	T	S	T	T	T	S	T	T	T	T	T	T	T	T
Run Time (Program A) 1	0	0	0	0	45	0	20	0	20	0	0	0	20	0	20	0
Run Time (Program B) 2	0	45	0	20	0	0	0	20	0	45	0	20	0	20	0	0
~~Battery Pack - Add a Zone - Double~~ 4	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
~~Zone Fault or Alarm~~ 5	0	0	15	0	0	15	0	0	0	0	15	0	0	0	0	15
CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor										1						
Broken Riser																
Nozzle Fixed				1					11					1111	1	1111
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"											1 1/2					
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments:

Tech Name: Mathew

Job Name: Hawthorne in Lakeland

Job Number / Controller #/Location: Peachleaf st Clock 1

Date: 2/4/25

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
1 A	7pm	100	M T W TH F S S
2 B	9:30pm	100	M T W TH F S S
4 E	4:10am	100	M T W TH F S S
5 D	6:00pm	100	M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: LXIUMPro

Controller Status: ~~Two Wire~~ ~~Working~~ Conventional / Not Working

Weather / Rain Sensor: ~~Working~~ Not Working

Point of Connection Type: Potable Reclaim Well ~~Lake~~

Well & Pump Type: Pressurized Centrifugal Pump Start Submersible

ZONE INFORMATION	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray - Rotor - Drip - Bubbler - MP	S	D	D	B	D		D	B	D	R	B	R		D	D	D
Turf - Shrub - Anuals	T	S	S	T	S		S	T	S	T	T	T		S	S	S
Run Time (Program A) 1	20	0	20	0	20	0	20	0	20	0	0	0	20	0	30	0
Run Time (Program B) 2	0	20	0	0	0	20	0	0	0	45	0	45	0	20	0	20
~~Battery Pack - Add a Zone - Doubler~~ 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Zone Fault or Alarm 5	0	0	0	15	0	0	0	15	0	0	15	0	0	0	0	0

CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																

BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: 2 mainline breaks close to these zones.

Tech Name: Mathew

Job Name: Hawthorne in Lakeland

Job Number / Controller #/Location: Peach leaf st Clock 1

Date: 2/4/25

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
1	7pm	100	M T W TH F S S
2	9:30pm	100	M T W TH F S S
3	4:10am	100	M T W TH F S S
4	8:00pm	100	M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: LXIVm Pro

~~Two Wire~~ Conventional

Controller Status: ~~Working~~ Not Working

Weather / Rain Sensor: ~~Working~~ Not Working

Point of Connection Type: Potable Reclaim Well ~~Lake~~

Well & Pump Type: Pressurized Centrifigual ~~Pump Start~~ Submersible

ZONE INFORMATION	65 1	66 2	67 3	68 4	69 5	70 6	71 7	72 8	73 9	74 10	75 11	76 12	77 13	78 14	79 15	80 16
Spray - Rotor - Drip - Bubbler - MP	B	D	D	D	I	D	D	B	D	R	R	I	I	B	D	B
Turf - Shrub - Anuals	T	S	S	S	I	S	S	T	S	T	T	I	I	T	S	T
Run Time (Program ~~3~~) 1	0	0	20	0	20	0	20	0	20	0	45	0	0	0	0	0
Run Time (Program ~~3~~) 2	0	20	0	20	0	20	0	0	0	45	0	0	0	0	0	0
~~Battery Pack - Add a Zone - Doubler~~ 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
~~Zone Fault or Alarm~~ 5	15	0	0	0	0	0	0	15	0	0	0	0	0	15	0	15
CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zone #79 no time on controller.

Tech Name: Mathew

Job Name: Hawthorne in Lakeland

Job Number: Peachleaf st

Controller #/Location: Clock 1

Date: 2/4/25

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	7pm	100	M T W TH F S S
B	9:30pm	100	M T W TH F S S
C	4:10am	100	M T W TH F S S
D	8:00pm	100	M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird Controller Model: LXIVM PRO

~~Two Wire~~ Conventional

Controller Status: ~~Working~~ Not Working

Weather / Rain Sensor: ~~Working~~ Not Working

Point of Connection Type: Potable Reclaim Well ~~Lake~~

Well & Pump Type: Pressurized Centrifugal

~~Pump Start~~ Submersible

ZONE INFORMATION	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96
Spray - Rotor - Drip - Bubbler - MP	D	B	S	B	R	S	S	B	S	I	B	S	R	B	D	D
Turf - Shrub - Anuals	S	T	T	T	T	S	T	T	T		T	T	T	T	S	S
Run Time (Program ~~A~~) 1	0	0	0	0	0	0	0	0	0	0						
Run Time (Program ~~B~~) 2	0	0	0	0	0	0	0	0	0	0						
~~Battery Pack - Add a Zone - Doubler~~ 4	0	0	0	0	0	0	0	0	0	0						
~~Zone Fault or Alarm~~ 5	0	15	0	15	0	0	0	15	15	0						

CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																

BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: zones #91-96 no time found on controller. ~~zones~~ #82, 86, 85, 83, 81 -no time on controller

Tech Name: Mathew

HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS D

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Ramada by Wyndham Davenport Orlando South
43824 Highway 27, Davenport, Florida 33837-6808
[1]Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED	Regular Meeting	9:30 AM*
November 5, 2024 *rescheduled to December 11, 2024*	Landowners' Meeting	10:00 AM
November 13, 2024 CANCELED	Regular Meeting	9:30 AM*
December 11, 2024 *rescheduled to January 8, 2025*	Landowners' Meeting	9:30 AM*
December 11, 2024 CANCELED	Regular Meeting	9:30 AM*
January 8, 2025 *rescheduled to January 15, 2025*	Landowners' Meeting	9:30 AM*
January 8, 2025 *rescheduled to January 15, 2025*	Regular Meeting	9:30 AM*
January 15, 2025[1]	Landowners' Meeting	9:30 AM*
January 15, 2025[1]	Regular Meeting	9:30 AM*
February 12, 2025 CANCELED	Regular Meeting	9:30 AM*
February 19, 2025[1]	Public Hearing and Special Meeting	9:30 AM*
March 12, 2025	Regular Meeting	9:30 AM*
April 9, 2025	Regular Meeting	9:30 AM*
May 14, 2025	Regular Meeting	9:30 AM*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 11, 2025	**Regular Meeting**	**9:30 AM***
July 9, 2025	**Regular Meeting**	**9:30 AM***
August 13, 2025	**Regular Meeting**	**9:30 AM***
September 10, 2025	**Regular Meeting**	**9:30 AM***
**Meetings will convene immediately following the adjournment of the Fox Branch Ranch CDD meetings and Harmony on Lake Eloise CDD meetings, scheduled to commence at 9:30 AM, respectively.*		