

MEMORANDUM

TO: MAYOR AND CITY COMMISSION
FROM: CITY ATTORNEY'S OFFICE
DATE: May 4, 2026
RE: **Development Agreement with SJD Development, LLC for Wedgewood Golf Course Redevelopment**

Attached for your consideration is a proposed Development Agreement between the City of Lakeland and SJD Development, LLC (Developer) to address the funding and timing of transportation mitigation conditions contained in the Wedgewood Golf Course Redevelopment Project Planned Unit Development (PUD) as adopted by the City Commission via Ordinance No. 6130 in December 2025. Associated with this, on May 19, 2026, the Planning & Zoning Board will consider a PUD Minor Modification that seeks to reduce the total unit count in the development from 973 to 825 units, with the following revised development mix:

	<u>Approved PUD</u>	<u>Proposed Changes</u>
Single-family detached units	61	61
Single-family attached units	212	394
Multi-family units	700	370
Total	973	825

Although the unit count, housing mix and associated site layout will change if the PUD Minor Modification is approved, the following transportation concurrency mitigation conditions in the currently adopted PUD will remain unchanged and are contained in the attached Development Agreement:

Developer Obligations

- The Developer shall dedicate right-of-way for the planned extension of Lakeland Park Center Drive west of Carpenters Way.
- The Developer shall dedicate right-of-way for the construction of a roundabout or traffic signal with turn lanes at the Carpenters Way/Wedgewood Estates

Boulevard-Heatherpoint Drive intersection, which will include the realignment of Wedgewood Estates Boulevard to align with Heatherpoint Drive.

- Developer will install a transit shelter on Lakeland Park Drive.
- The Project will include bicycle/pedestrian infrastructure, including an internal trail network and connectivity to Douglas Cook Park.
- Developer will construct a roadway stub-out to the eastern property boundary in support of a future roadway connection to Arteva Drive.
- Developer shall pre-pay \$423,413.47 for future City Transportation Impact Fees generated by the Project to fund its proportionate share of the Wedgewood Estates Boulevard realignment and improvements at the Wedgewood Estates Boulevard-Heatherpoint Drive/Carpenters Way intersection.
- Fifty percent (50%) of this pre-payment (\$211,706.73) will be paid at issuance of first site plan or subdivision approval for the Project, with the remaining 50% balance being paid at the time of first building permit issuance.
- Within fourteen (14) days of the Developer's first installment of its required City Transportation Impact Fee pre-payment, the Developer shall complete the donation of all required right-of-way to the City.
- Prior to the first Certificate of Occupancy issuance for Tract 3, the Developer shall complete the installation of the required transit shelter on the Lakeland Park Drive frontage.

City Obligations

- The City will establish an impact fee credit account for the Developer's Transportation Impact Fee pre-payment, totaling \$423,413.47 following full payment. Developer's pre-payment represents its proportionate share obligation to offset the transportation impacts of its Project. Under State law, the City may only require a developer to offset transportation deficiencies created by its development and a developer cannot be required to mitigate existing deficiencies. State law further requires that a developer receive impact fee credits for its proportionate share contributions.
- The City will provide Developer a tax donation letter following its donation of all required right-of-way.
- The City agrees that the Project's overall entitlement is 825 dwelling units and that five percent of the approved density may be transferred between development tracts provided that such transfers remain within the same residential use type and do not exceed the total number of allowable units. These transfers would require staff-level approval only.

- Upon satisfaction of all transportation mitigation requirements by Developer, the City will reserve 5,538 Daily and 463 PM Peak Hour Trips for the Project based on 825 units.

It should be noted that State law governing development agreements provides that a local government's laws and policies governing the development of the land at the time of the execution of the development agreement shall govern the development of the land for the duration of the development agreement. As a result, the Wedgewood Redevelopment Project will be subject to the City Transportation Impact Fees approved by the City Commission in August 2025 (Ordinance No. 6107), including annual increases to those impact fees through December 31, 2029. Impact fees for building permit applications received after that date will be capped at the rates in effect on December 31, 2029.

The May 4th City Commission meeting will be the first of two required public hearings under State law. The second public hearing on the Development Agreement will be held at the City Commission's May 18th meeting beginning at 9:00 a.m. in the City Commission Chamber. **Under State law, the day, time, and place at which the second public hearing will be held shall be announced at the first public hearing.**

Attachments

DEVELOPMENT AGREEMENT WEDGEWOOD REDEVELOPMENT PROJECT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into by and between SJD DEVELOPMENT, LLC, a Florida Limited Liability Company, with offices located at 3425 Turnberry Drive, Lakeland, Florida 33803 ("DEVELOPER"), and CITY OF LAKE LAND, FLORIDA, a Florida municipal corporation, located at 228 S. Massachusetts Avenue, Lakeland, Florida 33801 ("CITY"). DEVELOPER and CITY are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, DEVELOPER is the owner of certain real property located north of Interstate 4 (I-4), adjacent to Carpenters Way and Wedgewood Estates Boulevard, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Property is governed by the Wedgewood Planned Unit Development ("PUD") approved by the Lakeland City Commission pursuant to Ordinance No. 6130 (2025) and depicted in **Exhibit B**, including the transportation conditions set forth in Section "L" (Transportation); and

WHEREAS, pursuant to Section "L" of the PUD, the DEVELOPER and the CITY agreed to enter into a Development Agreement to memorialize the transportation-related obligations and conditions applicable to the Property; and

WHEREAS, upon approval and execution of this Development Agreement, the DEVELOPER agrees to donate four (4) parcels of property (via fee simple) "as is" within the Wedgewood Redevelopment to the CITY, said parcels being identified as follows:

- (a) Development Tracts 3A and 4A, as depicted in **Exhibit C**;
- (b) Development Tract 6, as depicted in **Exhibit D**;
- (c) Development Tract 6B, as depicted in **Exhibit E**;
- (d) Development Tract 9A (includes the proposed right-of-way of Wedgewood Estates Boulevard), as depicted in **Exhibit F**; and

WHEREAS, the CITY of Lakeland has determined and acknowledged that the parcels of property identified above are required for a legitimate public purpose, are necessary to support the CITY's future public transportation and roadway infrastructure, and will be utilized for lawful public use; and

WHEREAS, in recognition that the acquisition of such properties would otherwise be subject to the CITY's power of eminent domain, the CITY and DEVELOPER agree

that, in lieu of eminent domain proceedings, the DEVELOPER shall donate such properties; and

WHEREAS, the CITY further agrees that the DEVELOPER shall be entitled to just compensation for the donated properties in the form of a tax donation letter, consistent with Title 26 of the United States Code – the Internal Revenue Code, and further agrees to deem the donated properties as fully permitted at a density of four (4) dwelling units per acre solely for the purpose of establishing value through an independent appraisal acceptable to the CITY; and

WHEREAS, no less than thirty (30) days prior to the donation of Tracts 3A/4A, 6, 6B and 9A, the DEVELOPER shall provide certified appraisal(s) of said parcels acceptable to the CITY; and the CITY agrees to execute the required tax donation letter(s) within fourteen (14) days of the DEVELOPER's donation of Tracts 3A/4A, 6, 6B and 9A (includes the proposed right-of-way of Wedgewood Estates Boulevard); and

WHEREAS, upon approval and execution of this Development Agreement, the DEVELOPER agrees to install a transit shelter at the entrance to Tract 3, and further agrees that prior to the first Certificate of Occupancy in Tract 2, a roadway stub-out shall be constructed to the eastern site boundary to support a future roadway connection to Artega Drive, with cross-access formalized through a recorded instrument approved by the City Public Works Department; and

WHEREAS, upon approval and execution of this Development Agreement, the DEVELOPER agrees to prepay Four Hundred Twenty-Three Thousand Four Hundred Thirteen Dollars and Forty-Seven Cents (\$423,413.47) in future traffic impact fees applicable to the Wedgewood Redevelopment, which prepayment shall be fully credited to the DEVELOPER in the form of dollar-for-dollar traffic impact fee credits usable for future impact fee payments associated with the Project, as defined below; and

WHEREAS, the DEVELOPER agrees that Two Hundred Eleven Thousand Seven Hundred Six Dollars and Seventy-Three Cents (\$211,706.73) of this prepayment shall be paid at the time of issuance of the first site plan or subdivision plat approval for the Project, and Two Hundred Eleven Thousand Seven Hundred Six Dollars and Seventy-Four Cents (\$211,706.74) shall be paid at the time of issuance of the first building permit for the Project; and

WHEREAS, the Parties wish to specify the transportation concurrency vesting and impact fee credits to which DEVELOPER will be entitled upon complying with the transportation mitigation conditions of this Agreement; and the Parties further agree that transportation concurrency vesting shall be established for eight hundred twenty-five (825) dwelling units in perpetuity;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct in all respects and are expressly incorporated herein by reference.
2. **Definitions.** Unless the context indicates otherwise, the following terms shall have the following meanings for purposes of this AGREEMENT:
 - a. "Agreement" means this Development Agreement between the City and Developer, including all attached Exhibits.
 - b. "City" means the City of Lakeland, Florida.
 - c. "Developer" means SJD Development, LLC, its successors and assigns.
 - d. "Property" means the real property described in **Exhibit "A"** attached hereto.
 - e. "Project" means the development proposed for the Property as generally described in the recitals and more specifically depicted in **Exhibit "B"** and PUD Ordinance No. 6130.
3. **Effective Date.** The Effective Date of this AGREEMENT (the "Effective Date") shall be the date on which the AGREEMENT is recorded with the Clerk of the Circuit Court for the Tenth Judicial Circuit of Florida.
4. **Development Approvals.**

This AGREEMENT does not constitute a development approval regarding the Project. All necessary development approvals must be obtained in accordance with applicable law and City requirements. The Parties acknowledge and agree that, in addition to this Development Agreement, the Developer must comply with all requirements of the PUD Ordinance.
5. **Developer's Obligations.** DEVELOPER shall satisfy the following transportation mitigation conditions for the Project:
 - a. No less than thirty (30) days prior to the donation of Tracts 3A/4A, 6, 6B and 9A (includes the proposed right-of-way of Wedgewood Estates Boulevard); the DEVELOPER shall provide certified appraisal(s) of said parcels acceptable to the CITY.
 - b. Within fourteen (14) days of the DEVELOPER's payment of the first installment of the traffic impact fee prepayment in the amount of Two Hundred Eleven Thousand Seven Hundred Six Dollars and Seventy-Three Cents (\$211,706.73), the DEVELOPER shall donate four (4) parcels of property (via good and marketable fee simple title, free of encumbrances) "as is" within the Wedgewood Redevelopment to the CITY, said parcels being identified as follows:
 - 1) Development Tracts 3A and 4A, as depicted in **Exhibit C**;
 - 2) Development Tract 6, as depicted in **Exhibit D**;
 - 3) Development Tract 6B, as depicted in **Exhibit E**;

- 4) Development Tract 9A (includes the proposed right-of-way of Wedgewood Estates Boulevard), as depicted in **Exhibit F**.
- c. Upon approval and execution of this Development Agreement, the DEVELOPER shall prepay Four Hundred Twenty-Three Thousand Four Hundred Thirteen Dollars and Forty-Seven Cents (\$423,413.47) in future traffic impact fees applicable to the Wedgewood Redevelopment, which prepayment shall be fully credited to the DEVELOPER in the form of dollar-for-dollar traffic impact fee credits usable for future impact fee payments associated with the Project.
 - d. DEVELOPER agrees that Two Hundred Eleven Thousand Seven Hundred Six Dollars and Seventy-Three Cents (\$211,706.73) of this prepayment shall be paid at the time of issuance of the first site plan or subdivision plat approval for the Project, and Two Hundred Eleven Thousand Seven Hundred Six Dollars and Seventy-Four Cents (\$211,706.74) shall be paid at the time of issuance of the first building permit for the Project.
 - e. Prior to first Certificate of Occupancy issuance for Tract 3, as described in the PUD, the DEVELOPER shall complete the installation of the required transit shelter on the Lakeland Park Drive frontage at a location that is approved by the Lakeland Area Mass Transit District (Citrus Connection).
 - f. Prior to the first Certificate of Occupancy in Tract 2, a roadway stub-out shall be constructed to the eastern site boundary to support a future roadway connection to Artega Drive, with cross-access formalized through a recorded instrument approved by the City Public Works Department.
 - g. The CITY shall be permitted to perform grading activities on Tract 9B solely for the purpose of daylighting adjacent grade transitions for the realignment of Wedgewood Estates Boulevard. Such grading shall be strictly limited to earthen slopes that shall be stabilized with sod upon completion. No permanent structures of any kind, including but not limited to retaining walls, gravity walls, segmental block walls, or similar vertical earth retention systems, shall be permitted on Tract 9B in connection with this grading activity. Any fill material placed on Tract 9B shall be spread, graded, and sodded in accordance with the City of Lakeland Right-of-Way Specifications. In order to implement this paragraph, DEVELOPER shall grant a permanent, non-exclusive slope easement to the CITY for the purpose of establishing and maintaining a roadside slope that meets or exceeds Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) clear zone requirements for recoverable terrain.

6. City's Obligations. The CITY's obligations under this Development Agreement are the following:

- a. CITY agrees that the DEVELOPER shall be entitled to just compensation for the donated properties in the form of a tax donation letter, consistent with Title

26 of the United States Code – the Internal Revenue Code, and further agrees to deem the donated properties as fully permitted at a density of four (4) dwelling units per acre solely for the purpose of establishing value through an independent appraisal acceptable to the CITY.

- b. CITY shall execute the required tax donation letter(s) within fourteen (14) days of donation of Tracts 3A/4A, 6, 6B and 9A (including Wedgewood Estates Boulevard right of way).
- c. CITY and DEVELOPER agree that the overall residential development entitlement for the Project shall be eight hundred twenty-five (825) dwelling units, and that, upon approval and execution of this Development Agreement, up to five percent (5%) of the approved density may be transferred between development tracts, provided such transfers remain within the same residential use type, do not exceed the total unit cap, and require staff-level approval only, all in accordance with the PUD.
- d. Upon DEVELOPER's satisfaction of the mitigation requirements in Paragraph 5 of this AGREEMENT, 5,538 Daily and 463 PM Peak Hour trips shall be permanently reserved for eight hundred twenty-five (825) dwelling units of this Project in perpetuity (**Exhibit G**). The DEVELOPER may assign this reserved capacity to subsequent purchasers or developers within the PUD by designating such assignees and the amount of the reserved capacity to be assigned to them in writing with a copy provided to the Director of Community & Economic Development.

7. Impact-Fee Rates; Credits.

- a. The Multi-Modal Transportation Impact Fees applicable to the Project shall be calculated at the rates effective January 1, 2026, with annual increases through January 1, 2029, as set forth in Ordinance No. 6107. Building permit applications submitted subsequent to December 31, 2029 shall be subject to the impact fees in effect as of January 1, 2029 and shall not be subject to additional increases.
- b. Upon payment, the CITY shall establish a Multi-Modal Transportation Impact Fee Credit account in the amount of Four Hundred Twenty-Three Thousand Four Hundred Thirteen Dollars and Forty-Seven Cents (\$423,413.47), which represents payment in full of the DEVELOPER'S proportionate share payment obligation for the Wedgewood Estates Boulevard Realignment and the Wedgewood Estates Boulevard-Heatherpoint Drive/Carpenters Way intersection traffic control (the "Proportionate Share Payment"). DEVELOPER shall be entitled to impact fee credits up to the amount of the Proportionate Share Payment.
- c. All impact fee credits to which DEVELOPER is entitled shall be transferable, at the sole discretion of the DEVELOPER, among any building permits issued

for the Project. Credits may be assigned to successors and lenders without CITY consent upon written assignment by the DEVELOPER.

8. Term; Extensions.

(a) The Term of this AGREEMENT shall commence on the Effective Date and, with the exception of warranty requirements, shall terminate upon satisfaction by the Parties hereto of their respective obligations contained herein unless sooner terminated pursuant to Paragraph 21.

(b) All milestone dates in this AGREEMENT shall be equitably extended for (i) delays caused by a Force-Majeure Event (Paragraph 20), or (ii) unreasonable City review or approval delays, as mutually agreed to by the DEVELOPER and CITY.

9. Notices. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed duly given when: (i) personally delivered, (ii) transmitted electronically (i.e., e-mail), (iii) within three (3) days after depositing with the United States Postal Service, postage prepaid, by registered or certified mail, return receipt requested, or (iv) within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

City: Director of Community and Economic Development
City of Lakeland
228 S. Massachusetts Avenue
Lakeland, Florida 33801
E-Mail Address: Brian.Rewis@lakelandgov.net

Copy to: City Attorney
City of Lakeland
228 S. Massachusetts Avenue
Lakeland, Florida 33801
E-Mail Address: Legal@lakelandgov.net

Developer: SJD Development, LLC
Mr. Frederick S. House
3425 Turnberry Drive
Lakeland, Florida 33803
E-Mail Address: scott@roninassets.com

Copy to: The MTM Law Firm PLLC
Matthew Morrison, PA
5121 S. Lakeland Dr., Suite 2
Lakeland, FL 33813
E-Mail Address: morrison32130@mtm-firm.com

The individuals and addresses to which notice shall be directed may be changed by written notice given pursuant to this Paragraph.

10. Public Records. With respect to the services performed pursuant to this AGREEMENT, DEVELOPER shall comply with the requirements of the Florida Public Records Law as specifically set forth in Florida Statute 119.0701.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS: KELLY KOOS, CITY CLERK AT:

PHONE: 863-834-6210
E-MAIL: CITYCLERK@LAKELANDGOV.NET
ADDRESS: ATTN: CITY CLERK'S OFFICE
228 S. MASSACHUSETTS AVE.
LAKELAND, FLORIDA 33801

In accordance with Section 119.0701, Florida Statutes, DEVELOPER shall keep and maintain public records required by CITY in performance of services pursuant to this Agreement. Upon request from CITY's custodian of public records, DEVELOPER shall provide CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided pursuant to Florida Statute Chapter 119 or as otherwise provided by law. DEVELOPER shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if DEVELOPER does not transfer the records to CITY. DEVELOPER shall, upon completion of the Agreement and dedication, transfer, at no cost, to CITY all public records in possession of DEVELOPER or keep and maintain public records required by CITY to perform services pursuant to the Agreement. If DEVELOPER transfers all public records to CITY upon completion of the Agreement, DEVELOPER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If DEVELOPER keeps and maintains public records upon completion of the Agreement, DEVELOPER shall meet all applicable requirements for retaining public records. All records stored

electronically must be provided to CITY, upon request from CITY's custodian of public records, in a format that is compatible with the information technology systems of CITY.

The failure of Developer to comply with Chapter 119, Florida Statutes, and/or the provisions set forth in this Paragraph shall be grounds for immediate unilateral termination of the AGREEMENT by the CITY; the CITY shall also have the option to withhold compensation due DEVELOPER until records are received as provided herein.

11. Amendment. This AGREEMENT may only be amended and modified by an instrument in writing executed by the Parties hereto or their successors or assigns.

12. Severability. If any part of this AGREEMENT is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this AGREEMENT if the rights and obligations of the Parties contained therein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated. To that end, this AGREEMENT is declared severable.

13. Assignment and Successors.

(a) Developer may assign this AGREEMENT, or any portion of the Property and the rights and obligations appurtenant thereto, to:

- (i) any affiliate, successor, or joint-venture partner,
- (ii) any purchaser or ground lessee of a development phase, or
- (iii) any construction or permanent lender as collateral, upon written notice to the City.

No City consent shall be required.

(b) Upon the recordation of an assignment and assumption agreement executed by the transferee and acceptable to the City in its reasonable discretion, Developer shall be automatically released from further obligations with respect to the transferred portion of the Property. The City shall, upon request, execute and record a partial release in form acceptable for title insurance purposes.

14. Disclaimer of Third-Party Beneficiaries. No right or cause of action shall accrue upon or by reason of this AGREEMENT, to or for the benefit of any third party not a formal party hereto, except any successors in interest of Developer or CITY.

15. Governing Law and Venue. In performing this AGREEMENT, each party will abide by the respective statutes, ordinances, rules and regulations pertaining to, or regulating, the acts of such party. This AGREEMENT shall be governed by and construed

in accordance with laws of the State of Florida. In the event of any legal action concerning this AGREEMENT, the parties agree that venue will be proper only in the courts of the Tenth Judicial Circuit, located in Polk County, Florida, or in the United States District Court, Middle District of Florida, located in Hillsborough County, Florida. Each party shall be responsible for its own attorneys' fees and costs.

16. Counterparts. This AGREEMENT may be executed in any number of counterparts, each of which when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

17. Entire Agreement. This AGREEMENT constitutes the entire agreement of the Parties with respect to the subject matter hereof and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the Parties to be bound thereby.

18. Non-Waiver. No waiver of any requirement of this Agreement shall be effective unless in writing and duly executed by the party sought to be bound thereby. No waiver of any provision of this Agreement shall be construed as a waiver of said provision as to any future application or a waiver of any other provision unless specified otherwise in writing and duly executed by the party sought to be bound thereby.

19. Construction of Agreement. This AGREEMENT shall not be construed against either party on the basis of it being the drafter of this AGREEMENT. The Parties agree that both herein played an equal part in negotiating the terms and conditions of this AGREEMENT. Captions and Paragraph headings in this AGREEMENT are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, construction or meaning of this AGREEMENT.

20. Force Majeure. Should the performance of this AGREEMENT by either Party be prevented or delayed by any Act of God or other cause beyond the reasonable control of said Party, including but not limited to, floods, storm, fire, war, total or partial failure of transportation or delivery facilities, interruption of power, or by any law, regulation or order of any federal, state or local authority, that Party's performance shall be excused to the extent it is thus prevented or delayed. Neither the lack of financial resources nor budgetary requirements shall constitute a force majeure event sufficient to excuse nonperformance hereunder.

21. Default and Opportunity to Cure. If either Party materially defaults in its obligations under this AGREEMENT and fails to cure the same within thirty (30) days after the date that the non-defaulting Party delivers written notice of the default to the other

Party, then the non-defaulting Party shall have the right to: (i) immediately terminate this AGREEMENT by delivering written notice to the defaulting Party, and (ii) pursue any and all other remedies available in law, equity, and under this AGREEMENT.

22. Days. The term “days” in this AGREEMENT shall mean calendar days unless otherwise so noted. If a date for performance falls on a Saturday, Sunday or legal State of Florida or federal holiday, the date for performance shall be extended until the next calendar day that is not a Saturday, Sunday or legal Holiday.

23. Recording and Enforcement. This AGREEMENT shall be recorded in the Public Records of Polk County, Florida at the Developer’s expense. The AGREEMENT shall run with the land and be binding on Developer and its successors, assigns, grantees, or transferees. This AGREEMENT may be enforced by the City, Developer, or their respective successors or assigns, through any remedy available at law or in equity.

24. Miscellaneous. This AGREEMENT shall be subject to the following additional provisions:

- A. Each Party shall bear its own expense for any litigation resulting from this AGREEMENT, which shall include, but not be limited to, attorney fees and applicable courts costs, including attorney’s fees and costs associated with appellate and collection proceedings.

- B. The fact that this AGREEMENT does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to develop the DEVELOPER’S Property shall not relieve the DEVELOPER, the CITY, or their respective successors in interest, of the obligation to comply with the laws governing such permit requirements, conditions, terms and regulations, except as otherwise provided herein.

IN WITNESS WHEREOF, the parties hereto have made and executed this AGREEMENT on the respective dates under each signature below, by and through their authorized representatives.

CITY OF LAKELAND

SJD DEVELOPMENT, LLC

BY:

BY: _____

Sara Roberts McCarley, Mayor

Frederick S. House, Manager

Date: _____

Date: _____

ATTEST: _____

Approved as to form and correctness:

Kelly S. Koos, City Clerk

Matthew Morrison, PA

Approved as to form and correctness:

Palmer C. Davis, City Attorney

EXHIBIT A

Project Area Legal Descriptions

Legal description of parcel 1

Beginning at a point whose Northing is 1369644.334 and whose Easting is 669323.451 ;
thence bearing N 41-3-13.864 E a distance of 293.913 ;
thence bearing N 5-5-2.201 W a distance of 123.838 ;
thence bearing N 89-54-40.000 E a distance of 585.110 ;
thence bearing S 0-30-16.244 E a distance of 897.286 ;
thence bearing S 89-34-30.900 W a distance of 109.474 ;
thence bearing N 27-10-11.222 W a distance of 344.529 ;
thence bearing S 67-52-1.045 W a distance of 837.897 ;
thence bearing S 75-46-40.726 W a distance of 504.832 ;
thence bearing S 89-44-25.447 W a distance of 280.573 ;
thence along a curve to the LEFT, having a radius of 282.593 a delta angle of 28° 24' 19.47", and whose long chord bears N 66-33-54.838 W a distance of 138.670 ;
thence along a curve to the RIGHT, having a radius of 56.266 a delta angle of 63° 06' 44.52", and whose long chord bears N 50-2-14.386 W a distance of 58.892 ;
thence bearing N 20-32-46.160 W a distance of 152.326 ;
thence bearing N 69-41-52.000 E a distance of 76.000 ;
thence bearing S 88-22-19.000 E a distance of 178.650 ;
thence bearing N 88-22-46.662 E a distance of 190.685 ;
thence bearing N 77-59-56.004 E a distance of 195.156 ;
thence bearing N 70-22-13.996 E a distance of 277.616 ;
thence bearing N 76-35-39.621 E a distance of 565.596 ;
thence bearing N 48-22-54.083 W a distance of 239.952 to the point of beginning.

Legal description of parcel 2

Beginning at a point whose Northing is 1367915.746 and whose Easting is 669607.933 ;
thence bearing N 5-13-46.479 W a distance of 377.370 ;
thence bearing N 54-13-46.919 E a distance of 61.645 ;
thence bearing N 4-10-46.086 W a distance of 266.321 ;
thence bearing S 55-48-6.657 W a distance of 263.144 ;
thence bearing N 84-40-35.152 W a distance of 198.089 ;
thence bearing S 74-13-52.034 W a distance of 339.880 ;
thence bearing N 20-10-3.917 W a distance of 248.951 ;
thence bearing N 63-9-29.350 E a distance of 909.256 ;
thence bearing N 79-11-36.890 E a distance of 408.664 ;
thence bearing N 89-34-30.900 E a distance of 109.474 ;
thence bearing S 0-38-2.668 E a distance of 83.212 ;
thence bearing S 0-24-45.929 E a distance of 117.500 ;
thence bearing S 0-36-46.181 E a distance of 117.500 ;
thence bearing S 0-24-9.103 E a distance of 124.796 ;
thence bearing N 89-55-7.631 W a distance of 199.655 ;
thence bearing S 0-1-42.588 E a distance of 660.088 ;
thence bearing S 0-36-1.695 E a distance of 71.489 ;
thence bearing S 89-25-42.236 W a distance of 286.048 ;
thence bearing S 89-25-42.236 W a distance of 9.877 to the point of beginning.

Legal description of parcel 3

Beginning at a point whose Northing is 1367915.845 and whose Easting is 669617.809 ;
thence bearing N 89-25-42.236 E a distance of 286.048 ;
thence bearing N 0-36-1.695 W a distance of 71.489 ;
thence bearing S 89-44-47.620 E a distance of 200.438 ;
thence bearing S 0-1-29.832 E a distance of 184.817 ;
thence along a curve to the LEFT, having a radius of 590.000 a delta angle of 35° 26' 29.50", and whose long chord bears S 35-29-49.749 W a distance of 359.166 ;
thence bearing S 17-46-35.000 W a distance of 99.611 ;
thence bearing N 74-4-59.754 W a distance of 113.102 ;
thence along a curve to the LEFT, having a radius of 475.000 a delta angle of 06° 33' 54.85", and whose long chord bears N 77-21-57.177 W a distance of 54.398 ;
thence bearing N 80-27-18.850 W a distance of 260.447 ;
thence bearing N 9-21-5.406 E a distance of 67.412 ;
thence bearing N 72-42-43.516 E a distance of 54.746 ;
thence bearing N 9-55-42.139 W a distance of 274.571 ;
thence bearing N 71-39-54.955 E a distance of 165.020 ;
thence bearing N 5-14-11.146 W a distance of 7.407 to the point of beginning.

Legal description of parcel 3A

Beginning at a point whose Northing is 1367671.551 and whose Easting is 670103.668 ;
thence bearing S 0-1-29.832 E a distance of 536.511 ;
thence bearing N 57-32-36.316 W a distance of 221.206 ;
thence bearing N 17-46-35.000 E a distance of 239.200 ;
thence along a curve to the RIGHT, having a radius of 490.000 a delta angle of 26° 05' 57.49", and whose long chord bears N 30-49-33.744 E a distance of 221.279 to the point of beginning.

Legal description of parcel 4

Beginning at a point whose Northing is 1367448.229 and whose Easting is 669755.878 ;
thence bearing S 74-4-59.754 E a distance of 113.102 ;
thence bearing S 17-46-35.000 W a distance of 126.470 ;
thence along a curve to the RIGHT, having a radius of 354.000 a delta angle of 24° 37' 20.10", and whose long chord bears S 30-5-15.051 W a distance of 150.960 ;
thence bearing S 14-15-43.000 W a distance of 34.470 ;
thence along a curve to the RIGHT, having a radius of 371.500 a delta angle of 06° 51' 06.27", and whose long chord bears S 50-31-1.867 W a distance of 44.400 ;
thence bearing S 53-56-35.000 W a distance of 236.593 ;
thence bearing N 55-31-55.505 W a distance of 172.173 ;
thence bearing N 89-25-55.024 W a distance of 216.055 ;
thence bearing S 59-29-30.316 W a distance of 55.004 ;
thence along a curve to the RIGHT, having a radius of 606.263 a delta angle of 42° 28' 51.98", and whose long chord bears N 79-29-5.227 W a distance of 439.279 ;
thence bearing N 27-45-46.000 E a distance of 118.260 ;
thence along a curve to the RIGHT, having a radius of 472.500 a delta angle of 18° 01' 46.95", and whose long chord bears N 36-46-39.477 E a distance of 148.073 ;
thence along a curve to the RIGHT, having a radius of 472.500 a delta angle of 16° 09' 51.75", and whose long chord bears N 53-52-28.830 E a distance of 132.861 ;
thence bearing N 61-57-24.708 E a distance of 115.837 ;
thence along a curve to the RIGHT, having a radius of 472.500 a delta angle of 37° 27' 05.43", and whose long chord bears N 80-40-57.421 E a distance of 303.382 ;
thence bearing S 80-35-29.866 E a distance of 115.802 ;
thence bearing S 80-27-18.850 E a distance of 260.447 ;
thence along a curve to the RIGHT, having a radius of 475.000 a delta angle of 06° 33' 54.85", and whose long chord bears S 77-21-57.177 E a distance of 54.398 to the point of beginning.

Legal description of parcel 4A

Beginning at a point whose Northing is 1366911.629 and whose Easting is 669566.286 ;
thence bearing N 53-56-35.000 E a distance of 178.273 ;
thence bearing N 52-36-59.000 E a distance of 46.040 ;
thence along a curve to the LEFT, having a radius of 470.000 a delta angle of 32° 47' 45.83", and whose long chord bears N 36-13-5.000 E a distance of 265.370 ;
thence bearing S 70-10-48.000 E a distance of 14.310 ;
thence bearing S 57-32-36.316 E a distance of 221.206 ;
thence bearing S 60-44-55.000 W a distance of 578.230 ;
thence bearing N 29-15-5.000 W a distance of 67.779 to the point of beginning.

Legal description of parcel 5

Beginning at a point whose Northing is 1366745.048 and whose Easting is 668663.609 ;
thence bearing N 74-57-40.102 W a distance of 30.000 ;
thence bearing N 15-2-19.898 E a distance of 50.135 ;
thence bearing N 74-23-16.329 W a distance of 491.651 ;
thence bearing N 37-34-54.164 W a distance of 433.129 ;
thence bearing S 52-27-7.000 W a distance of 120.000 ;
thence bearing N 37-32-53.000 W a distance of 63.420 ;
thence bearing N 52-27-7.000 E a distance of 120.000 ;
thence bearing N 37-32-53.000 W a distance of 262.500 ;
thence bearing N 52-27-43.156 E a distance of 208.463 ;
thence along a curve to the LEFT, having a radius of 1000.769 a delta angle of 33° 46' 42.47", and whose long chord bears S 45-21-42.530 E a distance of 581.492 ;
thence bearing S 62-11-29.851 E a distance of 453.554 ;
thence along a curve to the LEFT, having a radius of 666.103 a delta angle of 15° 40' 37.68", and whose long chord bears S 70-16-5.261 E a distance of 181.690 ;
thence bearing S 11-12-15.283 W a distance of 46.226 ;
thence bearing S 44-57-8.085 W a distance of 268.948 to the point of beginning.

Legal description of parcel 6

Beginning at a point whose Northing is 1366233.362 and whose Easting is 668008.192 ;
thence bearing N 69-53-8.899 E a distance of 272.187 ;
thence bearing N 49-1-18.527 E a distance of 443.075 ;
thence bearing N 15-2-19.898 E a distance of 140.110 ;
thence bearing S 74-57-40.102 E a distance of 30.000 ;
thence bearing N 44-57-8.085 E a distance of 268.948 ;
thence bearing N 11-12-15.283 E a distance of 46.226 ;
thence along a curve to the LEFT, having a radius of 666.103 a delta angle of 11° 18' 04.11", and whose long chord bears S 83-45-26.153 E a distance of 131.171 ;
thence bearing S 0-54-1.000 E a distance of 11.058 ;
thence along a curve to the LEFT, having a radius of 680.200 a delta angle of 04° 25' 32.30", and whose long chord bears N 88-23-50.152 E a distance of 52.527 ;
thence bearing N 86-11-4.000 E a distance of 55.403 ;
thence along a curve to the RIGHT, having a radius of 369.670 a delta angle of 57° 26' 11.01", and whose long chord bears S 65-5-50.493 E a distance of 355.254 ;
thence bearing S 32-31-36.943 E a distance of 50.012 ;
thence bearing S 60-44-55.000 W a distance of 422.389 ;
thence along a curve to the LEFT, having a radius of 5879.580 a delta angle of 08° 44' 58.32", and whose long chord bears S 56-22-25.838 W a distance of 896.988 ;
thence bearing N 89-38-40.621 W a distance of 93.162 ;
thence bearing S 51-14-19.171 W a distance of 119.719 ;
thence bearing N 89-50-54.000 W a distance of 212.951 ;
thence bearing N 12-52-54.534 W a distance of 61.227 ;
thence bearing N 77-7-5.466 E a distance of 125.000 ;
thence bearing N 12-52-54.534 W a distance of 157.914 to the point of beginning.

Legal Description for Tract 6B:

A parcel of land being a portion of the NE 1/4 of Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 7 of WEDGEWOOD GOLF & COUNTRY CLUB, PHASE ONE, UNIT TWO, as recorded in Plat Book 73, Page 11, of

the Public Records of Polk County, Florida, said point lying on the centerline of said Section 36; thence S89°50'54"E, along said centerline of Section 36, a distance of 449.45 feet to a point lying on the northwesterly right of way line of Interstate No. 4 and the POINT OF BEGINNING; thence northeasterly along said northwesterly right of way line along a non-tangent curve, concave southeasterly, having a radius of 5879.58 feet and a central angle of 01°09'58", an arc distance of 119.65 feet (Chord Bearing = N51°24'58"E, Chord = 119.65 feet); thence departing said northwesterly right of way line, N89°46'03"W, a distance of 92.23 feet; thence S51°17'33"W, a distance of 119.54 feet to a point lying on the centerline of said Section 36; thence S89°50'54"E, along said centerline of Section 36, a distance of 92.98 feet to the POINT OF BEGINNING.

Containing 0.1597 acres, more or less.

Legal description obtained from Polk County Official Records Book 3317, Page 1382.

Being the same lands acquired by Grantor on March 28, 1991, per Official Records Book 2967, Page 515.

Legal description of parcel 7

Beginning at a point whose Northing is 1366822.680 and whose Easting is 667873.417 ;
thence bearing S 12-52-54.534 E a distance of 604.533 ;
thence bearing S 12-52-54.534 E a distance of 157.914 ;
thence bearing S 77-7-5.466 W a distance of 125.000 ;
thence bearing S 12-52-54.534 E a distance of 61.227 ;
thence bearing N 89-50-54.000 W a distance of 143.519 ;
thence bearing N 0-13-57.000 E a distance of 190.000 ;
thence bearing N 89-46-3.000 W a distance of 110.000 ;
thence bearing N 0-13-57.000 E a distance of 10.000 ;
thence bearing S 89-46-3.000 E a distance of 90.000 ;
thence bearing N 0-13-57.000 E a distance of 60.000 ;
thence bearing N 89-46-3.000 W a distance of 20.000 ;
thence bearing N 0-13-57.000 E a distance of 180.000 ;
thence bearing N 89-46-3.000 W a distance of 44.230 ;
thence bearing N 0-13-57.000 E a distance of 129.980 ;
thence bearing N 89-45-18.311 W a distance of 90.770 ;
thence bearing S 0-13-57.000 W a distance of 50.000 ;
thence bearing N 89-49-55.966 W a distance of 120.007 ;
thence bearing S 0-13-57.000 W a distance of 110.000 ;
thence bearing N 89-46-3.000 W a distance of 85.000 ;
thence bearing S 0-13-57.000 W a distance of 140.000 ;
thence bearing N 74-30-44.000 W a distance of 114.020 ;
thence bearing N 89-46-3.000 W a distance of 190.000 ;
thence bearing S 76-11-46.000 W a distance of 123.690 ;
thence bearing N 89-46-3.000 W a distance of 250.000 ;
thence bearing N 0-13-57.000 E a distance of 62.330 ;
thence along a curve to the RIGHT, having a radius of 138.830 a delta angle of 61° 56' 15.00", and
whose long chord bears N 31-12-4.500 E a distance of 142.876 ;
thence bearing N 62-10-11.985 E a distance of 0.003 ;
thence bearing N 62-10-12.000 E a distance of 165.990 ;
thence bearing N 56-26-18.000 E a distance of 360.000 ;
thence bearing N 37-11-42.000 E a distance of 401.480 ;
thence bearing N 51-14-17.000 E a distance of 289.840 ;
thence bearing S 37-18-51.035 E a distance of 169.900 ;
thence bearing S 52-25-1.745 W a distance of 119.087 ;
thence bearing S 37-32-30.858 E a distance of 179.989 ;
thence bearing S 22-7-58.159 E a distance of 59.970 to the point of beginning.

Legal description of parcel 8

Beginning at a point whose Northing is 1367436.181 and whose Easting is 666551.405 ;
thence bearing S 7-36-17.000 W a distance of 1277.033 ;
thence bearing N 89-46-3.000 W a distance of 165.003 ;
thence bearing N 5-8-48.000 W a distance of 800.000 ;
thence bearing N 11-35-59.000 E a distance of 327.190 ;
thence bearing S 89-46-3.000 E a distance of 12.410 ;
thence bearing N 10-52-60.000 E a distance of 192.440 ;
thence bearing N 45-12-39.000 E a distance of 167.370 ;
thence along a curve to the LEFT, having a radius of 200.000 a delta angle of 40° 24' 38.57", and whose long chord bears S 38-51-27.716 E a distance of 138.154 ;
thence bearing S 59-3-47.000 E a distance of 100.000 to the point of beginning.

Tract 9 – Including Wedgewood Estates Boulevard Right of Way**LEGAL DESCRIPTION**

A parcel of land being a portion of Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southerly corner of CAMBRIDGE ON THE TEE, according to the plat thereof, as recorded in Plat Book 74, Pages 45 through 46 of the Public Records of Polk County, Florida; thence N45°22'36"E, along the boundary of said CAMBRIDGE ON THE TEE, a distance of 517.88 feet to the Point of Beginning; thence continue N45°22'36"E, along said boundary, a distance of 42.08 feet to a point on the Southerly Right of Way line of Wedgewood Estates Boulevard, WEDGEWOOD ESTATES BOULEVARD EXTENSION, according to the plat thereof, as recorded in Plat Book 80, Page 40 of the Public Records of Polk County, Florida, said point also being a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 330.00 feet and a Central Angle of 59°01'33"; thence the following five (5) courses and distances along said Southerly Right of Way line, a distance of 339.96 feet (Chord Bearing = N29°44'43"E, Chord = 325.13 feet) to a Point of Tangency; thence N00°13'57"E, a distance of 100.00 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 263.88 feet and a Central Angle of 65°28'39";

thence run Northeasterly along the Arc of said curve, a distance of 301.56 feet (Chord Bearing = N32°58'16"E, Chord = 285.42 feet) to a Point of Tangency; thence N65°42'36"E, a distance of 60.91 feet to the Point of Curvature of a curve, Concave to the South, having a Radius of 35.00 feet and a Central Angle of 84°52'34"; thence run Easterly along the Arc of said curve, a distance of 51.85 feet (Chord Bearing = S71°51'07"E, Chord = 47.24 feet) to a point on the Westerly Right of Way line of Carpenters Way, according to Official Records Book 4055, Page 644, said point also being a Point of Compound Curve, Concave to the Southwest having a Radius of 793.52 feet and a Central Angle of 04°57'35"; thence departing said Southerly Right of Way line, thence the following two (2) courses and distances along the Westerly Right of Way line of Carpenters Way: thence run Southeasterly along the arc of said curve, a distance of 68.69 feet, (Chord Bearing= S26°56'02"E, Chord =68.67 feet) to a Point of Non Tangency; thence S24°24'42"E, a distance of 124.55 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 35.00 feet and a Central Angle of 62°57'08"; thence departing said Westerly Right of Way line, run Northwesterly along the arc of said curve, a distance of 38.46 feet (Chord Bearing = N56°06'46"W, Chord = 36.55 feet) to a Point of Non Tangency; thence S60°46'11"W, a distance of 85.89 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 469.12 feet and a Central Angle of 24°23'18"; thence run Southwesterly along the arc of said curve, a distance of 199.68 feet (Chord Bearing = S45°25'47"W, Chord = 198.18 feet) to a Point of Non Tangency; thence S33°03'48"W, a distance of 235.04 feet to the Point of Curvature of a curve, Concave to the Northwest, having a Radius of 343.00 feet and a Central Angle of 34°16'11"; thence run Southwesterly along the Arc of said curve, a distance of 205.15 feet (Chord Bearing = S50°11'54"W, Chord = 202.11 feet) to the Point of Beginning.

Containing 1.79 acres, more or less.

Legal description of parcel 9B

Beginning at a point whose Northing is 1368278.290 and whose Easting is 667497.625 ;
thence bearing S 0-14-21.069 W a distance of 522.623 ;
thence bearing S 63-20-6.000 W a distance of 532.072 ;
thence bearing S 52-41-59.959 W a distance of 253.176 ;
thence bearing N 59-7-48.924 W a distance of 116.481 ;
thence bearing N 30-56-13.000 E a distance of 25.000 ;
thence bearing N 59-3-47.000 W a distance of 70.000 ;
thence bearing N 45-22-54.685 E a distance of 560.063 ;
thence bearing S 28-21-16.794 E a distance of 7.064 ;
thence along a curve to the LEFT, having a radius of 360.000 a delta angle of 47° 41' 16.66", and whose long chord bears N 37-48-4.876 E a distance of 291.058 ;
thence along a curve to the RIGHT, having a radius of 290.000 a delta angle of 46° 50' 35.18", and whose long chord bears N 37-22-44.136 E a distance of 230.546 ;
thence bearing N 60-48-1.727 E a distance of 145.630 ;
thence along a curve to the RIGHT, having a radius of 35.000 a delta angle of 94° 33' 46.24", and whose long chord bears S 71-55-5.153 E a distance of 51.429 ;
thence bearing S 24-38-12.033 E a distance of 64.017 ;
thence bearing N 89-46-0.785 W a distance of 96.839 to the point of beginning.

Legal description of parcel 10

Beginning at a point whose Northing is 1368134.129 and whose Easting is 667724.767 ; thence bearing N 60-21-5.603 E a distance of 447.098 ; thence bearing N 1-36-36.895 W a distance of 540.846 ; thence along a curve to the LEFT, having a radius of 236.410 a delta angle of 08° 45' 29.59", and whose long chord bears N 25-18-30.264 E a distance of 36.102 ; thence along a curve to the RIGHT, having a radius of 49.950 a delta angle of 127° 19' 04.91", and whose long chord bears N 84-54-33.017 E a distance of 89.527 ; thence bearing S 31-14-34.155 E a distance of 169.872 ; thence bearing S 35-12-9.439 E a distance of 357.720 ; thence bearing S 43-45-24.445 E a distance of 259.098 ; thence bearing S 56-35-0.956 E a distance of 329.675 ; thence bearing S 39-22-44.040 E a distance of 29.941 ; thence bearing S 45-28-57.788 W a distance of 104.969 ; thence along a curve to the RIGHT, having a radius of 612.893 a delta angle of 06° 26' 16.89", and whose long chord bears S 78-31-18.217 W a distance of 68.831 ; thence bearing S 62-54-48.569 W a distance of 42.345 ; thence bearing S 33-24-59.044 W a distance of 80.416 ; thence along a curve to the LEFT, having a radius of 44951.990 a delta angle of 00° 03' 45.91", and whose long chord bears S 42-12-41.211 W a distance of 49.234 ; thence along a curve to the LEFT, having a radius of 43158.494 a delta angle of 00° 03' 55.30", and whose long chord bears S 59-48-5.547 W a distance of 49.234 ; thence along a curve to the LEFT, having a radius of 42962.721 a delta angle of 00° 08' 40.43", and whose long chord bears S 68-35-47.715 W a distance of 108.399 ; thence along a curve to the LEFT, having a radius of 886.553 a delta angle of 07° 22' 49.17", and whose long chord bears S 68-35-47.715 W a distance of 114.119 ; thence along a curve to the LEFT, having a radius of 27519.917 a delta angle of 00° 13' 59.45", and whose long chord bears S 21-24-12.285 E a distance of 112.000 ; thence bearing S 45-57-55.162 W a distance of 51.150 ; thence bearing S 70-43-55.863 W a distance of 216.843 ; thence along a curve to the RIGHT, having a radius of 942.370 a delta angle of 15° 37' 08.40", and whose long chord bears N 34-19-25.308 W a distance of 256.098 ; thence bearing N 68-36-14.790 E a distance of 707.867 ; thence bearing N 36-49-2.543 W a distance of 332.924 ; thence bearing S 68-16-51.646 W a distance of 636.727 ; thence bearing N 24-24-22.000 W a distance of 137.740 to the point of beginning.

Legal description of parcel 11

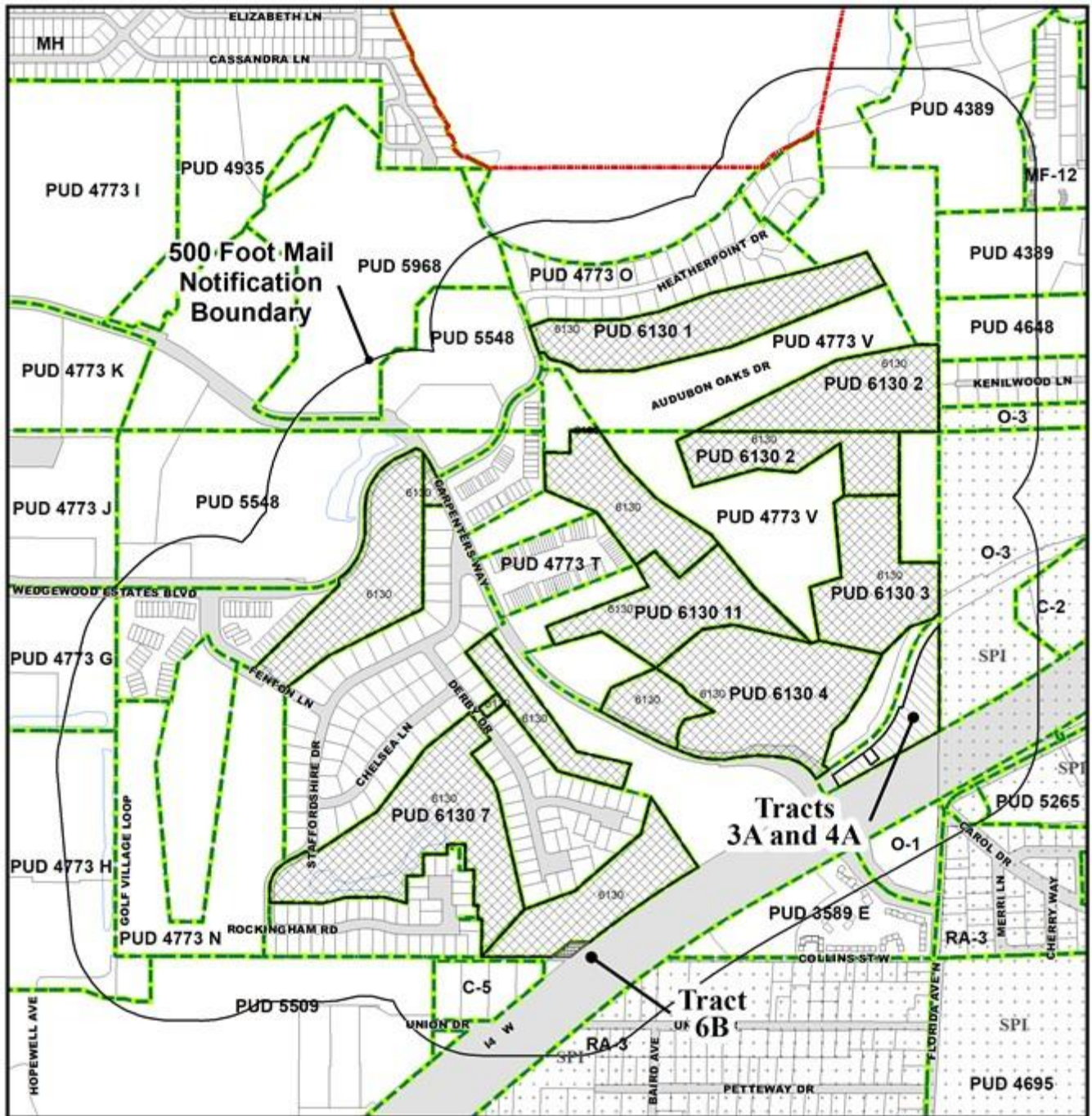
Beginning at a point whose Northing is 1368107.131 and whose Easting is 668970.426 ;
thence bearing S 39-22-44.040 E a distance of 316.158 ;
thence bearing S 45-44-55.780 E a distance of 403.137 ;
thence bearing N 72-44-35.746 E a distance of 40.016 ;
thence bearing N 9-59-12.040 W a distance of 274.033 ;
thence bearing N 71-32-37.778 E a distance of 166.006 ;
thence bearing N 89-25-42.236 E a distance of 9.877 ;
thence bearing S 5-14-11.146 E a distance of 7.407 ;
thence bearing S 71-39-54.955 W a distance of 165.020 ;
thence bearing S 9-55-42.139 E a distance of 274.571 ;
thence bearing S 72-42-43.516 W a distance of 54.746 ;
thence bearing S 9-21-5.406 W a distance of 67.412 ;
thence bearing N 80-35-29.866 W a distance of 115.802 ;
thence along a curve to the LEFT, having a radius of 472.500 a delta angle of 37° 27' 05.43", and
whose long chord bears S 80-40-57.421 W a distance of 303.382 ;
thence bearing S 61-57-24.708 W a distance of 115.837 ;
thence along a curve to the LEFT, having a radius of 472.500 a delta angle of 16° 09' 51.75", and
whose long chord bears S 53-52-28.830 W a distance of 132.861 ;
thence bearing N 32-50-1.495 W a distance of 140.463 ;
thence bearing N 55-22-15.521 W a distance of 41.201 ;
thence bearing N 55-22-15.521 W a distance of 298.092 ;
thence bearing N 45-57-55.162 E a distance of 51.150 ;
thence along a curve to the RIGHT, having a radius of 27519.917 a delta angle of 00° 13' 59.45", and
whose long chord bears N 21-24-12.285 W a distance of 112.000 ;
thence along a curve to the RIGHT, having a radius of 886.553 a delta angle of 07° 22' 49.17", and
whose long chord bears N 68-35-47.715 E a distance of 114.119 ;
thence along a curve to the RIGHT, having a radius of 42962.721 a delta angle of 00° 08' 40.43", and
whose long chord bears N 68-35-47.715 E a distance of 108.399 ;
thence along a curve to the RIGHT, having a radius of 43158.494 a delta angle of 00° 03' 55.30", and
whose long chord bears N 59-48-5.547 E a distance of 49.234 ;
thence along a curve to the RIGHT, having a radius of 44951.990 a delta angle of 00° 03' 45.91", and
whose long chord bears N 42-12-41.211 E a distance of 49.234 ;
thence bearing N 33-24-59.044 E a distance of 80.416 ;
thence bearing N 62-54-48.569 E a distance of 42.345 ;
thence along a curve to the LEFT, having a radius of 612.893 a delta angle of 06° 26' 16.89", and
whose long chord bears N 78-31-18.217 E a distance of 68.831 ;
thence bearing N 45-28-57.788 E a distance of 104.969 to the point of beginning.

Legal description of parcel 12

Beginning at a point whose Northing is 1367354.019 and whose Easting is 668445.386 ;
thence bearing N 64-27-26.051 E a distance of 296.291 ;
thence bearing S 55-22-15.521 E a distance of 41.201 ;
thence bearing S 32-50-1.495 E a distance of 140.463 ;
thence along a curve to the LEFT, having a radius of 472.500 a delta angle of 18° 01' 46.95", and whose long chord bears S 36-46-39.477 W a distance of 148.073 ;
thence bearing S 27-45-46.000 W a distance of 118.260 ;
thence bearing N 62-52-45.636 W a distance of 60.225 ;
thence bearing N 62-14-14.000 W a distance of 256.313 ;
thence bearing N 27-25-51.484 E a distance of 101.490 to the point of beginning.

EXHIBIT B

Map Depicting PUD No. 6130 and Project Area



DAG25-002 - Wedgwood Development Agreement

-  Ordinance 6130
-  Tracts 3A and 4A
-  Tract 6B
-  500 Foot Mail Notification Boundary
-  Parcels
-  Roadway

May 2026



EXHIBIT C

Legal Description and Sketch for Tract 3A/4A

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 36, Township 27 South, Range 23 East, Polk County, Florida; thence S00°03'38"E, along the East line of said Section 36, a distance of 978.66 feet to the Southerly Right of Way line of Lakeland Park Drive, said point also being the Point of Beginning; thence continue S00°03'38"E, along said East line, a distance of 535.74 feet to the Northerly Right of Way line of Interstate 4; thence S60°44'55"W, along said Northerly Right of Way line, a distance of 578.02 feet to the East Right of Way line of Carpenters Way; thence departing said Northerly Right of Way line, run N29°15'25"W, along said East Right of Way line, a distance of 67.43 feet to the Southerly Right of Way line of Lakeland Park Drive; thence the following two (2) courses and distances along said Southerly Right of Way line: N53°56'35"E, a distance of 177.69 feet; thence N52°36'59"E, a distance of 8.54 feet; thence departing said Southerly Right of Way line, run S37°23'01"E, a distance of 70.00 feet; thence N52°36'59"E, a distance of 50.00 feet; thence N37°23'01"W, a distance of 70.17 feet to the Southerly Right of Way line of Lakeland Park Drive, said point also being a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 470.00 feet and a Central Angle of 31°16'21"; thence the following four (4) courses and distances along said Southerly Right of Way line: run Northeasterly along the arc of said curve, a distance of 256.53 feet (Chord Bearing = N35°27'22"E, Chord = 253.36 feet) to a Point of Non Tangency; thence S70°10'48"E, a distance of 14.31 feet; thence N17°46'35"E, a distance of 239.20 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 490.00 feet and a Central Angle of 26°03'48"; thence run Northeasterly along the Arc of said curve, a distance of 222.90 feet (Chord Bearing = N30°48'29"E, Chord = 220.98 feet) to the Point of Beginning.

Containing 2.69 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: TRACT ENGINEERING, LLC

DATE OF SKETCH: 2/17/2025

REVISIONS:

SCALE: 1" = 100'

SEC. 36, TWP. 27 S, RNG. 23 E

CAD FILE: S-L SCOTT HOUSE

JOB NUMBER: 25-050

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

R.D.B. 02/17/2025
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

SKETCH OF DESCRIPTION



POINT OF COMMENCEMENT
 NORTHEAST CORNER OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FL
 CCR #111687

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	470.00'	31°16'21"	256.53'	N35°27'22"E	253.36'
C2	490.00'	26°03'48"	222.90'	N30°48'29"E	220.98'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N29°15'25"W	67.43'
L2	N52°36'59"E	8.54'
L3	S37°23'01"E	70.00'
L4	N52°36'59"E	50.00'
L5	N37°23'01"W	70.17'
L6	S70°10'48"E	14.31'

EAST LINE OF SEC. 36,
 TWP. 27 S., RANG. 23 E.
 S00°03'38"E 978.66'

LOT 2
 LAKELAND PARK
 PROFESSIONAL CENTER
 PLAT BOOK 138, PAGES 1-2

UNPLATTED

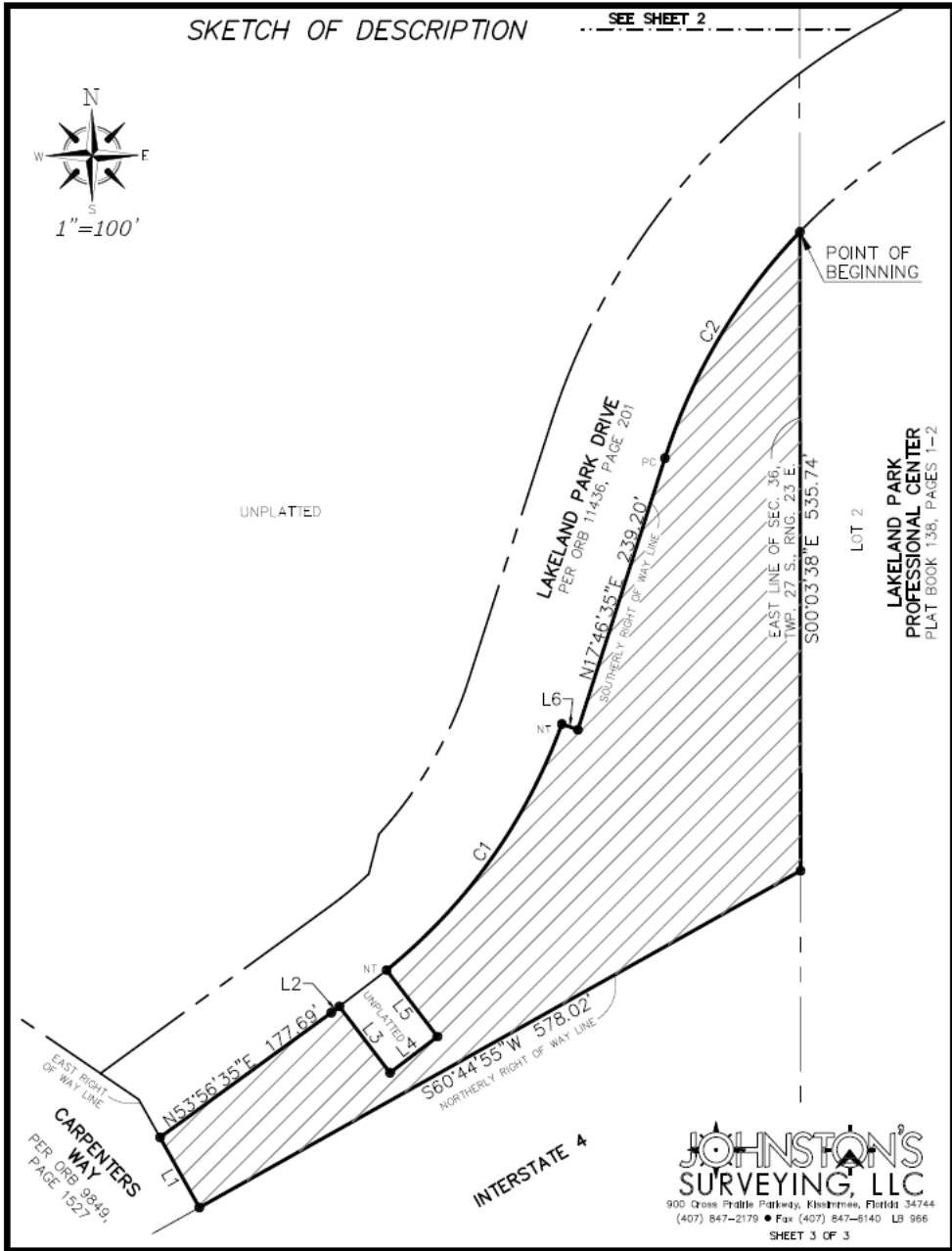
SEE SHEET 3

LAKELAND PARK
 DRIVE
 PER ORB 11496.
 PAGE 70

JOHNSTON'S SURVEYING, LLC
 900 Cross Pralls Parkway, Kissimmee, Florida 34744
 (407) 847-2179 • Fax (407) 847-6140 LB 966
 SHEET 2 OF 3

SKETCH OF DESCRIPTION

SEE SHEET 2



JOHNSTON'S SURVEYING, LLC

900 Cross Prattle Pathway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 3 OF 3

EXHIBIT D

**Legal Description and Sketch for Tract 6, Right of Way Dedication for
Lakeland Park Center Drive Extension**

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the East 1/4 corner of Section 36, Township 27 South, Range 23 East, Polk County, Florida; thence N89°50'54"W, a distance of 1957.04 feet along the centerline of Section 36, Township 27 South, Range 23 East, to the Point of Beginning; thence run N89°50'54"W, a distance of 212.95 feet; thence run N12°52'55"W, a distance of 61.23 feet; thence run N77°07'05"E, a distance of 125.00 feet; thence run N12°52'55"W, a distance of 127.67 feet; thence run N69°53'09"E, a distance of 281.52 feet; thence run N49°01'19"E, a distance of 457.77 feet; thence run N15°02'20"E, a distance of 149.28 feet; thence run N44°57'08"E, a distance of 268.95 feet; thence run N11°12'15"E, a distance of 46.23 feet to the Southerly Right of Way line of Carpenters Way, said point also being a point on a non-tangent curve, concave to the North, having a Radius of 666.10 feet and a Central Angle of 11°18'04"; thence run Easterly along the arc of said curve, a distance of 131.38 feet (Chord Bearing = S83°45'26"E, Chord = 131.17 feet); thence departing said Southerly Right of Way line of Carpenters Way, run the following four (4) courses, thence run along a line non-tangent to said curve, S00°54'01"E, a distance of 11.06 feet to a point on a non-tangent curve, concave to the North, having a Radius of 680.20 feet and a Central Angle of 04°25'32"; thence run Easterly along the arc of said curve, a distance of 52.54 feet (Chord Bearing = N88°23'50"E, Chord = 52.53 feet) to a point of tangency; thence run N86°11'04"E, a distance of 55.40 feet to the Point of Curvature of a curve concave to the Southwest, having a Radius of 369.67 feet and a Central Angle of 57°26'11"; thence run Southeasterly along the Arc of said curve, a distance of 370.58 feet (Chord Bearing = S65°05'50"E, Chord = 355.25 feet); thence along a line non-tangent to said curve, S32°31'37"E, a distance of 50.01 feet; to the Northerly Right of Way line of Interstate 4; thence the following two (2) courses and distances along said Northerly Right of Way line; thence run S60°44'55"W, a distance of 422.39 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 5,879.58 feet and a Central Angle of 08°44'58"; thence run Southwesterly along the Arc of said curve, a distance of 897.86 feet (Chord Bearing = S56°22'26"W, Chord = 896.99 feet); thence departing said Northerly Right of Way line of Interstate 4 run along a line non-tangent to said curve, N89°38'41"W, a distance of 93.16 feet; thence run S51°14'19"W, a distance of 119.72 feet to the Point of Beginning.

Containing 10.81 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E	EAST	A	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PCS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2007 ADJUSTMENT) WITH THE CENTERLINE OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 23 EAST BEING N89°50'54"W. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: TRACT ENGINEERING, LLC

DATE OF SKETCH: 3/05/2025

REVISIONS:

SCALE: 1" = 100'

03/11/26 WEST ZONE

SEC. 36, TWP. 27 S, RNG. 23 E

CAD FILE: S-L WEDGEWOOD AREA 6

JOB NUMBER: 25-050A

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

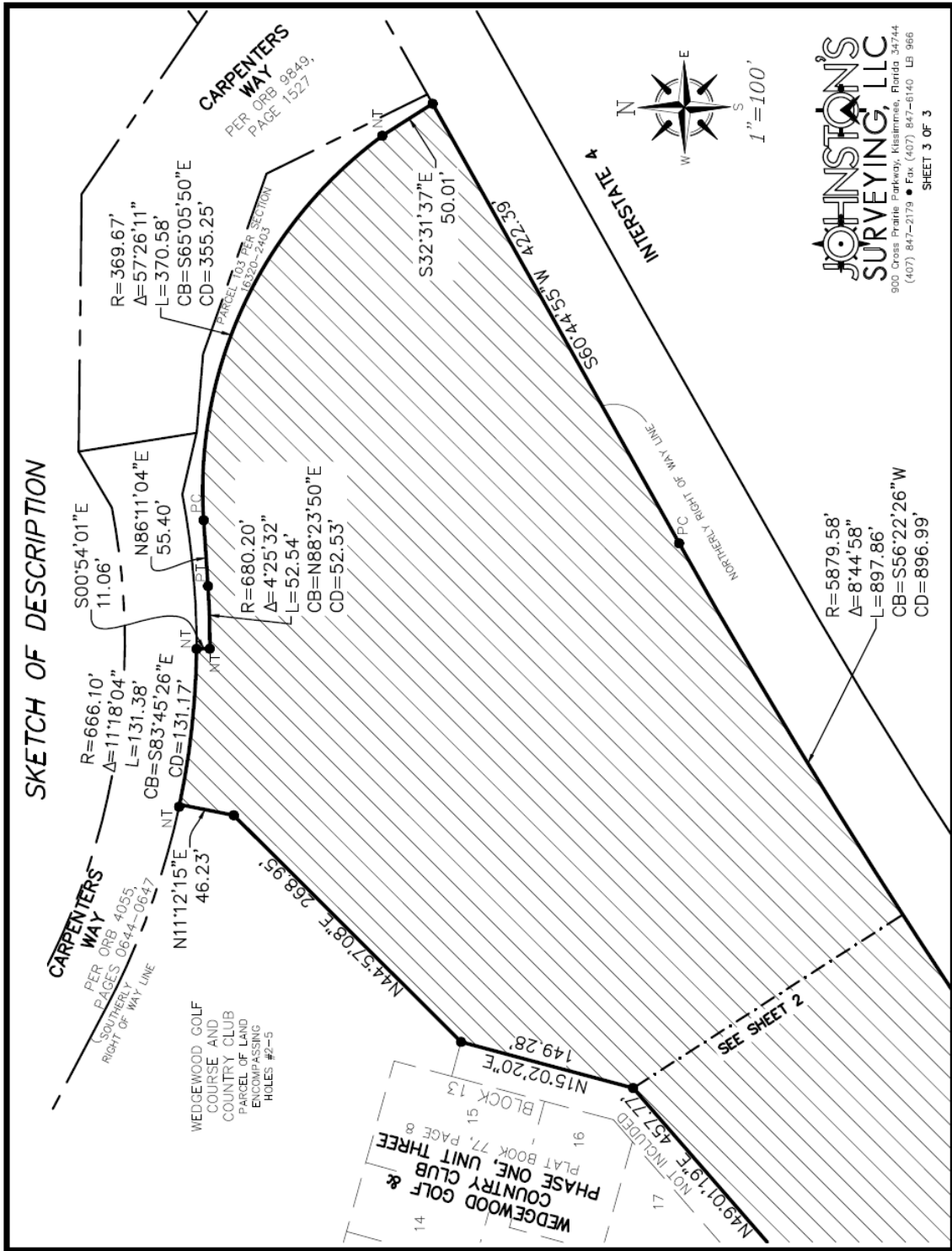


EXHIBIT E

Legal Description and Sketch for Tract 6B

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of the NE 1/4 of Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 7 of WEDGEWOOD GOLF & COUNTRY CLUB, PHASE ONE, UNIT TWO, as recorded in Plat Book 73, Page 11, of the Public Records of Polk County, Florida, said point lying on the centerline of said Section 36; thence S89°50'54"E, along said centerline of Section 36, a distance of 449.45 feet to a point lying on the northwesterly right of way line of Interstate No. 4 and the POINT OF BEGINNING; thence northeasterly along said northwesterly right of way line along a non-tangent curve, concave southeasterly, having a radius of 5879.58 feet and a central angle of 01°09'58", an arc distance of 119.65 feet (Chord Bearing = N51°24'58"E, Chord = 119.65 feet); thence departing said northwesterly right of way line, N89°46'03"W, a distance of 92.23 feet; thence S51°17'33"W, a distance of 119.54 feet to a point lying on the centerline of said Section 36; thence S89°50'54"E, along said centerline of Section 36, a distance of 92.98 feet to the POINT OF BEGINNING.

Containing 0.1597 acres, more or less.

Legal description obtained from Polk County Official Records Book 3317, Page 1382.

Being the same lands acquired by Grantor on March 28, 1991, per Official Records Book 2967, Page 515.


ABBREVIATIONS / LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
N.	NORTH	CD	CHORD DISTANCE
S.	SOUTH	Δ	CENTRAL ANGLE
E.	EAST	PC	POINT OF CURVATURE
W.	WEST	PT	POINT OF TANGENCY
O.R.B.	OFFICIAL RECORDS BOOK	NT	NON-TANGENT
P.B.	PLAT BOOK	P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE	P.O.B.	POINT OF BEGINNING
NO./#	NUMBER	R/W	RIGHT OF WAY
●	DESCRIPTIVE POINT		

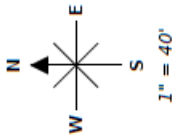
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 23 EAST, BEING S89°50'54"E.
2. THIS SKETCH IS NOT A BOUNDARY SURVEY. NO FIELD WORK WAS PERFORMED IN THE PREPARATION OF THIS SKETCH.
3. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE FOR EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OTHER THAN THOSE SHOWN OR NOTED HEREON.
4. COORDINATE DATUM REFERENCE: NAD 83, FLORIDA STATE PLANE, WEST ZONE (EPSG:2237), US SURVEY FEET.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS TAKEN FROM POLK COUNTY OFFICIAL RECORDS BOOK 3317, PAGE 1382, AND HAS NOT BEEN FIELD VERIFIED.

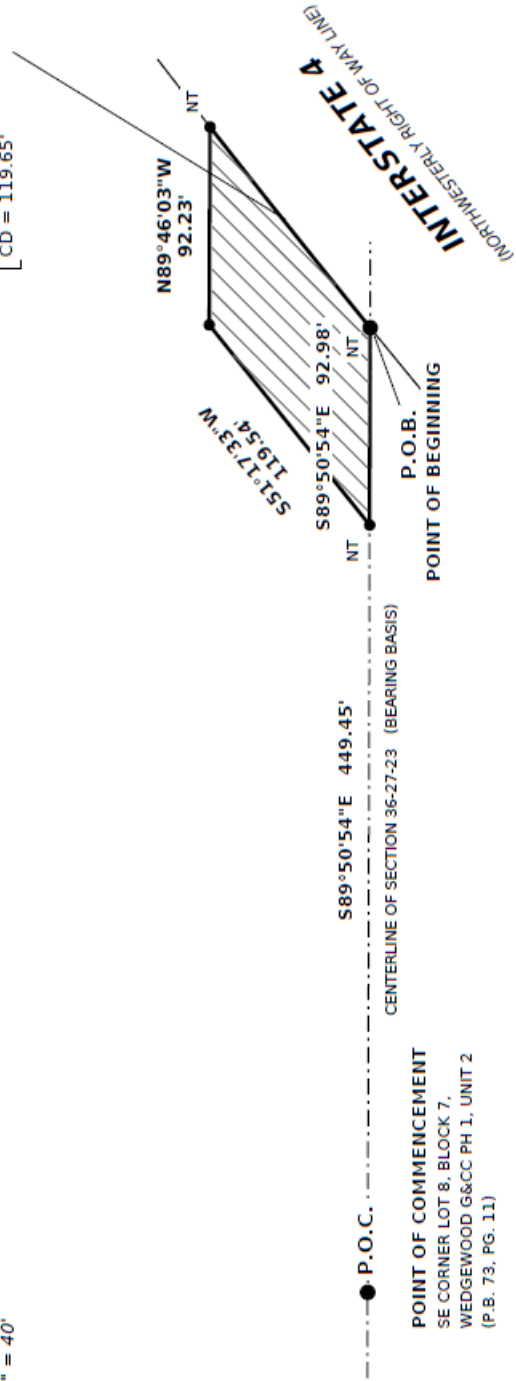
SHEET 1 OF 3

REQUESTED BY: TRACT ENGINEERING, LLC	REVISIONS:	 <p>TRACT ENGINEERING FROM CONCEPTUAL TO COMPLETION</p> <p style="font-size: small;">STATE LICENSE NO. 14578 LAKELAND, FL 33813 FIRM REGISTRATION NUMBER: 14143</p> <p style="font-size: x-small;">permits@tracteng.com</p>
DATE OF SKETCH: 04/24/2026		
SCALE: 1" = 40' (SHEET 2) 1" = 20' (SHEET 3)		
SEC. 36, TWP. 27 S, RNG. 23 E		
JOB NUMBER: 26-XXX		

SKETCH OF DESCRIPTION



CURVE DATA	
R =	5879.58'
Δ =	01°09'58"
L =	119.65'
CB =	N51°24'58"E
CD =	119.65'



POINT OF COMMENCEMENT
SE CORNER LOT 8, BLOCK 7,
WEDGEWOOD G&CC PH 1, UNIT 2
(P.B. 73, PG. 11)

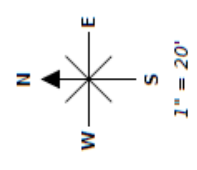
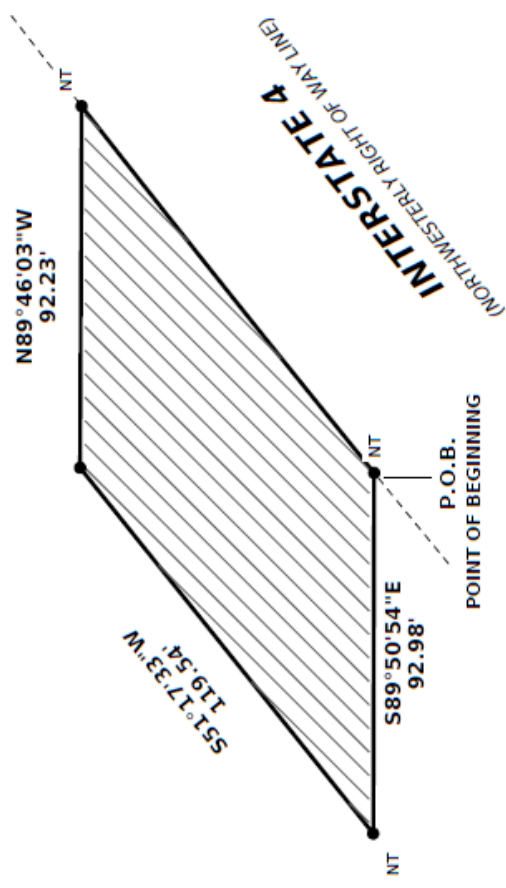


SKETCH OF DESCRIPTION

CURVE DATA

$R = 5879.58'$
 $\Delta = 01^{\circ}09'58''$
 $L = 119.65'$
 $CB = N51^{\circ}24'58''E$
 $CD = 119.65'$

ALONG NW RIGHT OF WAY LINE
 OF INTERSTATE 4
 NON-TANGENT CURVE
 CONCAVE SOUTHEASTERLY



TRACT ENGINEERING
 FROM CONCEPTUAL TO COMPLETION
5175 LAKELAND CIR. SUITE 2
 LAKELAND, FL 33513
 FIRM REGISTRATION NUMBER - 34343

SHEET 3 OF 3

EXHIBIT F

**Legal Description and Sketch for Tract 9A, including Wedgewood
Estates Boulevard Realignment Right of Way**

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 36, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southerly corner of CAMBRIDGE ON THE TEE, according to the plat thereof, as recorded in Plat Book 74, Pages 45 through 46 of the Public Records of Polk County, Florida; thence N45°22'36"E, along the boundary of said CAMBRIDGE ON THE TEE, a distance of 517.88 feet to the Point of Beginning; thence continue N45°22'36"E, along said boundary, a distance of 42.08 feet to a point on the Southerly Right of Way line of Wedgewood Estates Boulevard, WEDGEWOOD ESTATES BOULEVARD EXTENSION, according to the plat thereof, as recorded in Plat Book 80, Page 40 of the Public Records of Polk County, Florida, said point also being a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 330.00 feet and a Central Angle of 59°01'33"; thence the following five (5) courses and distances along said Southerly Right of Way line, a distance of 339.96 feet (Chord Bearing = N29°44'43"E, Chord = 325.13 feet) to a Point of Tangency; thence N00°13'57"E, a distance of 100.00 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 263.88 feet and a Central Angle of 65°28'39"; thence run Northeasterly along the Arc of said curve, a distance of 301.56 feet (Chord Bearing = N32°58'16"E, Chord = 285.42 feet) to a Point of Tangency; thence N65°42'36"E, a distance of 60.91 feet to the Point of Curvature of a curve, Concave to the South, having a Radius of 35.00 feet and a Central Angle of 84°52'34"; thence run Easterly along the Arc of said curve, a distance of 51.85 feet (Chord Bearing = S71°51'07"E, Chord = 47.24 feet) to a point on the Westerly Right of Way line of Carpenters Way, according to Official Records Book 4055, Page 644, said point also being a Point of Compound Curve, Concave to the Southwest having a Radius of 793.52 feet and a Central Angle of 04°57'35"; thence departing said Southerly Right of Way line, thence the following two (2) courses and distances along the Westerly Right of Way line of Carpenters Way: thence run Southeasterly along the arc of said curve, a distance of 68.69 feet, (Chord Bearing= S26°56'02"E, Chord =68.67 feet) to a Point of Non Tangency; thence S24°24'42"E, a distance of 124.55 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 35.00 feet and a Central Angle of 62°57'08"; thence departing said Westerly Right of Way line, run Northwesterly along the arc of said curve, a distance of 38.46 feet (Chord Bearing = N56°06'46"W, Chord = 36.55 feet) to a Point of Non Tangency; thence S60°46'11"W, a distance of 85.89 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 469.12 feet and a Central Angle of 24°23'18"; thence run Southwesterly along the arc of said curve, a distance of 199.68 feet (Chord Bearing = S45°25'47"W, Chord = 198.18 feet) to a Point of Non Tangency; thence S33°03'48"W, a distance of 235.04 feet to the Point of Curvature of a curve, Concave to the Northwest, having a Radius of 343.00 feet and a Central Angle of 34°16'11"; thence run Southwesterly along the Arc of said curve, a distance of 205.15 feet (Chord Bearing = S50°11'54"W, Chord = 202.11 feet) to the Point of Beginning.

Containing 1.79 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E	EAST	∠	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2007 ADJUSTMENT) BEARING BASIS BEING THE BOUNDARY OF CAMBRIDGE ON THE TEE, PLAT BOOK 74, PAGES 45-46 POLK COUNTY, FLORIDA, BEING N89°50'54"W.

THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.

THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: SJD DEVELOPMENT, LLC

DATE OF SKETCH: 4/5/2026

REVISIONS:

SCALE: 1" = 100'

SEC. 36, TWP. 27 S, RNG. 23 E

CAD FILE: S-L WEDGEWOOD AREA 9

JOB NUMBER: 25-050A

**JOHNSTON'S
SURVEYING, LLC**

800 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 986



R.D.B.

04/09/2026

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

SKETCH OF DESCRIPTION

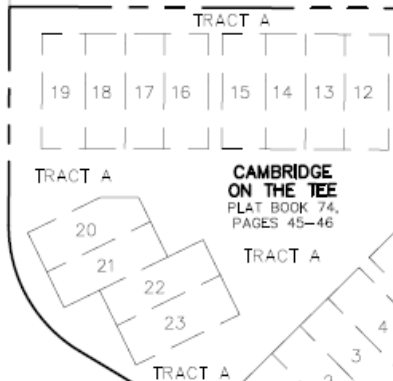


NOT PLATTED

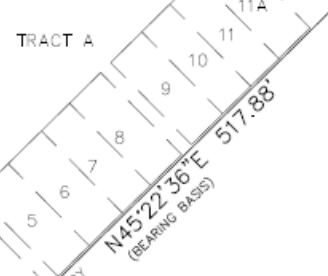
INTERSECTION OF NORTH RIGHT OF WAY LINE OF WEDGEWOOD ESTATES BOULEVARD AND EAST RIGHT OF WAY LINE OF FENTON LANE

WEDGEWOOD ESTATES BOULEVARD
PER PLAT BOOK 80, PAGE 40

L1 NT
SOUTHERLY RIGHT OF WAY LINE
POINT OF BEGINNING



TRACT A
SEE SHEET 3



NOT PLATTED

POINT OF COMMENCEMENT
SOUTHERLY CORNER OF CAMBRIDGE ON THE TEE,
PLAT BOOK 74, PAGES 45-46

FENTON LANE
RIGHT OF WAY WIDTH VARIES
PER PLAT BOOK 73, PAGE 3

WEDGEWOOD GOLF & COUNTRY CLUB PHASE ONE
PLAT BOOK 73, PAGE 3

BLOCK 6

JOHNSTON'S SURVEYING, LLC
900 Cross Prattle Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966
SHEET 2 OF 3

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	330.00'	59°01'33"	339.96'	N29°44'43"E	325.13'
C2	263.88'	65°28'39"	301.56'	N32°58'16"E	285.42'
C3	35.00'	84°52'34"	51.85'	S71°51'07"E	47.24'
C4	793.52'	4°57'35"	68.69'	S26°56'02"E	68.67'
C5	35.00'	62°57'08"	38.46'	N56°06'46"W	36.55'
C6	469.12'	24°23'18"	199.68'	S45°25'47"W	198.18'
C7	343.00'	34°16'11"	205.15'	S50°11'54"W	202.11'

SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°22'36"E	42.08'
L2	N00°13'57"E	100.00'
L3	N65°42'36"E	60.91'
L4	S24°24'42"E	124.55'
L5	S60°46'11"W	85.89'
L6	S33°03'48"W	235.04'

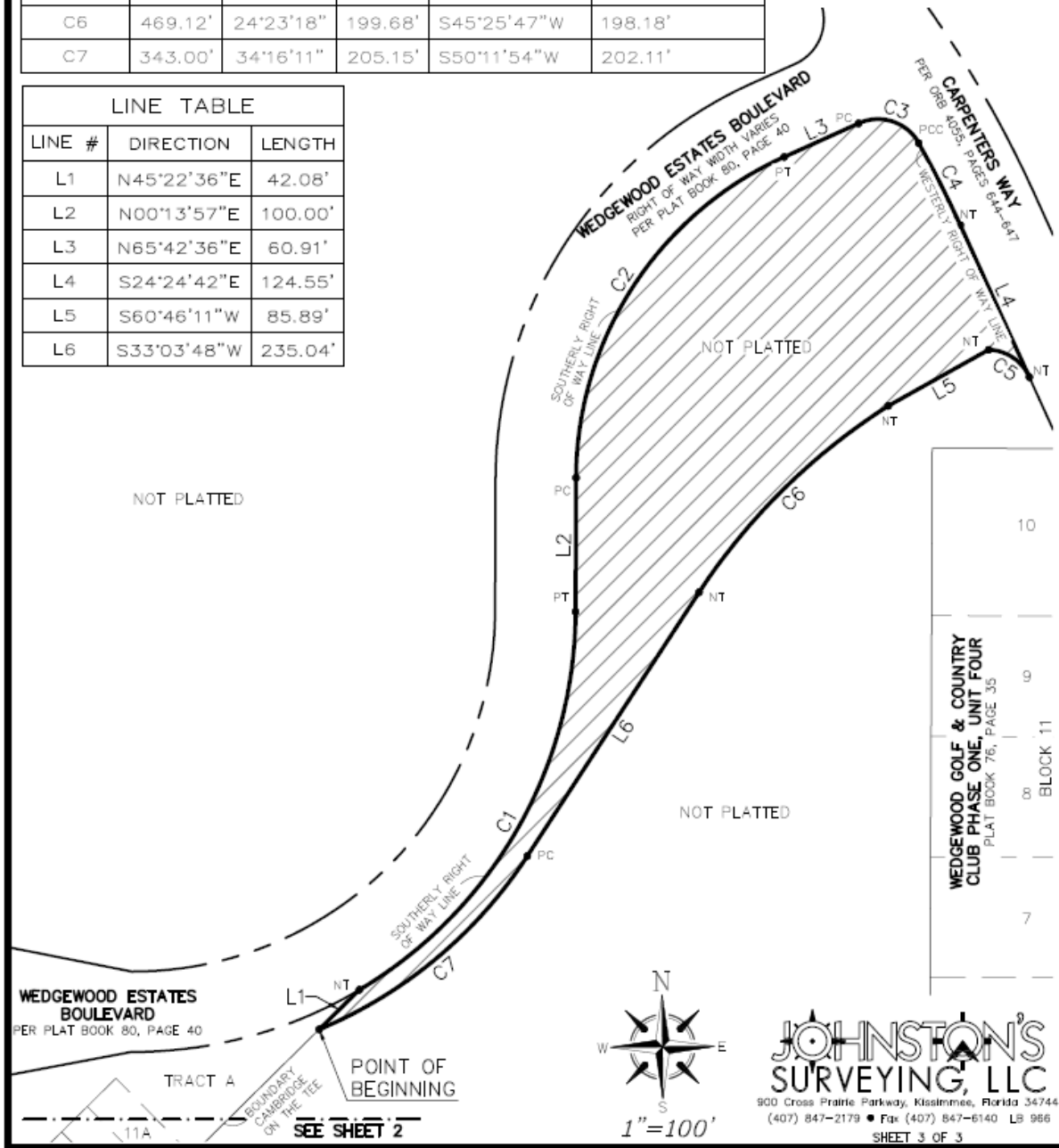


EXHIBIT G

Project Trip Generation and Assignment

Exhibit G – Trip Generation

Development Plan	ITE Code	Quantity (Units)	Net New Vehicle Trips						Total
			Daily		AM Peak Hour of Adjacent Street		PM Peak Hour of Adjacent Street		
			In	Out	In	Out	In	Out	
Single Family - Detached	210	379	379	13	33	38	23	61	
Single Family - Attached	215	1,288	1,288	54	163	217	93	217	
Multi-Family	220	370	1,102	34	108	142	70	185	
Total		825	2,769	101	304	277	188	483	

Exhibit G – Impacted Roadway Segments

On Roadway	From/To	Trip %	AM Site Trips		PM Site Trips		Level of Service (LOS) Target	One-Way Service Volume	5% of Capacity at LOS Target	Impacted Roadway (Year/No?)
			In Trips	Out Trips	In Trips	Out Trips				
			101	304	277	186				
Carpenters Way	US 98 to Wedgewood Estates Boulevard	20%	20	61	55	37	E	790	40	Yes
	Wedgewood Estates Boulevard to Lakeland Park Drive	44%	44	134	122	82	E	790	40	Yes
	Lakeland Park Drive to Florida Avenue	33%	33	100	91	61	E	790	40	Yes
Florida Avenue	Lakeland Hills Boulevard to Carpenters Way	7%	7	21	19	13	D	790	40	No
	Carpenters Way to Griffin Road	26%	26	79	72	48	D	790	40	Yes
Griffin Road	South of Griffin Road	5%	5	15	14	9	D	790	40	No
	West of US 98	3%	3	9	8	6	E	1,800	90	No
	US 98 to Florida Avenue	19%	19	59	53	35	E	1,800	90	No
SR 33 (Lakeland Hills Boulevard)	East of Florida Avenue	1%	1	3	3	2	E	1,800	90	No
	North of Florida Avenue	8%	8	24	22	15	D	2,000	100	No
	South of Florida Avenue	2%	2	6	6	4	D	2,000	100	No
Wedgewood Estates Boulevard	East of US 98	30%	30	91	83	56	D	790	40	Yes
	West of US 98	9%	9	27	25	17	E	1,800	90	No
Crevasse Street	Carpenters Way to US 98	0%	0	0	0	0	D	790	40	No
	Carpenters Way to Soorum Loop Road	17%	17	52	47	32	D	790	40	Yes
Sorum Loop Road	North of Lakeland Park Drive	10%	10	30	28	19	E	1,700	85	No
	South of Lakeland Park Drive	2%	2	6	6	4	E	1,700	85	No
US 98	North of Carpenters Way	12%	12	38	33	22	D	3,020	151	No
	Carpenters Way to Wedgewood Estates Boulevard	8%	8	24	22	15	D	3,020	151	No
	Wedgewood Estates Boulevard to Sleepy Hills Road	33%	33	100	91	61	D	3,020	151	No
	Sleepy Hills Road to Crevasse Street	24%	24	73	66	45	D	3,390	170	No
	Crevasse Street to I-4	21%	21	64	58	39	D	3,390	170	No
	I-4 to Griffin Road	3%	3	9	8	6	D	3,390	170	No
	South of Griffin Road	19%	19	58	53	D	2,000	100	No	

Exhibit G – Proposed Impacted Area Peak Hour Trips

