

L:\53509 Lennar Homes, LLC\0018 Knightsbridge CDD Petition\ENGR001 CDD Petition\1 DWG\Primary\Exhibit 1 Location Map.dwg (11/8.5) JohnV Jul 28, 2022 - 12:51pm



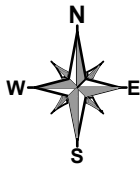
HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

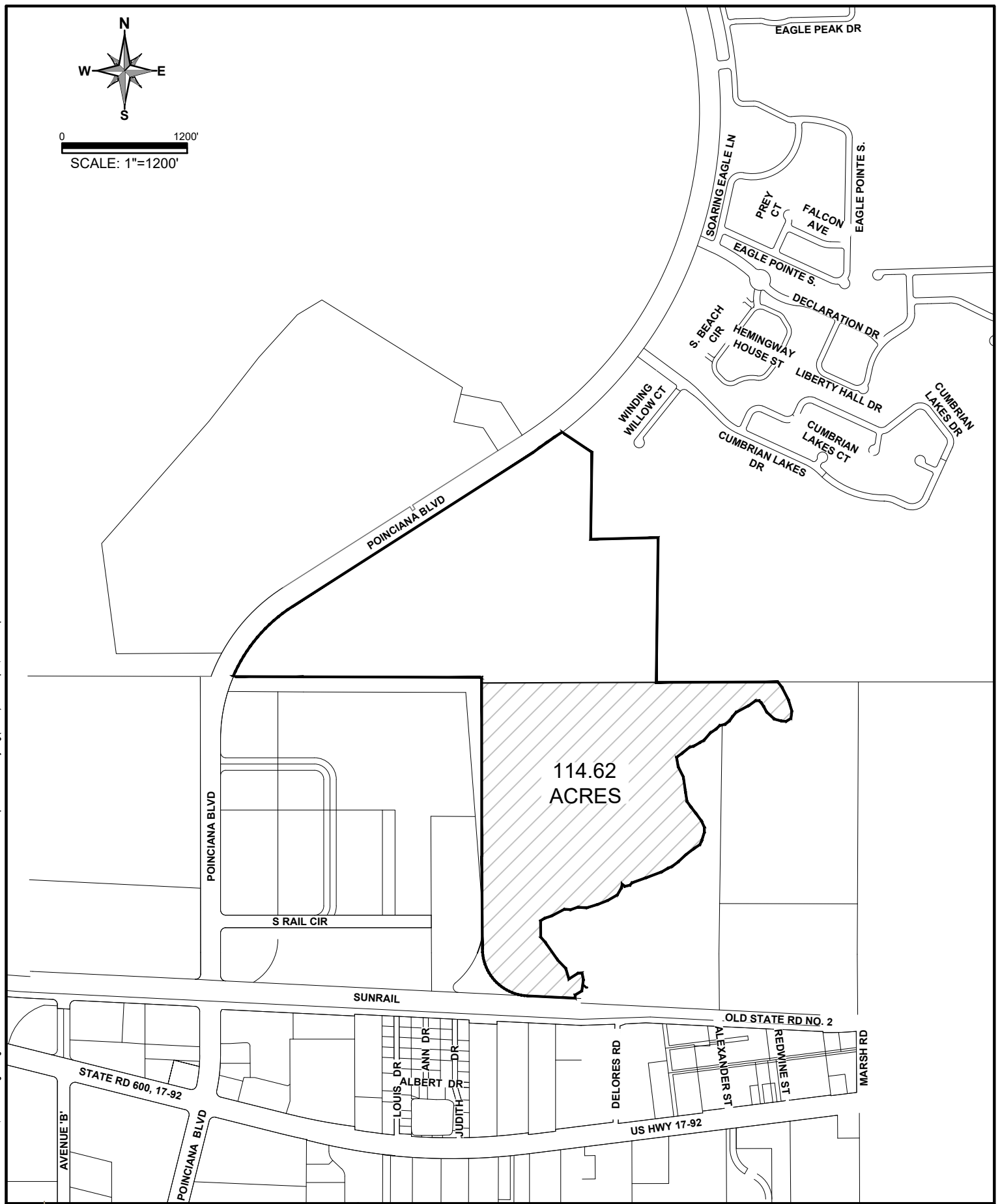
LB #7013 CA #8474
www.HamiltonEngineering.US

431 E HORATIO AVE,
STE 280
MAITLAND, FL 32751
TEL: 407.362.5929

VICINITY MAP		KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT		
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT
35, 36-25S-28E	53509.0018	JV	27/07/2022	1



0 1200'
SCALE: 1"=1200'



L:\35509\Lenarr_Homes_LLC\0018_Knightsbridge_CDD_Petition\ENGR\01_CDD_Petition\1 DWG\CADD EXHIBITS\SE\Exhibit 2 Map of Dist Boundary.dwg (11x8.5) JohnV Sep 27, 2022 - 3:20pm



HAMILTON
ENGINEERING & SURVEYING, LLC

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MAP OF DISTRICT BOUNDARY
KNIGHTSBRIDGE PHASE 1

SEC TWP RGE 35, 36-25S-28E	JOB NUMBER 53509.0018	DRAWN BY JV	DATE 27/07/2022	EXHIBIT 2
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LEGAL DESCRIPTION

KNIGHTSBRIDGE PHASE 1 LESS RIGHT OF WAY

A PORTION OF LAND SITUATED WITHIN SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, PAGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF POINCIANA OFFICE AND INDUSTRIAL PARK 1, SECTION B, AS RECORDED IN PLAT BOOK 3, PAGES 236 - 238, THENCE SOUTH 00°23'35" EAST ALONG THE EAST LINE OF SAID POINCIANA OFFICE AND INDUSTRIAL PARK 1, SECTION B, FOR A DISTANCE OF 53.80 FEET TO THE POINT OF BEGINNING; THENCE N 89°46'24" E, FOR A DISTANCE OF 753.97 FEET; THENCE, S 62°09'48" E, FOR A DISTANCE OF 238.27 FEET; THENCE S 51°21'13" E, FOR A DISTANCE OF 44.08 FEET; THENCE S 39°18'16" E, FOR A DISTANCE OF 44.08 FEET; THENCE S 27°21'43" E, FOR A DISTANCE OF 43.30 FEET; THENCE S 15°31'45" E, FOR A DISTANCE OF 43.28 FEET; THENCE S 04°07'42" E FOR, A DISTANCE OF 44.92 FEET; THENCE S 01°20'10" E, FOR A DISTANCE OF 156.93 FEET; THENCE S 88°39'50" W, FOR A DISTANCE OF 51.33 FEET; THENCE S 06°03'14" W, FOR A DISTANCE OF 102.98 FEET; THENCE S 00°53'43" E, FOR A DISTANCE OF 100.91 FEET; THENCE S 86°54'23" E, FOR A DISTANCE OF 65.54 FEET; THENCE S 01°20'10" E, FOR A DISTANCE OF 219.90 FEET; THENCE S 88°39'50" W, FOR A DISTANCE OF 7.55 FEET; THENCE S 62°48'10" W, FOR A DISTANCE OF 60.86 FEET; THENCE S 50°41'17" W, FOR A DISTANCE OF 33.25 FEET; THENCE S 01°10'33" E, FOR A DISTANCE OF 59.64 FEET; THENCE S 39°39'44" E, FOR A DISTANCE OF 65.14 FEET; THENCE S 61°18'30" E, FOR A DISTANCE OF 21.46 FEET; THENCE S 28°41'30" W, FOR A DISTANCE OF 3.69 FEET; THENCE S 61°18'30" E, FOR A DISTANCE OF 150.00 FEET; THENCE S 28°41'30" W, FOR A DISTANCE OF 20.00 FEET; THENCE N 61°18'30" W, FOR A DISTANCE OF 150.00 FEET; THENCE S 28°41'30" W, FOR A DISTANCE OF 52.02 FEET; THENCE S 29°03'57" W, FOR A DISTANCE OF 61.71 FEET; THENCE S 35°06'20" W, FOR A DISTANCE OF 46.50 FEET; THENCE S 42°30'40" W, FOR A DISTANCE OF 46.50 FEET; THENCE S 48°35'13" W, FOR A DISTANCE OF 50.02 FEET; THENCE S 45°13'18" W, FOR A DISTANCE OF 58.71 FEET; THENCE S 39°55'07" W, FOR A DISTANCE OF 59.73 FEET; THENCE S 34°03'19" W, FOR A DISTANCE OF 57.34 FEET; THENCE S 60°08'51" E, FOR A DISTANCE OF 311.05 FEET; THENCE N 29°51'09" E, FOR A DISTANCE OF 22.97 FEET; THENCE S 60°08'50" E, FOR A DISTANCE OF 37.00 FEET; THENCE S 29°51'09" W, FOR A DISTANCE OF 75.32 FEET; THENCE N 60°08'51" W, FOR A DISTANCE OF 37.00 FEET; THENCE N 29°51'09" E, FOR A DISTANCE OF 22.36 FEET; THENCE N 60°08'51" W, FOR A DISTANCE OF 312.17 FEET; THENCE S 29°55'07" W, FOR A DISTANCE OF 164.85 FEET; THENCE S 00°26'31" E, FOR A DISTANCE OF 107.65 FEET; THENCE S 78°52'06" W, FOR A DISTANCE OF 30.57 FEET; THENCE N 00°23'32" W, FOR A DISTANCE OF 114.93 FEET; THENCE S 89°34'37" W, FOR A DISTANCE OF 470.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.46 FEET, WITH A CHORD BEARING S 44°57'15" E, AND A CHORD DISTANCE OF 23.77 FEET; THENCE RUN SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 49°22'00", ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 24.52 FEET TO A POINT ON A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 49.88 FEET, WITH A CHORD BEARING S 07°40'17" E, AND A CHORD DISTANCE OF 98.79 FEET; THENCE RUN SOUTHERLY THROUGH A CENTRAL ANGLE OF 163°57'57", ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 142.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE N 89°41'39" W, FOR A DISTANCE OF 51.73 FEET; THENCE N 00°25'23" W, FOR A DISTANCE OF 33.24 FEET; THENCE S 89°34'37" W FOR A DISTANCE OF 116.91 FEET; THENCE N 00°23'35" W, FOR A DISTANCE OF 1661.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.70 ACRES MORE OR LESS.

LEGAL DESCRIPTION

KNIGHTSBRIDGE PHASE 2

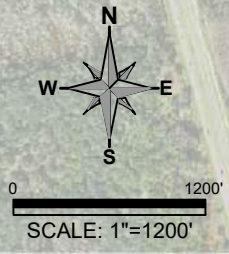
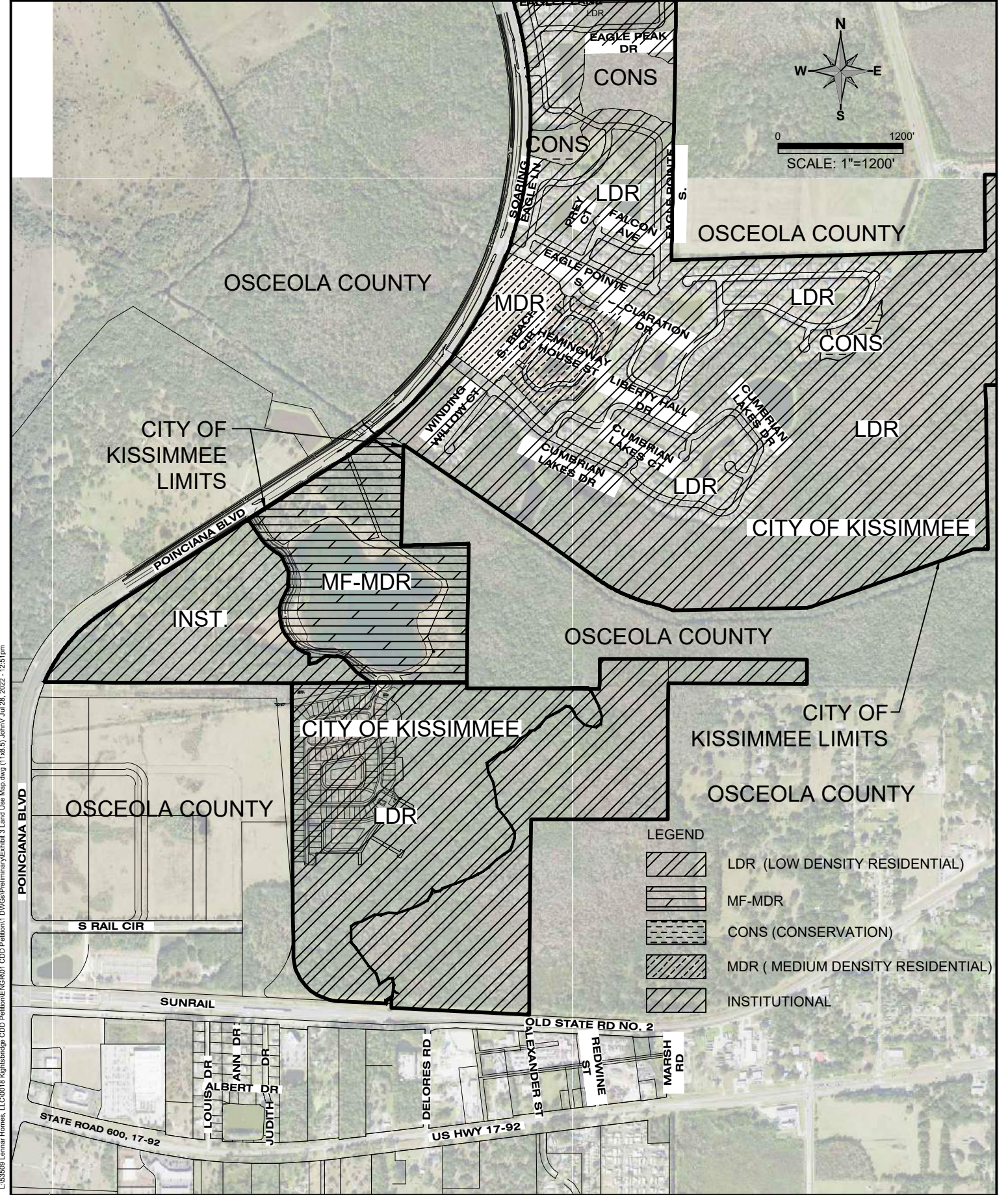
A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST, AND SECTIONS 1 AND 2, TOWNSHIP 26 SOUTH, RANGE 28 EAST A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 6 AND 7, SECTION 36 TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST AND SECTIONS 1 AND 2, TOWNSHIP 26 SOUTH, RANGE 28 EAST, CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF POINCIANA OFFICE AND INDUSTRIAL PARK I SECTION B, AS RECORDED IN PLAT BOOK 3, PAGE 236 THROUGH 238, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID PLAT RUN SOUTH 00°23'35" EAST A DISTANCE OF 1715.54 FEET TO THE POINT OF BEGINNING, BEING A POINT ON SAID EAST LINE; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°34'37" EAST A DISTANCE OF 116.91 FEET; THENCE RUN SOUTH 00°25'23" EAST A DISTANCE OF 33.24 FEET; THENCE RUN SOUTH 89°41'39" EAST A DISTANCE OF 51.73 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.88 FEET, A CENTRAL ANGLE OF 163°57'57", AND A CHORD DISTANCE OF 98.78 FEET WHICH BEARS NORTH 07°40'17" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 142.74 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.46 FEET, A CENTRAL ANGLE OF 49°22'00", AND A CHORD DISTANCE OF 23.77 FEET WHICH BEARS NORTH 44°57'15" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 24.52 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 89°34'37" EAST A DISTANCE OF 470.73 FEET; THENCE RUN SOUTH 00°23'32" EAST A DISTANCE OF 114.93 FEET; THENCE RUN NORTH 78°52'06" EAST A DISTANCE OF 30.57 FEET; THENCE RUN NORTH 00°26'31" WEST A DISTANCE OF 107.65 FEET; THENCE RUN NORTH 29°55'07" EAST A DISTANCE OF 164.85 FEET; THENCE RUN SOUTH 60°08'51" EAST A DISTANCE OF 312.17 FEET; THENCE RUN SOUTH 29°51'09" WEST A DISTANCE OF 22.36 FEET; THENCE RUN SOUTH 60°08'51" EAST A DISTANCE OF 37.00 FEET; THENCE RUN NORTH 29°51'09" EAST A DISTANCE OF 75.32 FEET; THENCE RUN NORTH 60°08'50" WEST A DISTANCE OF 37.00 FEET; THENCE RUN SOUTH 29°51'09" WEST A DISTANCE OF 22.97 FEET; THENCE RUN NORTH 60°08'51" WEST A DISTANCE OF 311.05 FEET; THENCE RUN NORTH 34°03'19" EAST A DISTANCE OF 57.34 FEET; THENCE RUN NORTH 39°55'07" EAST A DISTANCE OF 59.73 FEET; THENCE RUN NORTH 45°13'18" EAST A DISTANCE OF 58.71 FEET; THENCE RUN NORTH 48°35'13" EAST A DISTANCE OF 50.02 FEET; THENCE RUN NORTH 42°30'40" EAST A DISTANCE OF 46.50 FEET; THENCE RUN NORTH 35°06'20" EAST A DISTANCE OF 46.50 FEET THENCE RUN NORTH 29°03'57" EAST A DISTANCE OF 61.71 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 52.02 FEET; THENCE RUN SOUTH 61°18'30" EAST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 61°18'30" WEST A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 28°41'30" EAST A DISTANCE OF 3.69 FEET; THENCE RUN NORTH 61°18'30" WEST A DISTANCE OF 21.46 FEET; THENCE RUN NORTH 39°39'44" WEST A DISTANCE OF 65.14 FEET; THENCE RUN NORTH 01°10'33" WEST A DISTANCE OF 59.64 FEET; THENCE RUN NORTH 50°41'17" EAST A DISTANCE OF 33.25 FEET; THENCE RUN NORTH 62°48'10" EAST A DISTANCE OF 60.86 FEET; THENCE RUN NORTH 88°39'50" EAST A DISTANCE OF 7.55 FEET; THENCE RUN NORTH 01°20'10" WEST A DISTANCE OF 219.90 FEET; THENCE RUN NORTH 86°54'23" WEST A DISTANCE OF 65.54

FEET; THENCE RUN NORTH 00°53'43" WEST A DISTANCE OF 100.91 FEET; THENCE RUN NORTH 06°03'14" EAST A DISTANCE OF 102.98 FEET; THENCE RUN NORTH 88°39'50" EAST A DISTANCE OF 51.33 FEET; THENCE RUN NORTH 01°20'10" WEST A DISTANCE OF 156.93 FEET; THENCE RUN NORTH 04°07'42" WEST A DISTANCE OF 44.92 FEET; THENCE RUN NORTH 15°31'45" WEST A DISTANCE OF 43.28 FEET; THENCE RUN NORTH 27°21'43" WEST A DISTANCE OF 43.30 FEET; THENCE RUN NORTH 39°18'16" WEST A DISTANCE OF 44.08 FEET; THENCE RUN NORTH 51°21'13" WEST A DISTANCE OF 44.08 FEET; THENCE RUN NORTH 34°11'40" EAST A DISTANCE OF 115.03 FEET; THENCE RUN NORTH 47°12'32" EAST A DISTANCE OF 25.38 FEET; THENCE RUN NORTH 89°48'21" EAST A DISTANCE OF 1804.32 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3419, PAGE 2924, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY LINE RUN THE FOLLOWING SEVENTY (70) COURSES AND DISTANCES; (1) RUN SOUTH 37°56'07" EAST A DISTANCE OF 61.89 FEET; THENCE RUN SOUTH 27°08'34" EAST A DISTANCE OF 143.07 FEET; (3) THENCE RUN SOUTH 16°24'16" EAST A DISTANCE OF 110.06 FEET; (4) THENCE RUN SOUTH 07°46'12" WEST A DISTANCE OF 68.95 FEET; (5) THENCE RUN SOUTH 59°03'22" WEST A DISTANCE OF 54.32 FEET; (6) THENCE RUN NORTH 85°55'10" WEST A DISTANCE OF 43.62 FEET; (7) THENCE RUN NORTH 74°45'32" WEST A DISTANCE OF 70.87 FEET; (8) THENCE RUN NORTH 47°30'56" WEST A DISTANCE OF 101.15 FEET; (9) THENCE RUN NORTH 27°55'09" WEST A DISTANCE OF 59.74 FEET; (10) THENCE RUN NORTH 33°42'52" WEST A DISTANCE OF 44.80 FEET; (11) THENCE RUN NORTH 45°01'34" WEST A DISTANCE OF 26.36 FEET; (12) THENCE RUN SOUTH 89°59'54" WEST A DISTANCE OF 34.19 FEET; (13) THENCE RUN SOUTH 53°52'22" WEST A DISTANCE OF 77.65 FEET; (14) THENCE RUN SOUTH 61°55'24" WEST A DISTANCE OF 140.25 FEET; (15) THENCE RUN SOUTH 40°37'26" WEST A DISTANCE OF 57.28 FEET; (16) THENCE RUN SOUTH 33°42'40" WEST A DISTANCE OF 44.80 FEET; (17) THENCE RUN SOUTH 51°51'54" WEST A DISTANCE OF 55.32 FEET; (18) THENCE RUN SOUTH 76°46'08" WEST A DISTANCE 54.27 FEET; (19) THENCE RUN SOUTH 45°01'22" WEST A DISTANCE OF 43.93 FEET; (20) THENCE RUN SOUTH 55°38'27" WEST A DISTANCE OF 71.53 FEET; (21) THENCE RUN SOUTH 40°50'16" WEST A DISTANCE OF 90.30 FEET; (22) THENCE RUN SOUTH 59°45'48" WEST A DISTANCE OF 43.17 FEET; (23) THENCE RUN SOUTH 59°57'04" WEST A DISTANCE OF 68.22 FEET; (24) THENCE RUN SOUTH 74°03'57" WEST A DISTANCE OF 45.25 FEET; (25) THENCE RUN SOUTH 51°01'53" WEST A DISTANCE OF 83.94 FEET; (26) THENCE RUN SOUTH 53°38'15" WEST A DISTANCE OF 73.33 FEET; (27) THENCE RUN SOUTH 09°47'32" EAST A DISTANCE OF 91.38 FEET; (28) THENCE RUN SOUTH 26°35'11" EAST A DISTANCE OF 111.11 FEET; (29) THENCE RUN SOUTH 08°09'24" EAST A DISTANCE OF 146.02 FEET; (30) THENCE RUN SOUTH 08°58'55" EAST A DISTANCE OF 91.41 FEET; (31) THENCE RUN SOUTH 36°03'09" EAST A DISTANCE OF 64.65 FEET; (32) THENCE RUN SOUTH 37°35'38" EAST A DISTANCE OF 77.96 FEET; (33) THENCE RUN SOUTH 36°16'44" EAST A DISTANCE OF 88.42 FEET; (34) THENCE RUN SOUTH 24°47'44" EAST A DISTANCE OF 68.05 FEET; (35) THENCE RUN SOUTH 00°00'06" EAST A DISTANCE OF 47.52 FEET; (36) THENCE RUN SOUTH 17°21'59" WEST A DISTANCE OF 79.67 FEET; (37) THENCE RUN SOUTH 23°58'45" WEST A DISTANCE OF 46.81 FEET; (38) THENCE RUN SOUTH 56°19'51" WEST A DISTANCE OF 68.58 FEET; (39) THENCE RUN SOUTH 53°09'07" WEST A DISTANCE OF 95.09 FEET; (40) THENCE RUN SOUTH 46°52'13" WEST A DISTANCE OF 104.27 FEET; (41) THENCE RUN SOUTH 53°09'07" WEST A DISTANCE OF 71.32 FEET; (42) THENCE RUN SOUTH 66°03'15" WEST A DISTANCE OF 46.84 FEET; (43) THENCE RUN SOUTH 59°45'48" WEST A DISTANCE OF 66.06 FEET; (44) THENCE RUN SOUTH 69°27'30" WEST A DISTANCE OF 162.53 FEET; (45) THENCE RUN SOUTH 70°21'36" WEST A DISTANCE OF 141.40 FEET; (46) THENCE RUN SOUTH 39°39'01" WEST A DISTANCE OF 30.64 FEET; (47) THENCE RUN SOUTH 77°58'40" WEST A DISTANCE OF 50.14 FEET; (48) THENCE RUN NORTH 50°55'55" WEST A DISTANCE OF 33.14 FEET; (49) THENCE RUN SOUTH 09°28'07" WEST A DISTANCE OF 34.20 FEET; (50) THENCE RUN SOUTH 30°23'56" WEST A DISTANCE

OF 81.02 FEET; (51) THENCE RUN SOUTH 60°00'34" WEST A DISTANCE OF 107.67 FEET; (52) THENCE RUN SOUTH 68°37'35" WEST A DISTANCE OF 103.60 FEET; (53) THENCE RUN SOUTH 73°03'33" WEST A DISTANCE OF 111.23 FEET; (54) THENCE RUN NORTH 85°31'15" WEST A DISTANCE 82.25 FEET; (55) THENCE RUN SOUTH 71°10'30" WEST A DISTANCE OF 72.20 FEET; (56) THENCE RUN NORTH 86°08'22" WEST A DISTANCE OF 59.63 FEET; (57) THENCE RUN SOUTH 62°31'10" WEST A DISTANCE OF 142.63 FEET; (58) THENCE RUN SOUTH 72°11'37" WEST A DISTANCE OF 66.88 FEET; (59) THENCE RUN SOUTH 58°38'04" WEST A DISTANCE OF 46.37 FEET; (60) THENCE RUN SOUTH 00°23'32" EAST A DISTANCE OF 157.48 FEET; (61) THENCE RUN SOUTH 41°45'50" EAST A DISTANCE OF 62.70 FEET; (62) THENCE RUN SOUTH 35°01'18" EAST A DISTANCE OF 211.27 FEET; (63) THENCE RUN SOUTH 43°50'51" EAST A DISTANCE OF 112.87 FEET; (64) THENCE RUN SOUTH 16°03'03" EAST A DISTANCE OF 104.34 FEET; (65) THENCE RUN NORTH 57°49'44" EAST A DISTANCE OF 105.16 FEET; (66) THENCE RUN NORTH 87°11'13" EAST A DISTANCE OF 37.98 FEET; (67) THENCE RUN SOUTH 10°59'14" EAST A DISTANCE OF 65.91 FEET; (68) THENCE RUN SOUTH 07°50'25" WEST A DISTANCE OF 109.61 FEET; (69) THENCE RUN SOUTH 59°40'41" WEST A DISTANCE OF 74.76 FEET; (70) THENCE RUN SOUTH 00°13'34" WEST A DISTANCE OF 31.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN NORTH 87°08'54" WEST A DISTANCE OF 459.20 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LAND RECORDED IN OFFICIAL RECORDS BOOK 285, PAGE 175, SAID POINT ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 453.34 FEET, A CENTRAL ANGLE OF 86°45'19", AND A CHORD DISTANCE OF 622.71 FEET WITH A CHORD BEARING OF NORTH 43°46'14" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 686.43 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE RUN NORTH 00°23'35" WEST A DISTANCE OF 898.48 FEET RETURNING TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 78.92 ACRES MORE OR LESS.



LEGEND

	LDR (LOW DENSITY RESIDENTIAL)
	MF-MDR
	CONS (CONSERVATION)
	MDR (MEDIUM DENSITY RESIDENTIAL)
	INSTITUTIONAL

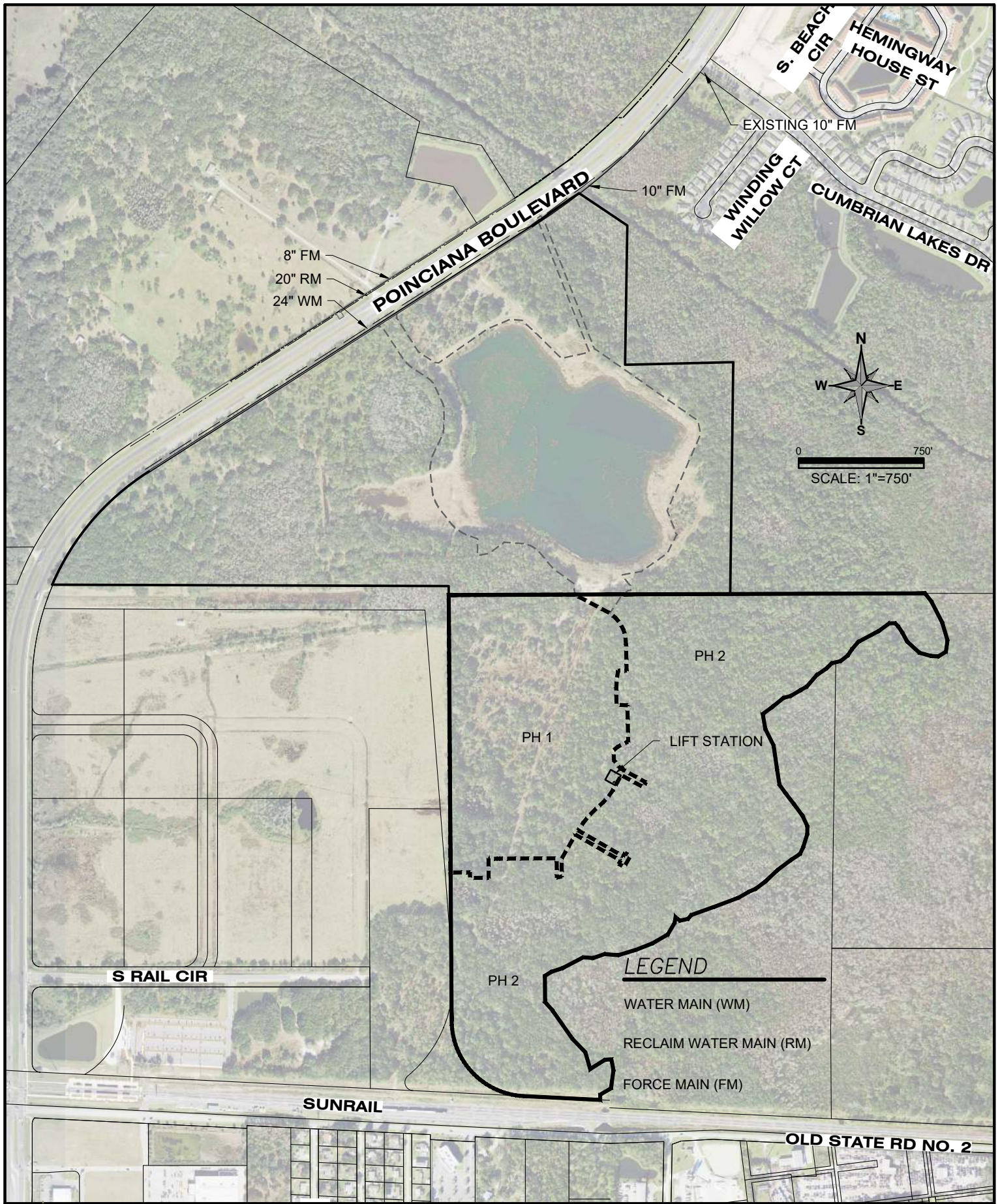


FUTURE LAND USE MAP
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	LB #7013 CA #8474 www.HamiltonEngineering.US	431 E HORATIO AVE, STE 280 MAITLAND, FL 32751 TEL: 407.362.5929	SEC TWP RGE 35, 36-25S-28E	JOB NUMBER 53509.0018	DRAWN BY JV	DATE 27/07/2022	EXHIBIT 3
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L:\53509 Lemar Homes, LLC\0018 Knightsbridge CDD Featlon\ENGR001_CDD Featlon1 DWGs\Preliminary\Exhibit 3 Land Use Map.dwg (11x8.5) (bhm\j) Jul 28, 2022 - 12:51 pm

L:\35509\Lennar_Homes, LLC\0018_Knightbridge_CDD_Peellom18_Knightbridge_CDD_Peellom18_DWG\CADD_EXHIBITS\EXHIBIT 4 Existing Utility Map.dwg (11x8.5) JohnV Sep 27, 2022 - 3:23pm




HAMILTON
ENGINEERING & SURVEYING, LLC

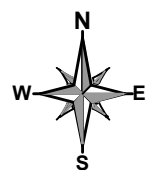
3409 W LEMON ST
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LB #7013 CA #8474
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431 E HORATIO AVE,
STE 260
MAITLAND, FL 32751
TEL: 407.362.5929

EXISTING UTILITIES MAP				KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT	
SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	EXHIBIT	
35, 36-25S-28E	53509.0018	JV	09/27/22	4	

POINCIANA BOULEVARD



0 750'
SCALE: 1"=750'

EXISTING BORROW PIT

CDD ENTRY ROAD

CDD ROADWAYS

PHASE 1
(35.78 AC.)

CDD STORMWATER PONDS

HOA PRIVATE RECREATION

TWA OWNED LIFTSTATION

CDD ROADWAYS

HOA PRIVATE RECREATION

PHASE 2
(78.84 AC.)

CDD STORMWATER PONDS

S RAIL CIR

SUNRAIL

OLD STATE RD NO. 2

LEGEND

- CDD - ENTRY ROAD
- CDD - STORMWATER PONDS
- CDD - ROADWAYS
- HOA - PRIVATE RECREATION
- TWA - LIFTSTATION

LOT COUNT

PHASE 1	127 UNITS
PHASE 2	224 UNITS
TOTAL (114.62 AC.)	351 UNITS



HAMILTON
ENGINEERING & SURVEYING, LLC.

SITE PLAN
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

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STE 200
MAITLAND, FL 32751
TEL: 407.362.5929

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35, 36-25S-28E	53509.0018	JV	7/27/22	5

L:\53509 Lennar Homes, LLC\0018 Knightsbridge CDD Featlon\ENGR001 CDD Featlon\1 DWG\5 Preliminary\Exhibit 5 Site Plan.dwg (EXHIBIT 5 DEVELOPMENT PLAN) JohnV, Jul 28, 2022 - 1:58pm