

FOX BRANCH RANCH

**COMMUNITY DEVELOPMENT
DISTRICT**

October 13, 2021

**LANDOWNERS'
MEETING AGENDA**

Fox Branch Ranch Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 6, 2021

Landowner(s)
Fox Branch Ranch Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Landowner(s):

A Landowners' Meeting of the Fox Branch Ranch Community Development District will be held on October 13, 2021 at 9:30 A.M., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication;
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two

(2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

District Manager
Fox Branch Ranch Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF POLK

The Ledger-News Chief, a newspaper printed and published in the city of Lakeland, and of general circulation in the County of Polk, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

09/20/2021, 09/27/2021

and that the fees charged are legal.
Sworn to and subscribed before on 09/27/2021

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Fox Branch Ranch Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 400.97 acres, located east of the CSX Railroad, west of Kathleen Road, south of undeveloped lands and north of Glenview Drive in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: October 13, 2021

TIME: 9:30 AM

PLACE: Ramada by Wyndham Davenport Orlando South

43824 Highway 27

Davenport, Florida 33837-6808

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

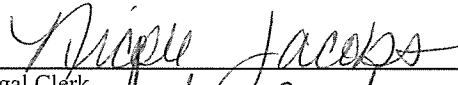
The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

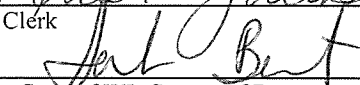
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

District Manager
6297985

September 20, 27, 2021



Legal Clerk



Notary, State of WI, County of Brown

7/27/25

My commission expires

Publication Cost: \$996.32

Order No: 6297985

Customer No: 606958

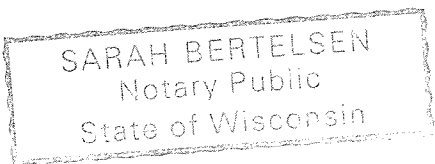
PO #:

of Copies:

-1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



ATTACHMENT 1

EXHIBIT A LEGAL DESCRIPTION

NOTES:

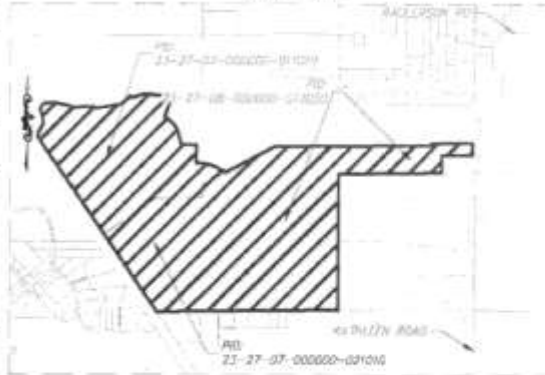
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 00°09'34" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD, WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1013245-2-CAST, DATED MAY 12, 2020.
- THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE SJ17.050-052, FLORIDA ADMINISTRATIVE CODE.
- THIS IS NOT A BOUNDARY SURVEY.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) SJ-17.062(3).
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 05/10/2021 PER FAC SJ-17.062(2).

SHEET INDEX:

SHEET 1: VICINITY MAP/LEGEND/NOTES
SHEETS 2-3: LEGAL DESCRIPTION
SHEETS 4-6: SKETCH OF DESCRIPTION

EXHIBIT 2

VICINITY MAP NOT TO SCALE



LEGEND:

	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
B.C.B.	BASES OF BEARING
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORR	OFFICIAL RECORDS BOOK
PID	PARCEL IDENTIFICATION
PQ(S)	PARCELS (LENGTH)
R	RADIUS
α	CENTRAL ANGLE
CB	CHORD BEARING
CL	CHORD LENGTH
SF	SQUARE FEET
P.O.B.	POINT OF BEGINNING
SEC	SECTION
N.P.	NOT PLATTED
○	CHANGE IN DIRECTION



WILLIAM D. DONLEY
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 6

(SEE SHEETS 2-3 FOR LEGAL DESCRIPTION OF SKETCH)
(SEE SHEETS 4-6 FOR SKETCH OF LEGAL DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32808
PHONE: 321.354.8828 FAX: 407.848.8104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/10/2021
REV DATE:
SCALE: N/A

PROJ: 20130737
DRAWN BY: MCF
CHECKED BY: MCF

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER FOR SECTIONS 7, 8, 17 AND 18, OF SAID TOWNSHIP 27 SOUTH, RANGE 23 EAST FOR A POINT OF BEGINNING, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 7, SOUTH 89°19'21" WEST, 852.55 FEET TO A POINT ON THE NORTHEASTERLY RAILROAD RIGHT-OF-WAY LINE OF A 200 FOOT WIDE C.S.X. RAILROAD; THENCE ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY LINE, NORTH 34°33'24" WEST, 4082.47 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 59°26'27" EAST, 25.97 FEET; THENCE NORTH 14°08'08" WEST, 33.50 FEET; THENCE NORTH 11°16'26" EAST, 27.08 FEET; THENCE NORTH 01°06'05" WEST, 32.42 FEET; THENCE NORTH 27°58'44" EAST, 29.29 FEET; THENCE NORTH 84°02'58" EAST, 21.60 FEET; THENCE NORTH 34°06'38" EAST, 25.04 FEET; THENCE NORTH 07°52'12" WEST, 25.29 FEET; THENCE NORTH 30°41'26" WEST, 13.12 FEET; THENCE NORTH 60°31'44" EAST, 32.79 FEET; THENCE NORTH 28°29'04" EAST, 43.85 FEET; THENCE NORTH 12°33'02" EAST, 36.86 FEET; THENCE NORTH 10°25'58" WEST, 54.87 FEET; THENCE NORTH 19°45'19" WEST, 54.14 FEET; THENCE NORTH 04°41'21" EAST, 23.45 FEET; THENCE NORTH 19°32'46" WEST, 79.38 FEET; THENCE NORTH 18°31'33" WEST, 61.79 FEET; THENCE NORTH 50°58'34" EAST, 28.11 FEET; THENCE NORTH 23°58'29" EAST, 45.70 FEET; THENCE NORTH 44°07'26" EAST, 43.40 FEET; THENCE NORTH 83°09'12" EAST, 63.19 FEET; THENCE NORTH 87°12'42" EAST, 72.52 FEET; THENCE SOUTH 89°26'39" EAST, 85.11 FEET; THENCE SOUTH 79°40'23" EAST, 79.32 FEET; THENCE SOUTH 79°08'23" EAST, 84.89 FEET; THENCE SOUTH 81°58'17" EAST, 87.19 FEET; THENCE SOUTH 88°14'21" EAST, 97.87 FEET; THENCE SOUTH 80°15'00" EAST, 39.66 FEET; THENCE SOUTH 89°38'20" EAST, 36.99 FEET; THENCE NORTH 82°19'41" EAST, 99.19 FEET; THENCE NORTH 85°57'12" EAST, 78.47 FEET; THENCE SOUTH 89°52'01" EAST, 55.66 FEET; THENCE SOUTH 44°07'24" EAST, 25.83 FEET; THENCE NORTH 58°21'55" EAST, 17.59 FEET; THENCE SOUTH 89°25'19" EAST, 24.62 FEET; THENCE NORTH 53°34'27" EAST, 30.82 FEET; THENCE SOUTH 76°05'29" EAST, 17.20 FEET; THENCE SOUTH 35°01'21" EAST, 18.13 FEET; THENCE SOUTH 13°28'37" EAST, 25.01 FEET; THENCE SOUTH 33°59'22" WEST, 6.65 FEET; THENCE NORTH 78°47'33" EAST, 95.89 FEET; THENCE NORTH 81°02'51" EAST, 355.99 FEET; THENCE NORTH 80°37'43" EAST, 48.93 FEET; THENCE NORTH 69°07'27" EAST, 62.04 FEET; THENCE NORTH 31°36'34" EAST, 20.22 FEET; THENCE NORTH 51°31'26" EAST, 27.79 FEET; THENCE NORTH 45°22'56" EAST, 28.42 FEET; THENCE NORTH 45°22'56" EAST, 10.10 FEET; THENCE NORTH 52°56'50" EAST, 32.07 FEET; THENCE NORTH 46°03'21" EAST, 77.58 FEET; THENCE SOUTH 39°52'08" EAST, 7.90 FEET; THENCE SOUTH 61°23'59" EAST, 48.17 FEET; THENCE NORTH 71°35'04" EAST, 246.98 FEET; THENCE SOUTH 87°59'21" EAST, 79.27 FEET; THENCE SOUTH 76°49'32" EAST, 111.37 FEET; THENCE SOUTH 89°04'39" EAST, 124.30 FEET; THENCE SOUTH 74°54'56" EAST, 116.20 FEET; THENCE SOUTH 87°34'36" EAST, 86.51 FEET; THENCE SOUTH 89°16'57" EAST, 13.02 FEET; THENCE SOUTH 21°22'22" WEST, 370.99 FEET; THENCE SOUTH 63°36'40" EAST, 0.42 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, 452.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 559.50 FEET AND A CENTRAL ANGLE OF 45°20'59" (CHORD BEARING SOUTH 40°24'06" EAST, 440.37 FEET); THENCE SOUTH 17°15'57" EAST, 189.48 FEET; THENCE NORTH 89°59'45" EAST, 292.42 FEET; THENCE SOUTH 00°06'18" WEST, 361.16 FEET TO A POINT ON A CURVE; THENCE EASTERLY, 473.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 839.50 FEET AND A CENTRAL ANGLE OF 32°17'26" (CHORD BEARING SOUTH 74°27'53" EAST, 466.89 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 119.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 480.50 FEET AND A CENTRAL ANGLE OF 14°55'07" (CHORD BEARING SOUTH 65°46'43" EAST, 119.57 FEET); THENCE NORTH 62°13'49" EAST, 1055.17 FEET TO A POINT LYING 513.70 FEET NORTH OF THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 8; THENCE NORTH 89°22'45" EAST, 1240.06 FEET; THENCE ALONG THE NORTH BOUNDARY

(DESCRIPTION CONTINUED ON SHEET 3)

SHEET 2 OF 6

(SEE SHEETS 4-6 FOR SKETCH OF DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.8826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/10/2001
REV DATE:
SCALE: N/A

PROJ: 20138717
DRAWN BY: MCV
CHECKED BY: MCV

Survey done by: Fox Branch Ranch (2001) - Civil Engineer, David A. Woodruff, Inc. - Surveyors
 Jeff J. - Jan. 18, 2001 - 2:00pm - 10:00am

OF THE SOUTH 530.8 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°22'00" EAST, 1317.71 FEET; 2) NORTH 89°24'25" EAST, 484.58 FEET, TO A POINT ON THE WEST BOUNDARY OF THE EAST 850 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID WEST BOUNDARY, NORTH 00°07'19" EAST, 31.20 FEET, TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 562 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, NORTH 89°24'25" EAST, 791.16 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF KATHLEEN ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 00°26'33"W, 19.69 FEET; 2) SOUTH 00°07'49" EAST, 100.00 FEET; 3) SOUTH 00°00'57" EAST, 100.00 FEET; 4) SOUTH 02°34'53" WEST, 4.93 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 337 FEET OF THE AFORESAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89°24'44" WEST, 587.39 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 646 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID WEST BOUNDARY, SOUTH 00°05'16" WEST, 337.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°24'25" WEST, 682.12 FEET; 2) SOUTH 89°22'00" WEST, 1322.73 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 8; THENCE ALONG THE EAST BOUNDARY OF THE AFORESAID SOUTHWEST 1/4 OF SAID SECTION 8, SOUTH 00°01'41" EAST, 2628.25 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF SECTION 8, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°30'02" WEST, 1321.79 FEET; 2) SOUTH 89°33'58" WEST, 1320.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,466,466 SQUARE FEET, BEING 400.97 ACRES, MORE OR LESS.

SHEET 3 OF 6

(SEE SHEETS 4-6 FOR SKETCH OF DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
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PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
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PREPARED FOR:

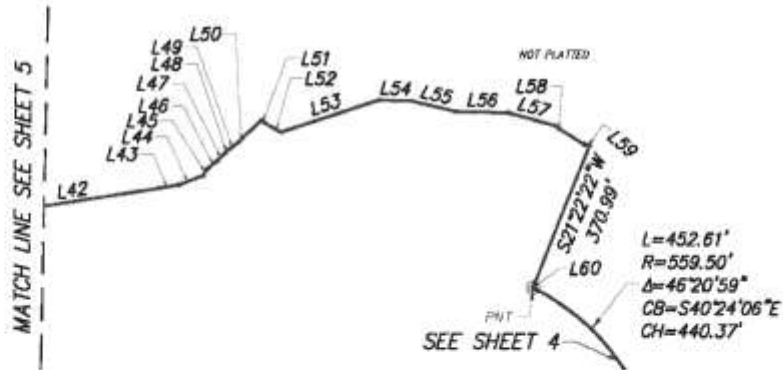
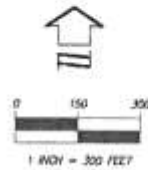
**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/19/2021
REV DATE:
SCALE: N/A

PROJECT: 20190217
DRAWN BY: HCY
CHECKED BY: MEO

Drawing created: 5/17/21 by: Richard R. McLaughlin, Civil Engineer, License No. 12584, State of Florida, 12584-0001

LINE TABLE		
L42	N81°52'51"E	353.69'
L43	N80°57'43"E	48.83'
L44	N69°57'27"E	62.04'
L45	N31°26'34"E	20.22'
L46	N57°31'28"E	27.79'
L47	N49°22'58"E	28.42'
L48	N45°22'58"E	10.10'
L49	N52°58'50"E	32.07'
L50	N48°13'21"E	77.58'
L51	S39°52'08"E	7.00'
L52	S61°21'58"E	48.17'
L53	S71°35'04"E	246.94'
L54	S67°59'27"E	78.27'
L55	S76°48'32"E	111.37'
L56	S89°54'15"E	124.20'
L57	S74°54'58"E	116.20'
L58	S57°34'28"E	86.51'
L59	S89°16'57"E	13.02'
L60	S63°36'40"E	0.48'



SHEET 6 OF 6

(SEE SHEETS 2-5 FOR LEGAL DESCRIPTION OF SKETCH)

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SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH
COMMUNITY DEVELOPMENT
DISTRICT**

REGIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY

FLORIDA



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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/10/2021
REV DATE:
SCALE: N/A

PROJ: 20138737
DRAWN BY: WCY
CHECKED BY: WED

Drawing Name: 3 Fox Branch Community Development District - SHEET 6 - May 10, 2021 - J. Jones - 4/20/21

OFFICIAL BALLOT
FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
OCTOBER 13, 2021

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description

Acreage

See attached

400.970 Acres

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, **Kristen Suit** as Landowner, or as the proxy holder of **Forestar (USA) Real Estate Group Inc.,** (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		___ Votes
2		___ Votes
3		___ Votes
4		___ Votes
5		___ Votes

Date: _____

Signed: _____

Printed Name: **Kristen Suit**

ATTACHMENT 1

EXHIBIT A LEGAL DESCRIPTION

NOTES:

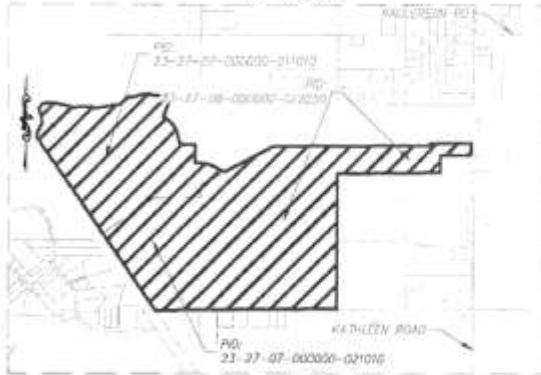
1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 00°08'34" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST.
2. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD, WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-101-3245-2-CAS1, DATED MAY 12, 2020.
3. THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREDON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 05/10/2021 PER FAC 5J-17.062(2).

SHEET INDEX:

SHEET 1: VICINITY MAP/LEGEND/NOTES
SHEETS 2-3: LEGAL DESCRIPTION
SHEETS 4-6: SKETCH OF DESCRIPTION

EXHIBIT 2

VICINITY MAP NOT TO SCALE



LEGEND:

— —	LINE BREAK
PC	POINT OF CURVATURE
PPC	POINT OF REVERSE CURVATURE
B.O.B	BASIS OF BEARING
PNT	POINT OF NON-TANGENCY
P/T	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PIB	PARCEL IDENTIFICATION
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
∠	CENTRAL ANGLE
CB	CHORD BEARING
CL	CHORD LENGTH
SF	SQUARE FEET
P.O.B	POINT OF BEGINNING
SEC	SECTION
N.P.	NOT PLATTED
◻	CHANGE IN DIRECTION



WILLIAM D. DONLEY
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 6

(SEE SHEETS 2-3 FOR LEGAL DESCRIPTION OF SKETCH)
(SEE SHEETS 4-6 FOR SKETCH OF LEGAL DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p>SKETCH AND DESCRIPTION —OF— FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST POLK COUNTY FLORIDA</p>	<p>Dewberry 131 WEST KALEY STREET ORLANDO, FLORIDA 32808 PHONE: 321.354.9828 FAX: 407.848.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 8011</p>	<p>PREPARED FOR: FORESTAR (USA) REAL ESTATE GROUP, INC. DATE: 05/10/2021 REV DATE: SCALE: N/A PAGE: 201/2037 DRAWN BY: JCY CHECKED BY: WED</p>
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OF THE SOUTH 530.8 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°22'00" EAST, 1317.71 FEET; 2) NORTH 89°24'25" EAST, 484.58 FEET, TO A POINT ON THE WEST BOUNDARY OF THE EAST 850 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID WEST BOUNDARY, NORTH 00°07'19" EAST, 31.20 FEET, TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 562 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, NORTH 89°24'25" EAST, 791.16 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF KATHLEEN ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 00°26'33"W, 19.69 FEET; 2) SOUTH 00°07'49" EAST, 100.00 FEET; 3) SOUTH 00°00'57" EAST, 100.00 FEET; 4) SOUTH 02°34'53" WEST, 4.93 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 337 FEET OF THE AFORESAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89°24'44" WEST, 587.39 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 646 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID WEST BOUNDARY, SOUTH 00°05'16" WEST, 337.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°24'25" WEST, 682.12 FEET; 2) SOUTH 89°22'00" WEST, 1322.73 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 8; THENCE ALONG THE EAST BOUNDARY OF THE AFORESAID SOUTHWEST 1/4 OF SAID SECTION 8, SOUTH 00°01'41" EAST, 2628.25 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF SECTION 8, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°30'02" WEST, 1321.79 FEET; 2) SOUTH 89°33'58" WEST, 1320.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,466,466 SQUARE FEET, BEING 400.97 ACRES, MORE OR LESS.

SHEET 3 OF 6

(SEE SHEETS 4-6 FOR SKETCH OF DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY

FLORIDA



Dewberry

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

PREPARED FOR:

**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

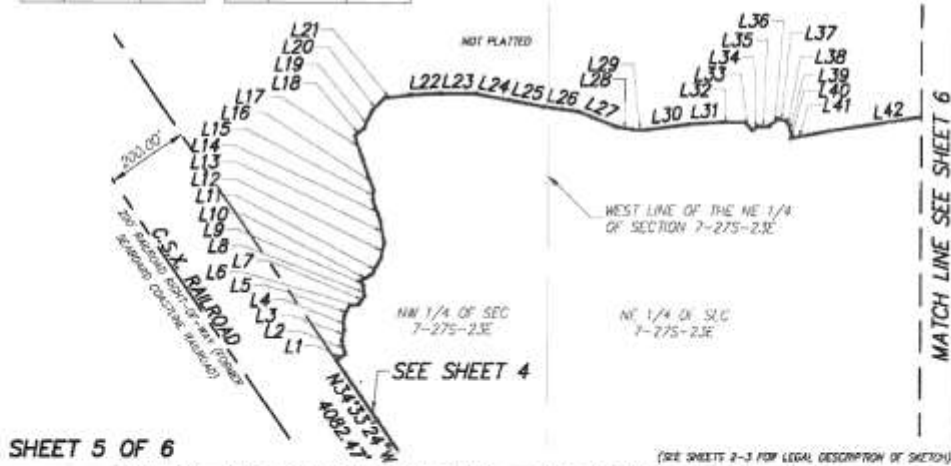
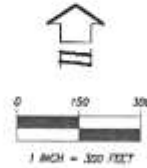
DATE: 05/19/2021
REV DATE:
SCALE: N/A

PROJECT: 20190217
DRAWN BY: HCY
CHECKED BY: MEO

Drawing created: 5/17/21 by: Edward Revell/PLM, Civil 2D/PLM, Edward Revell, 20190217.dwg, 10:16:28 AM, 5/19/21

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N65°26'27"E	25.87'	L21	N83°09'12"E	62.19'
L2	N14°08'09"W	33.50'	L22	N87°24'42"E	72.80'
L3	N17°08'26"E	27.04'	L23	S89°26'39"E	85.11'
L4	N01°06'05"W	32.42'	L24	S79°40'23"E	79.32'
L5	N27°09'44"E	28.23'	L25	S79°58'23"E	84.80'
L6	N84°02'38"E	21.80'	L26	S81°59'17"E	87.73'
L7	N24°08'38"E	25.04'	L27	S83°14'21"E	87.87'
L8	N67°02'12"W	25.29'	L28	S80°13'00"E	39.66'
L9	N32°01'26"W	13.12'	L29	S88°38'20"E	38.99'
L10	N80°31'44"E	32.70'	L30	N82°16'41"E	88.19'
L11	N38°28'04"E	43.85'	L31	N85°57'12"E	79.47'
L12	N12°33'02"E	38.86'	L32	S89°52'01"E	85.86'
L13	N10°25'38"W	34.83'	L33	S44°07'24"E	25.83'
L14	N18°45'18"W	54.14'	L34	N58°21'35"E	17.59'
L15	N84°41'21"E	23.45'	L35	S89°25'18"E	24.62'
L16	N13°32'48"W	73.38'	L36	N53°34'27"E	30.82'
L17	N38°21'33"W	81.79'	L37	S78°05'29"E	17.20'
L18	N80°58'34"E	28.11'	L38	S35°01'21"E	18.13'
L19	N23°58'29"E	45.70'	L39	S13°08'37"E	25.01'
L20	N44°07'26"E	43.40'	L40	S33°59'22"W	8.85'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N78°47'33"E	95.89'
L42	N81°02'31"E	255.99'



SHEET 5 OF 6

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 7 & 8 TOWNSHIP 27 SOUTH RANGE 23 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET
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PHONE: 321.354.8826 FAX: 407.648.9104
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CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

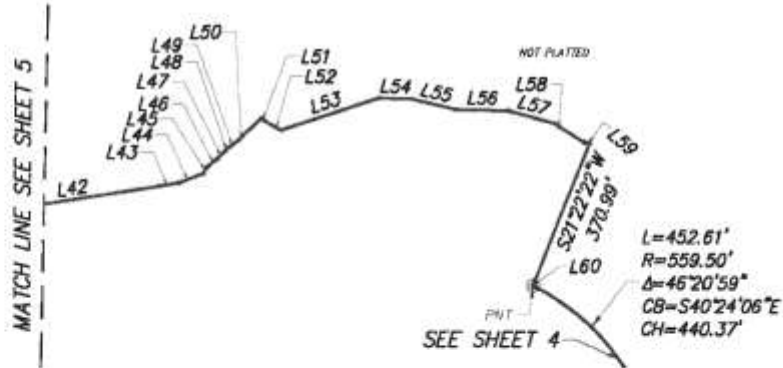
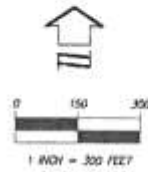
**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/10/2001
REV DATE:
SCALE: 1" = 300'

PROJ: 00130237
DRAWN BY: ACY
CHECKED BY: MEO

Drawing created by: Fox Branch Ranch (2001) - 05/10/2001 - 01/08/2001 - J. D. Jones - 01/08/2001

LINE TABLE		
L42	N81°52'51"E	353.69'
L43	N80°57'43"E	48.83'
L44	N69°57'27"E	62.04'
L45	N31°26'34"E	20.22'
L46	N57°31'28"E	27.79'
L47	N49°22'58"E	28.42'
L48	N45°22'58"E	10.10'
L49	N52°58'50"E	32.07'
L50	N48°13'21"E	77.58'
L51	S39°52'08"E	7.00'
L52	S61°21'58"E	48.17'
L53	S71°35'04"E	246.94'
L54	S67°59'27"E	78.27'
L55	S76°40'32"E	111.37'
L56	S89°54'15"E	124.20'
L57	S74°54'58"E	116.20'
L58	S57°34'28"E	86.51'
L59	S89°16'57"E	13.02'
L60	S63°36'40"E	0.48'



SHEET 6 OF 6

(SEE SHEETS 2-5 FOR LEGAL DESCRIPTION OF SKETCH)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH
COMMUNITY DEVELOPMENT
DISTRICT**

REGIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY

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PREPARED FOR:

**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/10/2021
REV DATE:
SCALE: N/A

PROJ: 20138737
DRAWN BY: WCY
CHECKED BY: WED

Drawing name: 3 / Fox Branch Community Development District - SHEET 6 - May 10, 2021 - J. Jones - 10:20:21