

ORDINANCE NO. 26-18

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 25.23 ACRES OF LAND; AMENDING SECTION 2-8-80 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for an amendment contracting the boundaries of a community development district's previously established boundaries by ordinance; and

WHEREAS, Curiosity Creek Community Development District (the "District") has been created by law and established pursuant to Manatee County Ordinance No. 22-23, adopted on June 2, 2022, effective as filed with the Secretary of State of Florida on June 7, 2022; and

WHEREAS, Ordinance No. 22-23 described the boundaries of the District, which included approximately 696.75 acres of land; and

WHEREAS, based on the information provided by the District's board of supervisors (the "Petitioner"), the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (the "Board"), has relied thereon in adopting this Ordinance; and

WHEREAS, the Petitioner has filed a petition with the Board to adopt an ordinance contracting the boundaries of the District pursuant to subsection 190.046(1), Florida Statutes; and

WHEREAS, the petition proposes the contraction of 25.23 acres from the District; and

WHEREAS, pursuant to sections 190.046(1)(g) and 125.66, Florida Statutes, the filing of the petition for the boundary contraction by the Petitioner constitutes consent of the landowners within the District, other than those landowners whose land is proposed to be removed from the District; and

WHEREAS, Hawk Curiosity Creek, LLC, a Delaware limited liability company, is the owner of approximately 22.26 acres of land proposed to be removed from the District and has consented in writing to the removal of said lands from the District; and

WHEREAS, KC Buckeye West, LLC, a Florida limited liability company, is the owner of approximately 2.97 acres of land proposed to be removed from the District and has consented in writing to the removal of said lands from the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.046(1)(b) and 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in subsection 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment contracting the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-23, as amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit "A,"** attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to sections 190.046(1)(b) and 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and purpose. It is the intent and purpose of this Ordinance to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Contracting of boundaries. The boundaries of the District are hereby contracted pursuant to subsection 190.046(1), Florida Statutes, by removing approximately 25.23 acres of land from the geographic boundaries and control of the District and contracting the boundaries of the District to a total of approximately 671.51 acres of land, are described and depicted in **Exhibit "A."**

Section 5. Amending Section 2-8-80 of the Manatee County Code of Ordinances. Section 2-8-80 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-80. Curiosity Creek Community Development District.

...

(b) *Boundaries.* The boundaries of the District are described in the metes and bounds description attached to Ord. No. 26-18 as **Exhibit "A."**

...

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Contract the Boundaries of Curiosity Creek Community Development District via Ordinance 26-18, requesting amendment to internal and external boundaries via a contraction request dated January 15, 2026, signed by Michael S. Lawson, Chairperson of the District, which was filed with Manatee County, Florida, and is

attached hereto as **Composite Exhibit "B."**

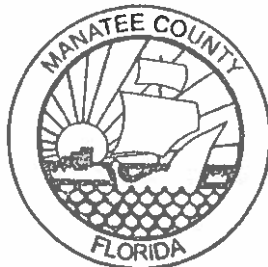
Section 7. Codification. The publisher of the County's Code, the CivicPlus, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 4th day of June in 2026, and as amended this 25th day of August 2026.

**BOARD OF COUNTY
COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**



By: _____

Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____

Deputy Clerk

EXHIBIT A

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL A:

BEGINNING AT THE SE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W, A DISTANCE OF 4958.90 FEET TO THE CENTERLINE OF CURIOSITY CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: S 49°50'21" E, A DISTANCE OF 71.86 FEET; THENCE S 49°13'13" E, A DISTANCE OF 1187.57 FEET; THENCE S 40°55'08" E, A DISTANCE OF 926.00 FEET; THENCE S 46°20'49" E, A DISTANCE OF 149.42 FEET; THENCE S 64°06'22" E, A DISTANCE OF 150.84 FEET TO THE END OF SAID CENTERLINE; THENCE S 79°43'49" E, A DISTANCE OF 195.51 FEET; THENCE S 04°47'25" E, A DISTANCE OF 387.58 FEET; THENCE S 51°21'48" E, A DISTANCE OF 274.08 FEET; THENCE S 68°38'33" E, A DISTANCE OF 348.89 FEET; THENCE S 52°06'49" E, A DISTANCE OF 44.53 FEET; THENCE S 03°06'27" E, A DISTANCE OF 287.37 FEET; THENCE WESTERLY ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD THE FOLLOWING SIX COURSES: THENCE N 89°27'56" W, A DISTANCE OF 660.63 FEET; THENCE N 81°43'05" W, A DISTANCE OF 110.40 FEET; THENCE S 89°58'13" W, A DISTANCE OF 319.39 FEET; THENCE S 07°20'10" W, A DISTANCE OF 12.76 FEET; THENCE N 89°37'04" W, A DISTANCE OF 828.87 FEET; THENCE N 87°40'59" W, A DISTANCE OF 120.21 FEET TO THE END OF SAID MAINTAINED RIGHT OF WAY LINE; THENCE N 04°08'59" E, A DISTANCE OF 1326.29 FEET; THENCE N 89°45'58" W, A DISTANCE OF 1473.67 FEET; THENCE N 01°44'53" E ALONG THE WEST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 173.42 FEET; THENCE N 44°00'01" W, A DISTANCE OF 209.36 FEET; THENCE N 89°32'14" W ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1177.98 FEET; THENCE N 01°38'46" E, A DISTANCE OF 1381.30 FEET; THENCE N 29°18'33" E, A DISTANCE OF 500.79 FEET; THENCE N 40°44'46" E, A DISTANCE OF 765.16 FEET; THENCE N 89°07'25" E, A DISTANCE OF 583.70 FEET; THENCE S 00°00'24" E, A DISTANCE OF 118.37 FEET; THENCE N 88°57'33" E, A DISTANCE OF 648.52 FEET; THENCE N 15°24'36" E, A DISTANCE OF 129.71 FEET; THENCE N 73°04'58" E, A DISTANCE OF 182.16 FEET; THENCE S 88°39'17" E, A DISTANCE OF 373.42 FEET; THENCE N 62°12'18" E, A DISTANCE OF 199.88 FEET; THENCE S 87°07'22" E, A DISTANCE OF 270.03 FEET; THENCE N 56°32'19" E, A DISTANCE OF 453.07 FEET; THENCE N 88°09'45" E, A DISTANCE OF 378.71 FEET; THENCE N 46°59'38" E, A DISTANCE OF 1467.18 FEET; THENCE N 65°20'23" E, A DISTANCE OF 1819.82 FEET; THENCE N 19°18'42" E, A DISTANCE OF 360.14 FEET; THENCE N 14°50'09" W, A DISTANCE OF 109.35 FEET; THENCE N 90°00'00" E, A DISTANCE OF 500.25 FEET; THENCE S 00°39'39" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 5046.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 4, 5, 8 AND 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS & EXCEPT:

BEGINNING AT THE SE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W, A DISTANCE OF 4958.90 FEET TO THE POINT OF BEGINNING AND TO THE CENTERLINE OF CURIOSITY CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: S 49°50'21" E, A DISTANCE OF 71.86 FEET; THENCE S 49°13'13" E, A DISTANCE OF 1187.57 FEET; THENCE S 40°55'08" E, A DISTANCE OF 926.00 FEET; THENCE S 46°20'49" E, A DISTANCE OF 149.42 FEET; THENCE S 64°06'22" E, A DISTANCE OF 150.84 FEET TO THE END OF SAID CENTERLINE; THENCE S 79°43'49" E, A DISTANCE OF 195.51 FEET; THENCE S 04°47'25" E, A DISTANCE OF 387.58 FEET; THENCE S 51°21'48" E, A DISTANCE OF 274.08 FEET; THENCE S 68°38'33" E, A DISTANCE OF 348.89 FEET; THENCE S 52°06'49" E, A DISTANCE OF 44.53 FEET; THENCE S 03°06'27" E, A DISTANCE OF 287.37 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE WESTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING SIX COURSES: THENCE N 89°27'56" W, A DISTANCE OF 660.63 FEET; THENCE N 81°43'05" W, A DISTANCE OF 110.40 FEET; THENCE S 89°58'13" W, A DISTANCE OF 319.39 FEET; THENCE S 07°20'10" W, A DISTANCE OF 12.76 FEET; THENCE N 89°37'04" W, A DISTANCE OF 828.87 FEET; THENCE N 87°40'59" W, A DISTANCE OF 120.21 FEET TO THE END OF SAID MAINTAINED RIGHT OF WAY LINE; THENCE N 04°08'59" E, A DISTANCE OF 1326.29 FEET; THENCE N 89°45'58" W, A DISTANCE OF 1473.67 FEET; THENCE N 01°44'53" E ALONG THE WEST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 173.42 FEET; THENCE N 44°00'01" W, A DISTANCE OF 209.36 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°30'34" E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 149.86 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE S 89°47'59" E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 775.82 FEET TO THE POINT OF BEGINNING.

CONTINUED ON SHEET 2

KEY:

SHEET 1 OF 7 - LEGAL DESCRIPTION OF PARCEL "A"
SHEET 2 OF 7 - LEGAL DESCRIPTIONS OF PARCELS "C", "D", & "E"
SHEET 3 OF 7 - LEGAL DESCRIPTIONS OF PARCELS "F" & "G" (CDD CONTRACTION PARCELS)
SHEET 4 OF 7 - OVERALL SKETCH OF BOUNDARY
SHEET 5 OF 7 - LINE AND CURVE TABLES FOR SHEET 4
SHEET 6 OF 7 - SKETCH OF PARCEL "E"
SHEET 7 OF 7 - SKETCH OF PARCEL "F"
SHEET 8 OF 7 - SKETCH OF PARCEL "G"

LEGEND:

CDD = COMMUNITY DEVELOPMENT DISTRICT
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE EAST BOUNDARY OF SECTION 04, TOWNSHIP 33 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF S 00°38'58" W.

Aaron J Murphy

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 8768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

**HAMILTON**
ENGINEERING & SURVEYING, LLC
WWW.HAMILTONENGINEERING.US
3409 W LEMON ST TAMPA, FL 33609 TEL 813.250.3535
1717 SOUTH RIO GRANDE AVE, SUITE 100 ORLANDO, FL 32805 TEL 407.362.5929
18340 CONSUMER CIR SARASOTA, FL 32807 TEL 941.377.9176

CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RNG 4, 5, & 9/33S/18E	JOB NUMBER 25HAM0343	DRAWN BY RMM	DATE 10/27/2025	SHEET 1 OF 8
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\\hsd417\2\sk04070 Hawk Curiosity Creek\0001 Curiosity Creek\SURV\Sketch & Description\CDD\2025 Boundary Amendment\1 DWGS\Curiosity Creek CDD Bnd 2025 S&D Main.dwg (1 LD-COVER)
kadenk Nov 04, 2025 - 9:51am

CORRECTIVE DOCUMENT

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION (CONTINUED):

PARCEL B:

BEGINNING AT THE NE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN S 00°39'39" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 300.00 FEET; THENCE S 90°00'00" W, A DISTANCE OF 500.25 FEET; THENCE N 14°50'09" W, A DISTANCE OF 91.09 FEET; THENCE N 43°22'44" W, A DISTANCE OF 241.87 FEET; THENCE N 00°00'00" E, A DISTANCE OF 35.32 FEET; THENCE N 89°56'00" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 693.16 FEET TO THE **POINT OF BEGINNING**

LYING AND BEING IN SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL C:

COMMENCING AT THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET TO THE **POINT OF BEGINNING**; THENCE S05°42'06" W, A DISTANCE OF 2700.53 FEET; THENCE N 89°30'48" W ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 1870.13 FEET; THENCE N 03°04'34" W, A DISTANCE OF 594.73 FEET; THENCE N 03°05'52" W, A DISTANCE OF 386.96 FEET; THENCE S 89°38'54" W, A DISTANCE OF 767.83 FEET; THENCE N 79°43'49" W, A DISTANCE OF 195.51 FEET; THENCE NORTHERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: THENCE N 64°06'22" W, A DISTANCE OF 150.84 FEET; THENCE N 48°20'49" W, A DISTANCE OF 149.42 FEET; THENCE N 40°55'08" W, A DISTANCE OF 928.00 FEET; THENCE N 49°13'13" W, A DISTANCE OF 1167.57 FEET; THENCE N 49°50'21" W, A DISTANCE OF 71.86 FEET TO THE END OF SAID CENTERLINE; THENCE S 89°48'16" E, A DISTANCE OF 4940.82 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT, COMMERCIAL PARCEL:

COMMENCING AT THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET; THENCE S 05°42'06" W A DISTANCE OF 2700.53 FEET; THENCE N 89°30'48" W ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD A DISTANCE OF 571.51 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE N 89°30'48" W A DISTANCE OF 1298.82 FEET; THENCE N 03°04'34" W A DISTANCE OF 594.73 FEET; THENCE N 03°05'52" W A DISTANCE OF 7.28 FEET; THENCE N 90°00'00" E A DISTANCE OF 484.33 FEET; THENCE N 00°00'00" E A DISTANCE OF 90.05 FEET; THENCE S 89°30'48" E A DISTANCE OF 821.57 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 79°18'19" W A DISTANCE OF 1440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 268.79 FEET THROUGH A CENTRAL ANGLE OF 10°41'41" TO A POINT OF TANGENCY; THENCE S 00°00'00" W A DISTANCE OF 428.01 FEET TO THE **POINT OF BEGINNING**.

LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL D:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°30'40" W, A DISTANCE OF 114.39 FEET; THENCE N 05°42'06" E, A DISTANCE OF 27.90 FEET TO THE **POINT OF BEGINNING**; THENCE N 05°42'06" E ALONG THE WESTERLY DEEDED RIGHT OF WAY LINE OF GRASS FARM ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 172, PAGE 345, A DISTANCE OF 2700.82 FEET TO THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET; THENCE S 05°42'06" W, A DISTANCE OF 2700.53 FEET; THENCE S 89°30'48" E ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD AS NOTED IN ROAD PLAT BOOK 5, PAGES 1 THROUGH 82, A DISTANCE OF 18.07 FEET TO THE **POINT OF BEGINNING**.

LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS & EXCEPT (CDD CONTRACTION PARCEL)

PARCEL E

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA THENCE NORTH 89°32'11" WEST, A DISTANCE OF 107.04 FEET; THENCE NORTH 00°27'49" EAST, A DISTANCE OF 80.07 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°27'46" WEST, A DISTANCE OF 419.98 FEET; THENCE NORTH 36°25'09" WEST, A DISTANCE OF 25.03 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 325.22 FEET; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 10.67 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 10.67 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 29.37 FEET; THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 152.56 FEET; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 381.60 FEET; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 280.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 129,358.42 SQUARE FEET OR 2.97 ACRES, MORE OR LESS.

CONTINUED ON SHEET 3

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

 HAMILTON ENGINEERING & SURVEYING, LLC WWW.HAMILTONENGINEERING.US		CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION					
3408 W LEMON ST TAMPA, FL 33609 TEL 813.250.3535	1717 SOUTH RD GRANDE AVE SUITE 100 ORLANDO, FL 32805 TEL 407.362.5629	8340 CONSUMER CIR SARASOTA, FL 32807 TEL 941.377.9178	SEC TWP RNG 4, 5, & 9/33S/18E	JOB NUMBER: 25HAM0343	DRAWN BY RMM	DATE 10/27/2025	SHEET 2 OF 8

\\hsd\17\J2\6\104070 Hawk Curiosity Creek\0001 Curiosity Creek\Sketch & Description\CDD\2025 Boundary Amendment\1 DWG\Curiosity Creek CDD Bnd 2025 S&D Main.dwg(2 LD CONT)
hadenk Nov 04, 2025 - 9:31am

CORRECTIVE DOCUMENT

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION (CONTINUED):
LESS & EXCEPT (CDD CONTRACTION PARCEL):

PARCEL F:

A PARCEL OF LAND BEING PART OF SECTION 9 AND SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST OF MANATEE COUNTY, FLORIDA
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9-33-18; THENCE NORTH 89°48'17" WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 9-33-18, A DISTANCE OF 1,863.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 968.00 FEET AND A CHORD WHICH BEARS SOUTH 68°13'44" WEST, A DISTANCE OF 48.14 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 48.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 63°32'07" WEST, AND A DISTANCE OF 21.32 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.36 FEET; THENCE SOUTH 57°25'01" WEST, A DISTANCE OF 23.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 66°58'29" WEST, A DISTANCE OF 33.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 33.42 FEET; THENCE SOUTH 76°33'56" WEST, A DISTANCE OF 40.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 979.00 FEET AND A CHORD WHICH BEARS SOUTH 83°10'14" WEST, A DISTANCE OF 225.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 225.71 FEET TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 35.00 FEET AND A CHORD WHICH BEARS NORTH 45°08'47" WEST A DISTANCE OF 49.57 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.07 FEET; THENCE NORTH 00°04'05" WEST, A DISTANCE OF 158.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS NORTH 13°21'02" WEST, A DISTANCE OF 57.44 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 57.98 FEET; THENCE NORTH 26°37'59" WEST, A DISTANCE OF 28.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS NORTH 13°21'02" WEST, A DISTANCE OF 34.48 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 34.77 FEET; THENCE NORTH 00°04'05" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°55'55" EAST, A DISTANCE OF 293.92 FEET; THENCE NORTH 55°26'49" EAST, A DISTANCE OF 193.04 FEET; THENCE NORTH 75°50'42" EAST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,225.00 FEET AND A CHORD WHICH BEARS SOUTH 20°06'30" EAST AND A DISTANCE OF 254.11 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 254.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS SOUTH 18°13'09" WEST, AND A DISTANCE OF 69.82 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 77.28 FEET; THENCE SOUTH 62°30'00" WEST, A DISTANCE OF 50.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 968.00 FEET AND A CHORD WHICH BEARS SOUTH 64°30'08" WEST, A DISTANCE OF 72.70 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 72.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 167,177.36 SQUARE FEET OR 3.84 ACRES, MORE OR LESS.

LESS & EXCEPT (CDD CONTRACTION PARCEL):

PARCEL G:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 03°18'46" WEST, A DISTANCE OF 600.92; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 25.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 1,104.86 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 525.24 FEET; THENCE SOUTH 77°40'48" WEST, A DISTANCE OF 84.89 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 77°40'48" EAST, A DISTANCE OF 41.00 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 102.00 FEET; THENCE SOUTH 77°40'48" WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 313.94 FEET; THENCE NORTH 77°42'47" EAST, A DISTANCE OF 1.02 FEET; THENCE NORTH 12°17'13" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 77°42'47" WEST, A DISTANCE OF 3.65 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,800.00 FEET AND A CHORD WHICH BEARS NORTH 21°32'13" WEST AND A DISTANCE OF 332.45 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 333.05 FEET; THENCE NORTH 27°30'00" WEST, A DISTANCE OF 29.23 FEET; THENCE NORTH 62°30'00" EAST, A DISTANCE OF 614.96 FEET; THENCE NORTH 89°55'55" EAST, A DISTANCE OF 419.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 802,558.07 SQUARE FEET OR 18.42 ACRES, MORE OR LESS.

ALTOGETHER CONTAINING 871.51 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LS 86405 CA 88474

HAMILTON
ENGINEERING & SURVEYING, LLC
WWW.HAMILTONENGINEERING.US

3409 W LEMON ST
TAMPA, FL 33609
TEL 813.250.3535

1717 SOUTH RD
ORLANDO, FL 32805
TEL 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL 941.377.9178

CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RING	JOB NUMBER	DRAWN BY	DATE	SHEET
4, 5, & 9/33S/18E	25HAM0343	RMM	10/27/2025	3 OF 8

\\hsa171324x\04070 Hawk Curiosity Creek\0001 Curiosity Creek\Sketch & Description\CDD\2025 Boundary Amendment\1 DWG\3\Curiosity Creek CDD 8nd 2025 S&D Main.dwg (7/10 CONT)

Issued: Nov 04, 2025 - 9:31am

CORRECTIVE DOCUMENT

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

Parcel A: A PART OF SECTION 4 TOWNSHIP 33 SOUTH RANGE 18 EAST

Parcel B: A PART OF SECTION 4 TOWNSHIP 33 SOUTH RANGE 18 EAST

Parcel C: A PART OF SECTION 9 TOWNSHIP 33 SOUTH RANGE 18 EAST

Parcel D: A PART OF SECTION 9 TOWNSHIP 33 SOUTH RANGE 18 EAST

Parcel E: LESS & EXCEPT CONTRACTION PARCEL (SHEET 6)

Parcel F: LESS & EXCEPT CONTRACTION PARCEL (SHEET 7)

Parcel G: LESS & EXCEPT CONTRACTION PARCEL (SHEET 8)

Parcel C: LESS & EXCEPT COMMERCIAL PARCEL

Other Labels: NORTH LINE OF SECTION 04-33S-18E, WEST LINE OF SECTION 04-33S-18E, EAST LINE OF SECTION 05-33S-18E, WEST LINE OF SECTION 05-33S-18E, SOUTH LINE OF SECTION 04-33S-18E, NORTH LINE OF SECTION 09-33S-18E, BUCKEYE ROAD MAINTAINED RIGHT-OF-WAY ROAD BOOK 5, PAGE 24, GRASS FARM ROAD, BASIS OF BEARINGS EAST LINE OF SECTION 04-33S-18E, SECTION 3 TOWNSHIP 33 SOUTH RANGE 18 EAST, SECTION 10 TOWNSHIP 33 SOUTH RANGE 18 EAST, WEST 1/4 CORNER OF SECTION 9-33S-18E, NORTHWEST CORNER OF SECTION 4-33S-18E, EAST 1/4 CORNER OF SECTION 9-33S-18E, (NOT INCLUDED), LESS & EXCEPT (NOT INCLUDED), (NOT INCLUDED).

Scale: 1" = 1000'

Grid North: 0, 500, 1000

Section Lines: L1 through L40

Information: INFORMATION NOT COMPLETE WITHOUT ALL SHEETS

 HAMILTON ENGINEERING & SURVEYING, LLC 1717 SOUTH RD TAMPA, FL 33609 TEL: 813.250.3535		1717 SOUTH RD ORLANDO, FL 32805 TEL: 407.362.9228		8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178	
CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION		SEC TWP RNG 4.5.8/33S/18E		JOB NUMBER 25HAM0343	
DRAWN BY RMM		DATE 10/27/2025		SHEET 4 OF 8	

Wheel#17J2V4k04070 Hawk Curocity Creek0001 Curocity CreekSURV-Sketch & DescriptionCDD\2025 Boundary Amendment1 DWGSCurocity Creek CDD Bnd 2025 S&D Main.dwg (4 OA SHEET)
kadenk Nov 04, 2025 - 9:31am

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY LINE & CURVE TABLES FOR SHEET 4

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	589.56'	N 89° 30' 49" W
L2	428.01'	N 00° 00' 00" E
L3	821.57'	N 89° 30' 48" W
L4	90.05'	S 00° 00' 00" E
L5	484.33'	N 90° 00' 00" W
L6	386.96'	N 03° 04' 39" W
L7	767.97'	S 89° 38' 36" W
L8	194.21'	N 79° 40' 21" W
L9	150.84'	N 64° 06' 22" W
L10	149.42'	N 46° 20' 49" W
L11	926.00'	N 40° 55' 08" W
L12	1167.57'	N 49° 13' 13" W
L13	71.86'	N 49° 50' 21" W
L14	775.82'	N 89° 47' 59" W
L15	149.86'	N 89° 30' 34" W
L16	1178.09'	N 89° 31' 47" W
L17	1381.42'	N 01° 40' 12" E
L18	500.27'	N 29° 15' 57" E
L19	765.21'	N 40° 46' 08" E
L20	583.55'	N 89° 06' 58" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	118.25'	S 00° 03' 36" W
L22	648.54'	N 88° 57' 35" E
L23	129.62'	N 15° 25' 25" E
L24	182.13'	N 73° 05' 48" E
L25	373.38'	S 88° 42' 07" E
L26	199.88'	N 82° 19' 07" E
L27	270.03'	S 87° 09' 53" E
L28	452.91'	N 56° 33' 02" E
L29	378.72'	N 88° 08' 14" E
L30	1467.40'	N 47° 00' 21" E
L31	1819.49'	N 85° 20' 01" E
L32	360.14'	N 19° 18' 58" E
L33	109.41'	N 14° 49' 33" W
L34	91.14'	N 14° 49' 10" W
L35	241.94'	N 43° 23' 58" W
L36	35.37'	N 00° 06' 19" E
L37	693.25'	N 89° 56' 43" E
L38	300.18'	S 00° 38' 58" W
L39	5046.48'	S 00° 38' 58" W
L40	2700.67'	S 05° 43' 24" W

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1440.00'	N 5° 25' 08" W	268.58'	268.97'	10° 42' 07"

INFORMATION NOT COMPLETE
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HAMILTON
 ENGINEERING & SURVEYING, LLC
 WWW.HAMILTONENGINEERING.US
 3408 W LEMON ST TAMPA, FL 33608 TEL 813.250.3535
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 18340 CONSUMER CIR SARASOTA, FL 32807 TEL 941.377.9178

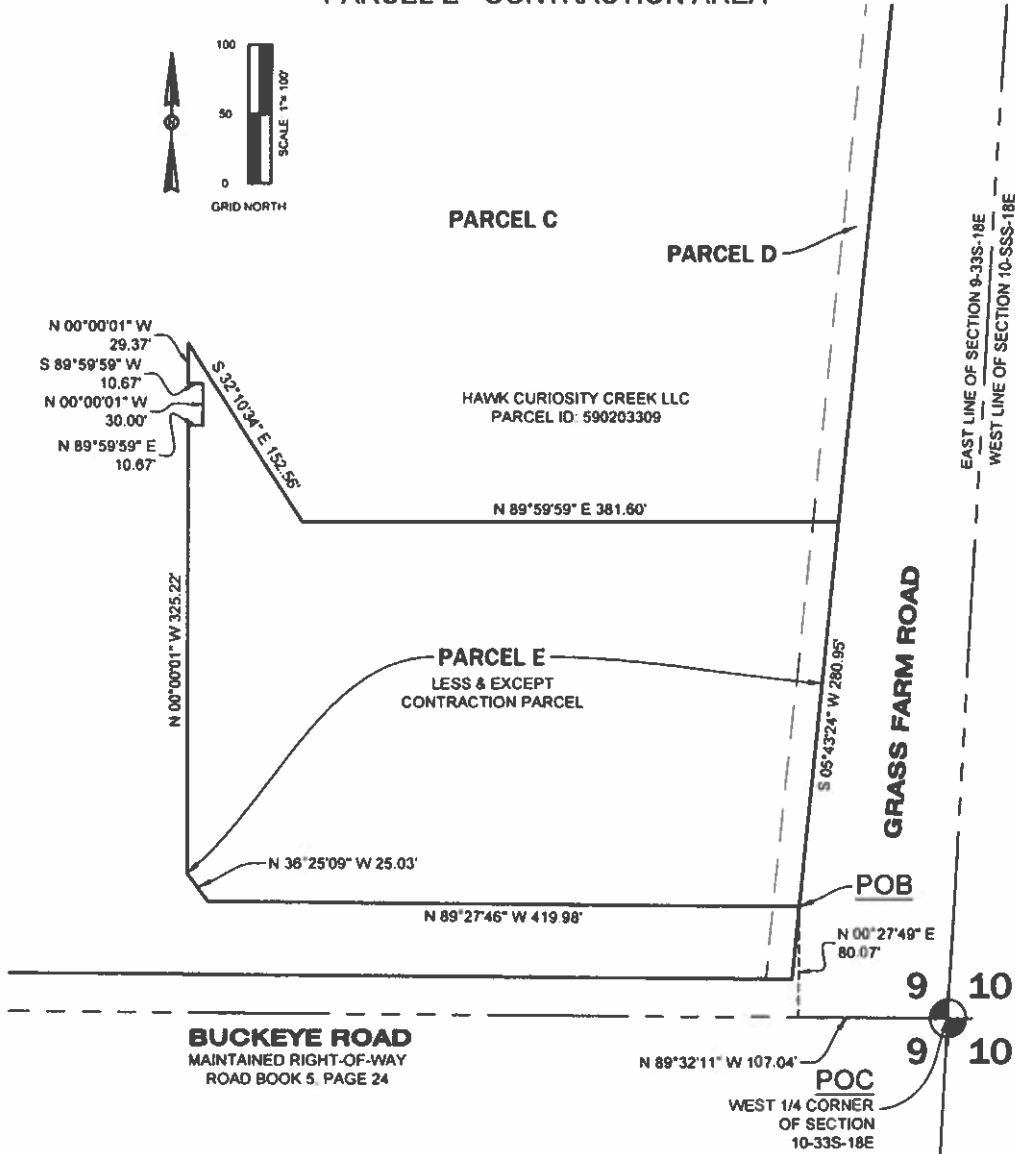
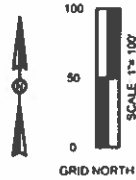
CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TYP RING	JOB NUMBER	DRAWN BY	DATE	SHEET
4.5.8/33S/18E	25HAM0343	RMM	10/27/2025	5 OF 8

\\head117\J2\4104070 Hawk Curiosity Creek\0001 Curiosity Creek\SURV\Sketch & Description\CDD\2025 Boundary Amendment\11 DWGS\Curiosity Creek CDD Bnd 2025 S&D Main.dwg (5 OA TABLES)
kadenk Nov 04, 2025 - 9:31am

CORRECTIVE DOCUMENT

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY PARCEL E - CONTRACTION AREA



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3409 W LEMON ST
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TEL 813 250 3535

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TEL 407 382 5629

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL 941 377 8178

CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION

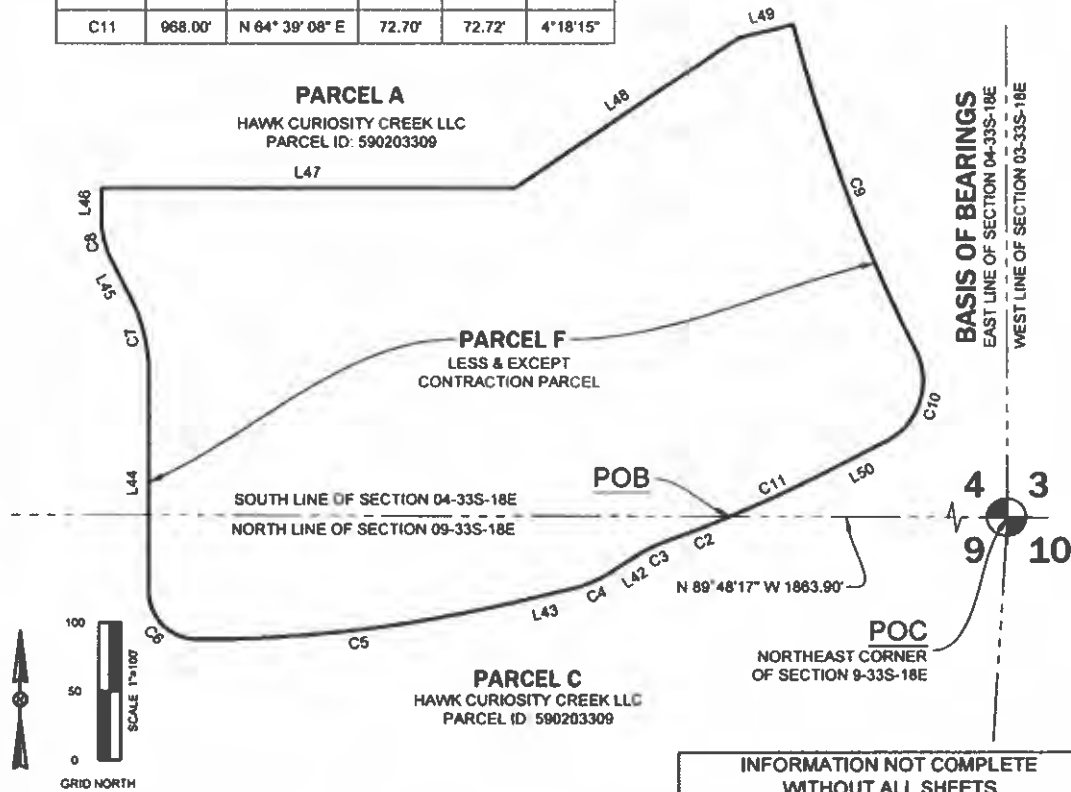
SEC TWP RND	JOB NUMBER	DRAWN BY	DATE	SHEET
9/33S/18E	25HAM0343	CV/RM	10/27/2025	6 OF 8

\\hsa417\J2\46104070 Hawk Curiosity Creek\0001 Curiosity Creek\SURV\Sketch & Description\CDD\2025 Boundary Amendment\1 DWGS\CONTRACTION PARCEL E SKETCH.dwg (B) - PARCEL E) Issued Nov 04, 2025.

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY PARCEL F - CONTRACTION AREA

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C2	968.00'	S 68° 13' 44" W	48.14'	48.14'	2°50'58"
C3	100.00'	S 63° 32' 07" W	21.32'	21.36'	12°14'12"
C4	100.00'	S 66° 59' 29" W	33.27'	33.42'	19°08'55"
C5	979.00'	S 83° 10' 14" W	225.21'	225.71'	13°12'35"
C6	35.00'	N 45° 08' 47" W	49.57'	55.07'	90°09'24"
C7	125.00'	N 13° 21' 02" W	57.44'	57.96'	26°33'54"
C8	75.00'	N 13° 21' 02" W	34.46'	34.77'	26°33'54"
C9	1225.00'	S 20° 06' 30" E	254.11'	254.57'	11°54'24"
C10	50.00'	S 18° 13' 09" W	69.82'	77.28'	88°33'43"
C11	968.00'	N 64° 39' 08" E	72.70'	72.72'	4°18'15"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L42	23.46'	S 57° 25' 01" W
L43	40.76'	S 76° 33' 56" W
L44	158.78'	N 00° 04' 05" W
L45	28.81'	N 26° 37' 59" W
L46	20.00'	N 00° 04' 05" W
L47	293.92'	N 89° 55' 55" E
L48	193.04'	N 55° 26' 49" E
L49	40.00'	N 75° 50' 42" E
L50	50.30'	S 62° 30' 00" W



INFORMATION NOT COMPLETE
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HAMILTON
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3408 W LEMON ST
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SARASOTA, FL 32807
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CURIOSITY CREEK CDD

2025 BOUNDARY AMENDMENT/CONTRACTION

SEC/TWP/RNG

04 & 09/33S/18E

JOB NUMBER

25HAM0343

DRAWN BY

RMM

DATE

10/27/2025

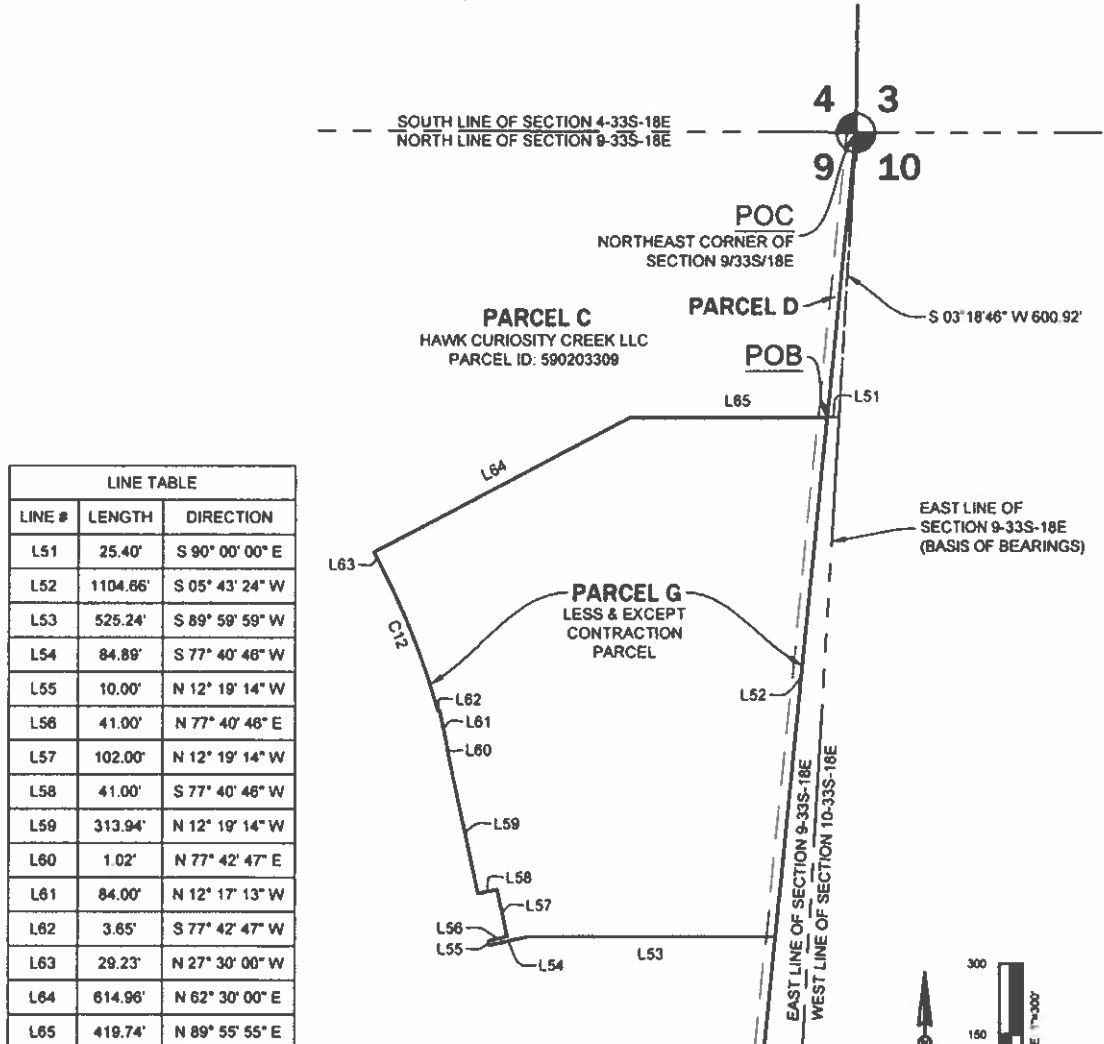
SHEET

7 OF 8

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CORRECTIVE DOCUMENT

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY PARCEL G - CONTRACTION AREA



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #6405 CA #6474

HAMILTON
ENGINEERING & SURVEYING, LLC

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SARASOTA, FL 33807
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CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TYP RING	JOB NUMBER	DRAWN BY	DATE	SHEET
9/33S/18E	25HAM0343	RM/CV	10/27/2025	8 OF 8

\\hes417\J24\4104070 Hawk Curiosity Creek\0001 Curiosity Creek\SURV\Sketch & Description\CDD\2025 Boundary Amendment\1 DWG\SP\Parcel 3 S4D\Contraction Parcel G Sketch Sh 8.dwg (SHEET 8) kadent
Nov 04, 2025 - 9:31am

CORRECTIVE DOCUMENT

Composite Exhibit B

Corrected

Petition to Contract the Boundaries of

Curiosity Creek

Community Development District

Original:
September 30, 2025

Revised:
November 17, 2025
January 19, 2026

Submitted by:
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400

**Petition to Contract the Boundaries of the
Curiosity Creek Community Development District**

Table of Contents

1. Application – Pgs. 3 - 5
2. Affidavit of Ownership/Attorney Certification – Pgs. 6 - 12
3. Affidavit of Petitioner/Agent Authorization – Pgs. 13 – 14
4. Affidavit of District Manager – Pgs. 15 – 16
5. Petition to Contract the Boundaries of the Curiosity Creek Community Development District – Pgs. 17 - 21

Exhibits

Exhibit A Ordinance 22-23 – Pgs. 22 - 30

Composite Exhibit B Aerial and Location Map – Pgs. 31 - 33

Composite Exhibit C Legal Description and Sketch of the Contraction Parcels – Pgs. 34
- 40

Exhibit D Overall Legal Description and Sketch of the District after the
Contraction – Pgs. 41 - 49

Exhibit E Resolution 2026-03 adopted by the Board of Supervisors
authorizing the contraction of the boundaries of the District – Pgs.
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Composite Exhibit F Consent and Joinder of Landowner – Pgs. 58 - 71

Exhibit G Statement of Estimated Regulatory Costs – Pgs. 72 - 87

Exhibit H Future Land Use Map – Pgs. 88 - 89

Application

**MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION**

FOR STAFF USE ONLY

Date: _____

File Number: _____

File Name: _____

This application shall be used for all land development
rezone or comprehensive plan amendment request.
Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: Curiosity Creek Community Development District

TYPE OF APPROVAL DESIRED: Contraction of boundaries of a community development district

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: See Exhibit D in the Petition to Contract the Boundaries of the Curiosity Creek Community Development District
2. D. P. Number(s): _____
3. Section: 4, 5, 8 and 9 Township: 33 South Range: 18 East
4. Subdivision Name (if Platted): N/A
5. Lot: N/A 6. Block: N/A
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
N/A
8. Present Zoning Classification: PD-MU
9. (If Rezone) Proposed Zoning Classification: _____
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: _____
11. Future Land Use Category: IL, UF-3
12. Flood Zone Category: A, X Map/Panel Numbers: _____
13. Property Size (to the nearest tenth of acre or sq. ft.): 696.7492
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.): Vacant lands, Agricultural, Commercial
 - a. North: Vacant, County Owned & Mitigation c. East: Vacant & Agricultural
 - b. South: Residential & Agricultural d. West: Commercial
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
Contracting the Boundaries of the Curiosity Creek Community Development District

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: Hawk Curiosity Creek, LLC., a Delaware limited liability company
Address: 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607
Zip: 33607 Telephone: _____ Fax: _____
Email Address: _____

**NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT.
IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.**

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

Curiosity Creek Community Development District



Michael S. Lawson
Chair of the Board of Supervisors

Additional Information

CONTACT:

Building and Development Services Department
Reviewer on Call
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 30701
Fax Number: (941) 708-6152
<http://www.mymanatee.org>

Affidavit of Ownership/Agent Authorization

**MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner (Company or individual) (*print*): **Hawk Curiosity Creek, LLC**
a Delaware limited liability company

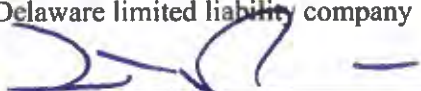
Mailing Address (*print*): **2502 Rocky Point Drive, Suite 1050**
Tampa, FL 33607

Officer's Name and Title (*print*): **John M. Ryan, Manager**

Being first duly sworn, depose(s) and say(s):

1. That **Hawk Curiosity Creek, LLC**, a Delaware limited liability company is the owner and record title holder of the following described property legal description, to wit: See the copy of the deed attached.
2. That this property constitutes the property for which a request for the amendment to the boundaries of the Curiosity Creek Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has appointed and does appoint the law firm of **Straley Robin Vericker, P.A.**, a Florida corporation as agent to execute any petitions or other documents necessary to affect such petition; and request that you accept my agents signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That the undersigned authority, hereby certify that the foregoing is true and correct.

Hawk Curiosity Creek, LLC
a Delaware limited liability company


John M. Ryan, Manager

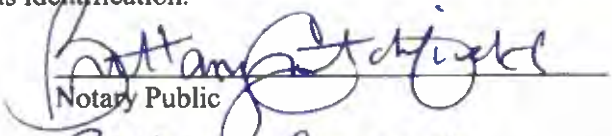
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of September, 2025, by John M. Ryan, as Manager of Hawk Curiosity Creek, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028


Notary Public

Name typed, printed or stamped

My Commission Expires: 06-15-2028

Agency File # Prepared by and return to:

Donald W. Scarlett, Jr.
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Avenue, Suite 201
Sarasota, FL 34236
(941) 955-5100
File Number: 70869.034

_____[Space Above This Line For Recording Data]_____

Special Warranty Deed

This Special Warranty Deed made this 21st day of December, 2021 between Jones Potato Farm, Inc., a Florida Corporation whose post office address is PO Box 189, Parrish, FL 34219, grantor, and Hawk Curiosity Creek, LLC, a Delaware Limited Liability Company whose post office address is 2502 N. Rocky Point Drive #1050, Tampa, FL 33607, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee County, Florida, to-wit:

See attached exhibit "A" attached hereto and made part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Printed Name:

Donald W. Scarlett Jr.

Witness

Printed Name:

Tammy Melichar

Jones Potato Farm, Inc., a Florida Corporation

By:

Alan E. Jones, President

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of December, 2021 by Alan E. Jones, President of Jones Potato Farm, Inc., a Florida Corporation, on behalf of said corporation who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Notary Public

Print Name:

TAMMY MELICHAR

My Commission Expires:

EXHIBIT A LEGAL DESCRIPTION

Parcel A:

Beginning at the SE corner of Section 4, Township 33 South, Range 18 East; thence run N 89°48'16" W, a distance of 4958.90 feet to the centerline of Curiosity Creek; thence Southeasterly along the centerline of Curiosity Creek the following five courses: S 49°50'21" E, a distance of 71.86 feet; thence S 49°13'13" E, a distance of 1167.57 feet; thence S 40°55'08" E, a distance of 926.00 feet; thence S 46°20'49" E, a distance of 149.42 feet; thence S 64°06'22" E, a distance of 150.84 feet to the end of said centerline; thence S 79°43'49" E, a distance of 195.51 feet; thence S 04°47'25" E, a distance of 387.58 feet; thence S 51°21'48" E, a distance of 274.08 feet; thence S 68°36'33" E, a distance of 348.89 feet; thence S 52°06'49" E, a distance of 44.53 feet; thence S 03°06'27" E, a distance of 267.37 feet; thence Westerly along the Northerly maintained right of way line of Buckeye Road the following six courses: thence N 89°27'56" W, a distance of 660.63 feet; thence N 81°43'05" W, a distance of 110.40 feet; thence S 89°58'13" W, a distance of 319.39 feet; thence S 07°20'10" W, a distance of 12.76 feet; thence N 89°37'04" W, a distance of 828.87 feet; thence N 87°40'59" W, a distance of 120.21 feet to the end of said maintained right of way line; thence N 04°06'59" E, a distance of 1326.29 feet; thence N 89°45'58" W, a distance of 1473.67 feet; thence N 01°44'53" E along the West line of Section 9, Township 33 South, Range 18 East, a distance of 1196.80 feet; thence N 44°00'01" W, a distance of 209.36 feet; thence N 89°32'14" W along the South line of Section 5, Township 33 South, Range 18 East, a distance of 1177.98 feet; thence N 01°38'46" E, a distance of 1381.30 feet; thence N 29°18'33" E, a distance of 500.79 feet; thence N 40°44'46" E, a distance of 765.16 feet; thence N 89°07'25" E, a distance of 583.70 feet; thence S 00°00'24" E, a distance of 118.37 feet; thence N 88°57'33" E, a distance of 648.52 feet; thence N 15°24'36" E, a distance of 129.71 feet; thence N 73°04'56" E, a distance of 182.16 feet; thence S 88°39'17" E, a distance of 373.42 feet; thence N 62°12'18" E, a distance of 199.88 feet; thence S 87°07'22" E, a distance of 270.03 feet; thence N 56°32'19" E, a distance of 453.07 feet; thence N 88°09'45" E, a distance of 378.71 feet; thence N 46°59'38" E, a distance of 1467.18 feet; thence N 65°20'23" E, a distance of 1819.82 feet; thence N 19°18'42" E, a distance of 360.14 feet; thence N 14°50'09" W, a distance of 109.35 feet; thence N 90°00'00" E, a distance of 500.25 feet; thence S 00°39'39" W along the East line of said Section 4, a distance of 5046.57 feet to the Point of Beginning.

Lying and being in Sections 4, 5, 8 and 9, Township 33 South, Range 18 East, Manatee County, Florida.

LESS & EXCEPT:

BEGINNING AT THE SE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W, A DISTANCE OF 4958.90 FEET TO THE POINT OF BEGINNING AND TO THE CENTERLINE OF CURIOSITY CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: S 49°50'21" E, A DISTANCE OF 71.86 FEET; THENCE S 49°13'13" E, A DISTANCE OF 1167.57 FEET; THENCE S 40°55'08" E, A DISTANCE OF 926.00 FEET; THENCE S 46°20'49" E, A DISTANCE OF 149.42 FEET; THENCE S 64°06'22" E, A DISTANCE OF 150.84 FEET TO THE END OF SAID CENTERLINE; THENCE S 79°43'49" E, A DISTANCE OF 195.51 FEET; THENCE S 04°47'25" E, A DISTANCE OF 387.58 FEET; THENCE S 51°21'48" E, A DISTANCE OF 274.08 FEET; THENCE S 68°36'33" E, A DISTANCE OF 348.89 FEET; THENCE S 52°06'49" E, A DISTANCE OF 44.53 FEET; THENCE S 03°06'27" E, A DISTANCE OF 267.37 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE WESTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING SIX COURSES: THENCE N 89°27'56" W, A DISTANCE OF 660.63 FEET; THENCE N 81°43'05" W, A DISTANCE OF 110.40 FEET; THENCE S 89°58'13" W, A DISTANCE OF 319.39 FEET; THENCE S 07°20'10" W, A DISTANCE OF 12.76 FEET; THENCE N 89°37'04" W, A DISTANCE OF 828.87 FEET; THENCE N 87°40'59" W, A DISTANCE OF 120.21 FEET TO THE END OF SAID MAINTAINED RIGHT OF WAY LINE; THENCE N 04°06'59" E, A DISTANCE OF

1326.29 FEET; THENCE N 89°45'58" W, A DISTANCE OF 1473.67 FEET; THENCE N 01°44'53" E ALONG THE WEST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1196.80 FEET; THENCE N 44°00'01" W, A DISTANCE OF 209.36 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°30'34" E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 149.86 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE S 89°47'59" E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 775.82 FEET TO THE POINT OF BEGINNING.

Parcel B:

**Beginning at the NE corner of Section 4, Township 33 South, Range 18 East; thence run S 00°39'39" W along the East line of said Section 4, a distance of 300.00 feet; thence S 90°00'00" W, a distance of 500.25 feet; thence N 14°50'09" W, a distance of 91.09 feet; thence N 43°22'44" W, a distance of 241.87 feet; thence N 00°00'00" E, a distance of 35.32 feet; thence N 89°56'00" E along the North line of said Section 4, a distance of 693.16 feet to the Point of Beginning.
Lying and being in Section 4, Township 33 South, Range 18 East, Manatee County, Florida.**

Parcel C:

Commencing at the NE corner of Section 9, Township 33 South, Range 18 East; thence run N 89°48'16" W along the North line of said Section 9, a distance of 18.08 feet to the Point of Beginning; thence S 05°42'06" W, a distance of 2700.53 feet; thence N 89°30'48" W along the Northerly maintained right of way line of Buckeye Road, a distance of 1870.13 feet; thence N 03°04'34" W, a distance of 594.73 feet; thence N 03°05'52" W, a distance of 386.96 feet; thence S 89°38'54" W, a distance of 767.83 feet; thence N 79°43'49" W, a distance of 195.51 feet; thence Northerly along the centerline of Curiosity Creek the following five courses: thence N 64°06'22" W, a distance of 150.84 feet; thence N 46°20'49" W, a distance of 149.42 feet; thence N 40°55'08" W, a distance of 926.00 feet; thence N 49°13'13" W, a distance of 1167.57 feet; thence N 49°50'21" W, a distance of 71.86 feet to the end of said centerline; thence S 89°48'16" E, a distance of 4940.82 feet to the Point of Beginning.

Less and except: Commercial Parcel:

Commencing at the NE corner of Section 9, Township 33 South, Range 18 East; thence run N 89°48'16" W along the North line of said Section 9, a distance of 18.08 feet; thence S 05°42'06" W a distance of 2700.53 feet; thence N 89°30'48" W along the Northerly maintained right of way line of Buckeye Road a distance of 571.51 feet to the Point of Beginning; thence continuing along said Northerly maintained right of way line N 89°30'48" W a distance of 1298.62 feet; thence N 03°04'34" W a distance of 594.73 feet; thence N 03°05'52" W a distance of 7.28 feet; thence N 90°00'00" E a distance of 484.33 feet; thence N 00°00'00" E a distance of 90.05 feet; thence S 89°30'48" E a distance of 821.57 feet to a point on the arc of a curve to the right whose radius point lies S 79°18'19" W a distance of 1440.00 feet; thence Southerly along the arc of said curve to the right a distance of 268.79 feet through a central angle of 10°41'41" to a point of tangency; thence S 00°00'00" W a distance of 428.01 feet to the Point of Beginning.

Lying and being in Section 9, Township 33 South, Range 18 East, Manatee County, Florida.

Parcel D:

Commencing at the East 1/4 corner of Section 9, Township 33 South, Range 18 East; thence run N

89°30'40" W, a distance of 114.39 feet; thence N 05°42'06" E, a distance of 27.90 feet to the Point of Beginning; thence N 05°42'06" E along the Westerly deeded right of way line of Grass Farm Road as described in Official Records Book 172, Page 345, a distance of 2700.62 feet to the NE corner of Section 9, Township 33 South, Range 18 East; thence N 89°48'16" W along the North line of said Section 9, a distance of 18.08 feet; thence S 05°42'06" W, a distance of 2700.53 feet; thence S 89°30'48" E along the Northerly maintained right of way line of Buckeye Road as noted in Road Plat Book 5, Pages 1 through 82, a distance of 18.07 feet to the Point of Beginning.

Lying and being in Section 9, Township 33 South, Range 18 East, Manatee County, Florida.

TOGETHER WITH that certain Access and Construction Easement granted to Hawk Curiosity Creek, LLC, as recorded at O.R. Instrument No. _____, Public Records of Manatee County, Florida.

ALSO TOGETHER WITH that certain ROW Reservation and Easement Agreement by and between Jones Potato Farm, Inc. and Hawk Curiosity Creek, LLC recorded in O.R. Instrument No. _____, of the Public Records of Manatee County, Florida.

Affidavit of Petitioner/Agent Authorization

**MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF PETITIONER/AGENT AUTHORIZATION AFFIDAVIT**

Petitioner (Company or individual) (*print*): **Curiosity Creek Community Development District**

Mailing Address (*print*): **2502 N. Rocky Point Drive, Suite 1050
Tampa, FL 33607**

Officer's Name and Title (*print*): **Mike Lawson
Chair of the Board of Supervisors**

Being first duly sworn, depose(s) and say(s):

1. That **Curiosity Creek Community Development District** is the Petitioner for the lands described in the Petition to Contract the Boundaries of the Curiosity Creek Community Development District (the "Petition").
2. That the property described in the Petition constitutes the property for which a request for contracting the boundaries of the Curiosity Creek Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has appointed and does appoint the law firm of **Straley Robin Vericker, P.A.**, a Florida corporation, as agent to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent's signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That the undersigned authority hereby certifies that the foregoing is true and correct.

Curiosity Creek Community Development District


Michael Lawson
Chair of the Board of Supervisors

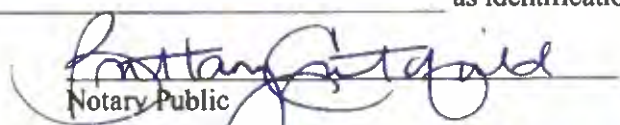
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of September, 2025, by Michael Lawson, as Chair of the Board of Supervisors of Curiosity Creek Community Development District, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028


Notary Public

Brittany Crutchfield
Name typed, printed or stamped
My Commission Expires: 06-15-2028

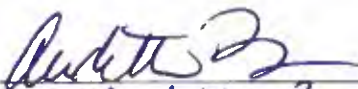
Affidavit of District Manager

**Affidavit of District Manager as to the
Petition to Contract the Boundaries of Curiosity Creek
Community Development District**

BEFORE ME, the undersigned authority, this day personally appeared Audette Bruce, who, being first duly sworn, deposes and says:

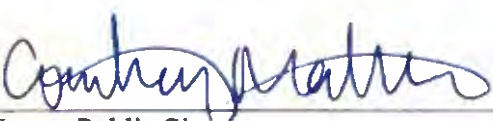
1. Affiant is over the age of eighteen and has personal knowledge of the facts set forth herein; that they are true and correct.
2. Affiant is an authorized representative of Kai Connected, LLC, a Delaware limited liability company registered to do business in Florida ("Kai"), and is duly authorized to execute this affidavit for and on behalf of Kai.
3. Kai serves as the District Manager for the Curiosity Creek Community Development District (the "District").
4. As the District Manager, Kai is responsible for managing the finances of the District and the operations and maintenance activities of the District.
5. The Board of Supervisors of the District has authorized the filing of the *Petition to Contract the Boundaries of Curiosity Creek Community Development District* with Manatee County, Florida pursuant to District Resolution 2026-03.
6. The District has not constructed any capital improvements within its contraction parcels.
7. The District has not levied any special assessments or issued any bonds payable from non-ad valorem special assessments within the contraction parcels.
8. Other than routine accounts payable for professional services that are expected to be paid in the normal course of business and prior to the contraction of the District, the District has no outstanding financial obligations and the District has no operations and maintenance duties or responsibilities.
9. That I, the undersigned authority, hereby certify that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.


Name: Audette Bruce
Title: District Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence, on January 15th, 2026, by Audette Bruce, as District Manager of Kai Connected, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.


Notary Public Signature Courtney Mattern

Notary Stamp



Petition

PETITION TO CONTRACT THE BOUNDARIES OF THE CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT

Petitioner, the Curiosity Creek Community Development District (referred to herein as the “**District**”), files this petition (this “**Petition**”) with the Manatee County Board of County Commissioners (the “**BOCC**”), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance 22-23, adopted by the BOCC on June 2, 2022, (“**Ordinance**”), to redefine and contract the boundaries of the District. Section 190.046, Florida Statutes, authorizes the District to file this Petition for the contraction of its boundaries. Accordingly, the District states as follows:

1. History and Background. On June 2, 2022, the Manatee County BOCC adopted the Ordinance, establishing the District on lands consisting of approximately 696.7492 acres, more or less. A copy of the Ordinance is attached in **Exhibit A**.

2. Location and Size. The proposed contracted boundaries of the District are located entirely within unincorporated Manatee County, Florida. A map showing the general location of the existing District and the property to be removed from the District is attached as **Composite Exhibit B**. The District currently covers approximately 696.7492 acres of land, more or less. The metes and bounds descriptions of the land to be contracted from the District, consisting of approximately 25.23 acres, more or less, is set forth in **Composite Exhibit C** (the “**Contraction Parcels**”). The metes and bounds description of the proposed contracted District boundary consisting of approximately 671.51 acres, more or less, is set forth in **Exhibit D** (the “**Amended District**”).

3. Authorization and Landowner Consent.

a. The Board of Supervisors of the District adopted Resolution Number 2026-03 on November 13, 2025, authorizing the contraction to the boundaries of the District and the submittal of this Petition. Resolution 2026-03 is attached here to as **Exhibit E**. Section 190.046(1)(g), 190.005(1)(a)(2), Florida Statutes.

b. The written consent of the landowners whose land is being removed from the District boundaries (as defined in Section 190.003(14), Florida Statutes) of 100% of the real property within the Contraction Parcels is attached hereto as **Composite Exhibit F**. Section 190.046(1)(g), 190.005(1)(a)(2), Florida Statutes.

4. Statement of Estimated Regulatory Costs. The Statement of Estimated Regulatory Costs (the “**SERC**”) prepared in accordance with the requirements of Section

120.541, Florida Statutes, is attached as **Exhibit G**, pursuant to requirements of Section 190.005(1)(a)8, Florida Statutes.

5. District Facilities and Services; Debt Assessments. There are no facilities or services currently provided by the District to the lands within the Contraction Parcels. There are no outstanding special assessments levied by the District against the lands within the Contraction Parcels. Section 190.046(1)(a), Florida Statutes.

6. Future Land Uses. The designation of the future general distribution, location, and extent of public and private uses of the land within the District is set forth in the future land use element of the adopted Manatee County Comprehensive Plan, pertinent portions of which are attached as **Exhibit H**. Section 190.046 (1)(a), Florida Statutes.

7. Development Status. Currently, Contraction Parcels 1 and 3 have been mass graded, however there is no existing infrastructure in these areas. Contraction Parcel 2 has not been graded and contains no infrastructure. All development approvals for the Contraction Parcels are as follows:

(a) There has been a GDP approved by the County which is under PLN2511-0013 for the entire project site, this approval is inclusive of the Contraction Parcels. However, the GDP will not have any specific impact on the Contraction Parcels.

(b) There has not been any approval of a PSP for the Contraction Parcels to date. However, currently there is an application, PLN2506-0142, that has been submitted pertaining to Contraction Parcel 2. This is being done by a commercial entity and will not impact the District.

(c) There has not been any approval of an FSP for the Contraction Parcels to date. However, currently there is an application, PLN2506-0142, that has been submitted pertaining to Contraction Parcel 2. This is being done by a commercial entity and will not impact the District.

8. Authorized Agents. Counsel for the District are John M. Vericker and Cari Allen Webster, of the law firm Straley Robin Vericker. Copies of all correspondence and official notices should be sent to:

John M. Vericker
Cari Allen Webster
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

9. Factors for the Determination of Granting the Amendment of the District's Boundaries. The property within the contracted boundaries is amenable to operation as an independent special district for the following reasons:

(a) The contraction of the District boundaries and all land uses and services planned within the District are consistent with applicable elements or portions of the State Comprehensive Plan, and all elements of the adopted and approved Manatee County Comprehensive Plan.

(b) The area of land within the contracted District boundaries is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities for the amended boundaries. The contraction of the District boundaries will promote development of the land within the District by providing for a more efficient use of resources. That contracted development will in turn benefit Manatee County and its residents outside the District by increasing the ad valorem tax base of Manatee County and generating water and wastewater impact fees and transportation and other impact fees as well.

(d) The community development services and facilities of the contracted District will be compatible with the capacity and use of existing local and regional community development services and facilities.

(e) The area to be served by the contracted District is amenable to separate special-district government.

{SIGNATURE PAGE TO FOLLOW}

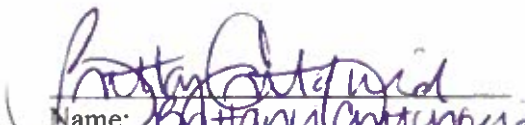
WHEREFORE, The District respectfully requests the BOCC to:

A. Schedule a public hearing in accordance with the requirement of Section 190.046(1)(b), Florida Statutes; and

B. Grant this Petition and amend Manatee County Ordinance 22-23 to contract the boundaries of the District pursuant to Chapter 190, Florida Statutes.

Respectfully submitted this 15 day of January, 2026.

Attest:


Name: Brittany Chatterton
Title: Asst. Secretary

**Curiosity Creek
Community Development District**



Michael S. Lawson
Chair of the Board of Supervisors

Exhibit A

ORDINANCE NO.: 22-23

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, REGARDING PUBLIC SERVICES; ESTABLISHING CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-80 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT," ESTABLISHING THE CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE BOUNDARIES OF THE DISTRICT, NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND CONSENTING TO CERTAIN SPECIAL POWERS BY THE DISTRICT'S BOARD OF SUPERVISORS PURSUANT TO SECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners, Manatee County, Florida ("County") to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

WHEREAS, Hawk Curiosity Creek, LLC, a Delaware limited liability company ("Petitioner"), has filed a Petition with Manatee County Board of County Commissioners ("Board") to adopt an ordinance establishing the Curiosity Creek Community Development District ("District") pursuant to Chapter 190, Fla. Statutes; and

WHEREAS, the Petitioner is the landowner of approximately 696.7492 acres of real property for inclusion within the District and has consented in writing to the establishment of the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.005(1)(d) and 190.005(2)(b), Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in sections 190.005(1)(e) and 190.005(2)(c), Florida Statutes, as amended, in making its determination to grant or deny the petition for the establishment of the community development district; and

WHEREAS, the District established under this Ordinance, as an independent special district and a local unit of special-purpose government, shall be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws; and

WHEREAS, the establishment of the District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District; and

WHEREAS, section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in section 190.012(1), Florida Statutes; and

WHEREAS, section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in section 190.012(2), Florida Statutes; and

WHEREAS, section 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Board may consent to any of the optional special powers under Section 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

WHEREAS, the petition submitted by the Petitioner requests that the Board consent to the exercise by the District board of supervisors of the additional special powers listed in sections 190.012(2)(a) and (d), Florida Statutes, as amended; and

WHEREAS, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state and local laws; and

WHEREAS, the Board desires to consent to the exercise by the District board of supervisors of such additional special powers; and

WHEREAS, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the Curiosity Creek Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to establish certain additional special powers pursuant to Section 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state and local laws.

Section 4. Creation of Section 2-8-80 of Manatee County Code of Ordinances. Section of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Section 2-8-80. Curiosity Creek Community Development District.

(a) Establishment. Curiosity Creek Community Development District is hereby established pursuant to Chapter 190, Florida Statutes.

(b) Boundaries. The boundaries of the District are described in the metes and bounds Description attached hereon as Exhibit "B".

(c) Initial board of supervisors. The names of five (5) persons designated as the initial members of the board of supervisors for the District are as follows:

- (1) Michael Lawson
- (2) Doug Draper
- (3) Lori Price
- (4) Matt Suggs
- (5) Christie Ray

(d) Special powers. Pursuant to sections 190.005(2)(d) and 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the exercise by the District board of supervisors to the following special powers listed in section 190.012(2)(a) and (d), Florida Statutes. Specifically, the District shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and

(2) Security, including, but not limited to, guardhouses, fences and gates, electronic instruction systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other property governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local

general-purpose government agencies for an increased level of such services within the District boundaries.

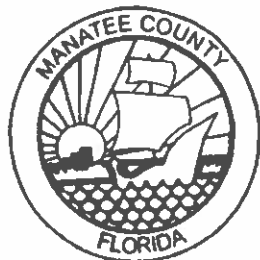
Section 5. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

Section 6. Administrative Correction of Scrivener's Errors. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the County Clerk.

Section 7. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 8. Effective Date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida this 2nd day of June 2022.



**BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA**

By: 
Kevin Van Ostenbridge, Chairman

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

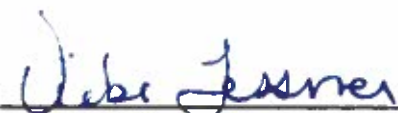
By: 
Deputy Clerk

Exhibit "B"

**CURIOSITY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

PARCEL A:

BEGINNING AT THE SE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W, A DISTANCE OF 4958.90 FEET TO THE CENTERLINE OF CURIOSITY CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: S 49°50'21" E, A DISTANCE OF 71.86 FEET; THENCE S 49°13'13" E, A DISTANCE OF 1167.57 FEET; THENCE S 40°55'08" E, A DISTANCE OF 926.00 FEET; THENCE S 46°20'49" E, A DISTANCE OF 149.42 FEET; THENCE S 64°06'22" E, A DISTANCE OF 150.84 FEET TO THE END OF SAID CENTERLINE; THENCE S 79°43'49" E, A DISTANCE OF 195.51 FEET; THENCE S 04°47'25" E, A DISTANCE OF 387.58 FEET; THENCE S 51°21'48" E, A DISTANCE OF 274.08 FEET; THENCE S 68°36'33" E, A DISTANCE OF 348.89 FEET; THENCE S 52°06'49" E, A DISTANCE OF 44.53 FEET; THENCE S 03°06'27" E, A DISTANCE OF 267.37 FEET; THENCE WESTERLY ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD THE FOLLOWING SIX COURSES: THENCE N 89°27'56" W, A DISTANCE OF 660.63 FEET; THENCE N 81°43'05" W, A DISTANCE OF 110.40 FEET; THENCE S 89°58'13" W, A DISTANCE OF 319.39 FEET; THENCE S 07°20'10" W, A DISTANCE OF 12.76 FEET; THENCE N 89°37'04" W, A DISTANCE OF 828.87 FEET; THENCE N 87°40'59" W, A DISTANCE OF 120.21 FEET TO THE END OF SAID MAINTAINED RIGHT OF WAY LINE; THENCE N 04°06'59" E, A DISTANCE OF 1326.29 FEET; THENCE N 89°45'58" W, A DISTANCE OF 1473.67 FEET; THENCE N 01°44'53" E ALONG THE WEST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1196.80 FEET; THENCE N 44°00'01" W, A DISTANCE OF 209.36 FEET; THENCE N 89°32'14" W ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1177.98 FEET; THENCE N 01°38'46" E, A DISTANCE OF 1381.30 FEET; THENCE N 29°18'33" E, A DISTANCE OF 500.79 FEET; THENCE N 40°44'46" E, A DISTANCE OF 765.16 FEET; THENCE N 89°07'25" E, A DISTANCE OF 583.70 FEET; THENCE S 00°00'24" E, A DISTANCE OF 118.37 FEET; THENCE N 88°57'33" E, A DISTANCE OF 648.52 FEET; THENCE N 15°24'36" E, A DISTANCE OF 129.71 FEET; THENCE N 73°04'56" E, A DISTANCE OF 182.16 FEET; THENCE S 88°39'17" E, A DISTANCE OF 373.42 FEET; THENCE N 62°12'18" E, A DISTANCE OF 199.88 FEET; THENCE S 87°07'22" E, A DISTANCE OF 270.03 FEET; THENCE N 56°32'19" E, A DISTANCE OF 453.07 FEET; THENCE N 88°09'45" E, A DISTANCE OF 378.71 FEET; THENCE N 46°59'38" E, A DISTANCE OF 1467.18 FEET; THENCE N 65°20'23" E, A DISTANCE OF 1819.82 FEET; THENCE N 19°18'42" E, A DISTANCE OF 360.14 FEET; THENCE N 14°50'09" W, A DISTANCE OF 109.35 FEET; THENCE N 90°00'00" E, A DISTANCE OF 500.25 FEET; THENCE S 00°39'39" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 5046.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 4, 5, 8 AND 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS & EXCEPT:

BEGINNING AT THE SE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W, A DISTANCE OF 4958.90 FEET TO THE POINT OF

BEGINNING AND TO THE CENTERLINE OF CURIOSITY CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: S 49°50'21" E, A DISTANCE OF 71.86 FEET; THENCE S 49°13'13" E, A DISTANCE OF 1167.57 FEET; THENCE S 40°55'08" E, A DISTANCE OF 926.00 FEET; THENCE S 46°20'49" E, A DISTANCE OF 149.42 FEET; THENCE S 64°06'22" E, A DISTANCE OF 150.84 FEET TO THE END OF SAID CENTERLINE; THENCE S 79°43'49" E, A DISTANCE OF 195.51 FEET; THENCE S 04°47'25" E, A DISTANCE OF 387.58 FEET; THENCE S 51°21'48" E, A DISTANCE OF 274.08 FEET; THENCE S 68°36'33" E, A DISTANCE OF 348.89 FEET; THENCE S 52°06'49" E, A DISTANCE OF 44.53 FEET; THENCE S 03°06'27" E, A DISTANCE OF 267.37 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE WESTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING SIX COURSES: THENCE N 89°27'56" W, A DISTANCE OF 660.63 FEET; THENCE N 81°43'05" W, A DISTANCE OF 110.40 FEET; THENCE S 89°58'13" W, A DISTANCE OF 319.39 FEET; THENCE S 07°20'10" W, A DISTANCE OF 12.76 FEET; THENCE N 89°37'04" W, A DISTANCE OF 828.87 FEET; THENCE N 87°40'59" W, A DISTANCE OF 120.21 FEET TO THE END OF SAID MAINTAINED RIGHT OF WAY LINE; THENCE N 04°06'59" E, A DISTANCE OF 1326.29 FEET; THENCE N 89°45'58" W, A DISTANCE OF 1473.67 FEET; THENCE N 01°44'53" E ALONG THE WEST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1196.80 FEET; THENCE N 44°00'01" W, A DISTANCE OF 209.36 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°30'34" E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 149.86 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE S 89°47'59" E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 775.82 FEET TO THE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE NE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN S 00°39'39" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 300.00 FEET; THENCE S 90°00'00" W, A DISTANCE OF 500.25 FEET; THENCE N 14°50'09" W, A DISTANCE OF 91.09 FEET; THENCE N 43°22'44" W, A DISTANCE OF 241.87 FEET; THENCE N 00°00'00" E, A DISTANCE OF 35.32 FEET; THENCE N 89°56'00" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 693.16 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL C:

COMMENCING AT THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET TO THE POINT OF BEGINNING; THENCE S 05°42'06" W, A DISTANCE OF 2700.53 FEET; THENCE N 89°30'48" W ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 1870.13 FEET; THENCE N 03°04'34" W, A DISTANCE OF 594.73 FEET; THENCE N 03°05'52" W, A DISTANCE OF 386.96 FEET; THENCE S 89°38'54" W, A DISTANCE OF 767.83 FEET; THENCE N 79°43'49" W, A DISTANCE OF 195.51 FEET; THENCE NORTHERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: THENCE N 64°06'22" W, A DISTANCE OF 150.84 FEET; THENCE N 46°20'49" W, A DISTANCE OF 149.42 FEET; THENCE N 40°55'08" W, A DISTANCE OF 926.00 FEET; THENCE N 49°13'13" W, A DISTANCE OF 1167.57 FEET; THENCE N 49°50'21" W, A DISTANCE OF 71.86 FEET TO THE

END OF SAID CENTERLINE; THENCE S 89°48'16" E, A DISTANCE OF 4940.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: COMMERCIAL PARCEL:

COMMENCING AT THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET; THENCE S 05°42'06" W A DISTANCE OF 2700.53 FEET; THENCE N 89°30'48" W ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD A DISTANCE OF 571.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE N 89°30'48" W A DISTANCE OF 1298.62 FEET; THENCE N 03°04'34" W A DISTANCE OF 594.73 FEET; THENCE N 03°05'52" W A DISTANCE OF 7.28 FEET; THENCE N 90°00'00" E A DISTANCE OF 484.33 FEET; THENCE N 00°00'00" E A DISTANCE OF 90.05 FEET; THENCE S 89°30'48" E A DISTANCE OF 821.57 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 79°18'19" W A DISTANCE OF 1440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 268.79 FEET THROUGH A CENTRAL ANGLE OF 10°41'41" TO A POINT OF TANGENCY; THENCE S 00°00'00" W A DISTANCE OF 428.01 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL D:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°30'40" W, A DISTANCE OF 114.39 FEET; THENCE N 05°42'06" E, A DISTANCE OF 27.90 FEET TO THE POINT OF BEGINNING; THENCE N 05°42'06" E ALONG THE WESTERLY DEEDED RIGHT OF WAY LINE OF GRASS FARM ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 172, PAGE 345, A DISTANCE OF 2700.62 FEET TO THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET; THENCE S 05°42'06" W, A DISTANCE OF 2700.53 FEET; THENCE S 89°30'48" E ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD AS NOTED IN ROAD PLAT BOOK 5, PAGES 1 THROUGH 82, A DISTANCE OF 18.07 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 696.7492± ACRES, MORE OR LESS.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 7, 2022

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Vicki Tessmer

Dear Honorable Angelina Colonnese:

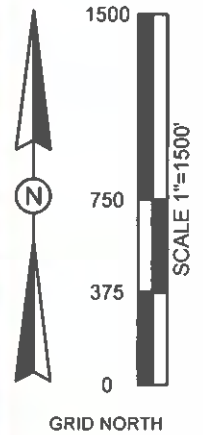
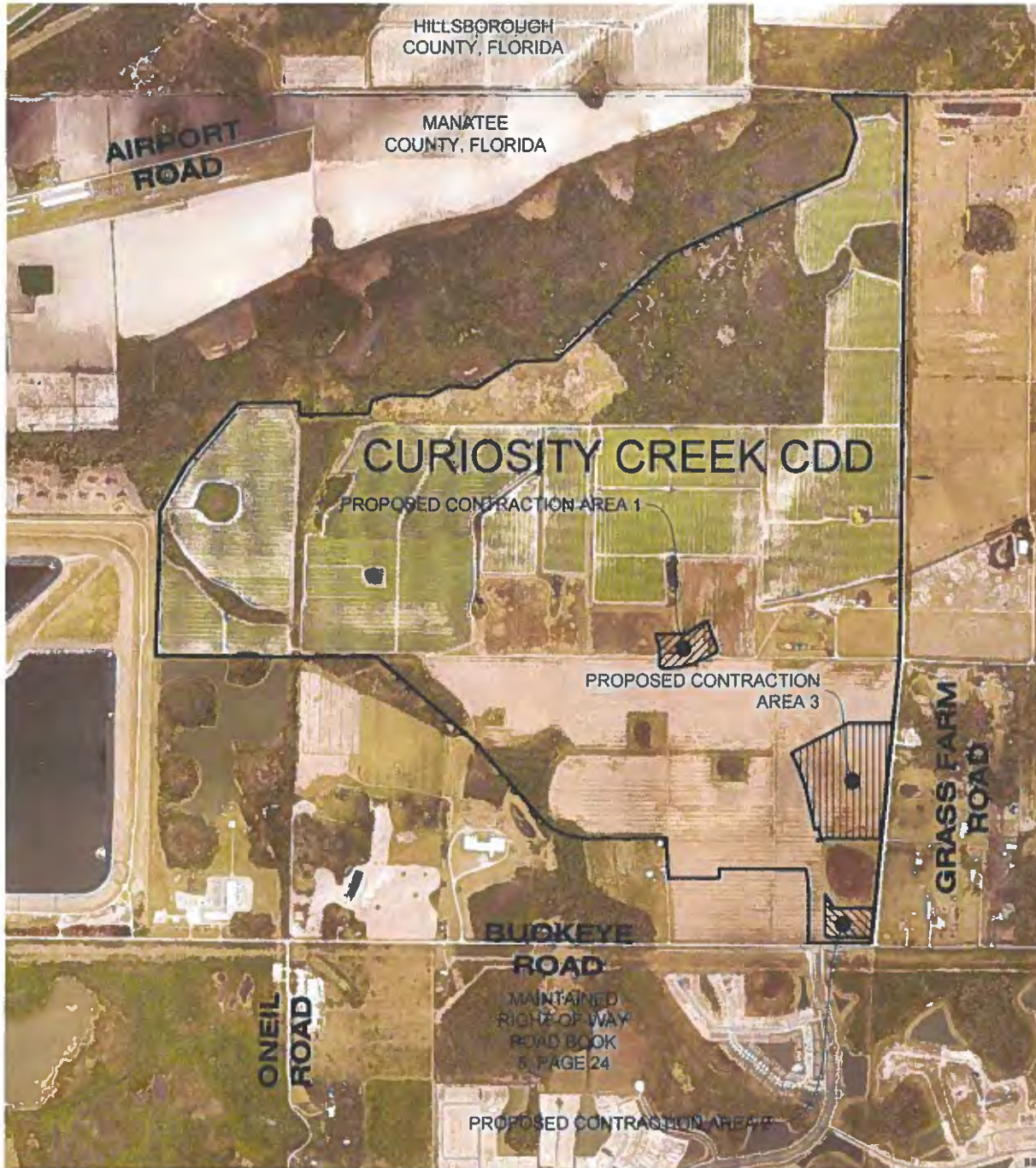
Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 22-23, which was filed in this office on June 2, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/mas

Composite Exhibit B



LB #8405 CA #8474
HAMILTON
 ENGINEERING & SURVEYING, LLC
 WWW.HAMILTONENGINEERING.US
 1717 SOUTH RIO

3409 W LEMON ST
 TAMPA, FL 33609
 TEL 813 250 3535

GRANDE AVE SUITE 100
 ORLANDO, FL 32805
 TEL 407 382 5929

8340 CONSUMER CIR
 SARASOTA, FL 32807
 TEL 941 377 9178

CURIOSITY CREEK SITE AERIAL

SEC TWP RNG
 4, 5, 9/33/18

JOB NUMBER
 25HAM0343

DRAWN BY
 ACS

DATE
 08/06/2025

SHEET
 1 OF 1

US HIGHWAY 41

HILLSBOROUGH
COUNTY, FLORIDA

MANATEE
COUNTY, FLORIDA

PROPOSED CONTRACTION AREA 1

CURIOSITY CREEK CDD AREA

GRASS FARM ROAD

BUCKEYE ROAD

PROPOSED CONTRACTION
AREA 3

BUD RHODEN ROAD

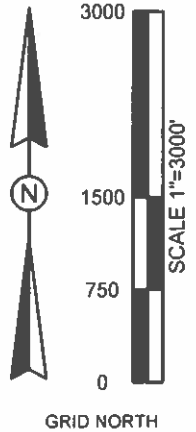
ONEIL
ROAD

PROPOSED CONTRACTION AREA 2

I-75

MOCCASIN
WALLOW ROAD

36TH AVE
EAST



LB #8405 CA #8474

HAMILTON
ENGINEERING & SURVEYING, LLC

WWW.HAMILTONENGINEERING.US

3409 W LEMON ST
TAMPA, FL 33609
TEL 813 250 3535

1717 SOUTH RIO
GRANDE AVE, SUITE 100
ORLANDO, FL 32805
TEL 407 362 5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL 941 377 9178

CURIOSITY CREEK LOCATION MAP

SEC TWP RNG:

4,5,9/33/18

JOB NUMBER:

25HAM0343

DRAWN BY:

ACS

DATE:

08/06/2025

SHEET:

1 OF 1

Composite Exhibit C

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA THENCE NORTH 89°32'11" WEST, A DISTANCE OF 107.04 FEET; THENCE NORTH 00°27'49" EAST, A DISTANCE OF 80.07 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°27'46" WEST, A DISTANCE OF 419.98 FEET; THENCE NORTH 36°25'09" WEST, A DISTANCE OF 25.03 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 325.22 FEET; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 10.67 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 10.67 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 29.37 FEET; THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 152.56 FEET; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 381.60 FEET; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 280.95 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING 129,358.42 SQUARE FEET OR 2.97 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE SOUTH LINE OF SECTION 9-33S-18E HAVING A GRID BEARING OF N 89°32'11" W

**Aaron J
Murphy**

Digitally signed by Aaron J
Murphy
Date: 2025.08.07 14:18:50
-04'00'

AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

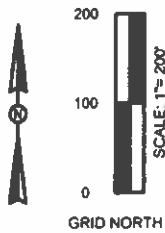
2400 N FORSYTH RD
ORLANDO, FL 32807
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

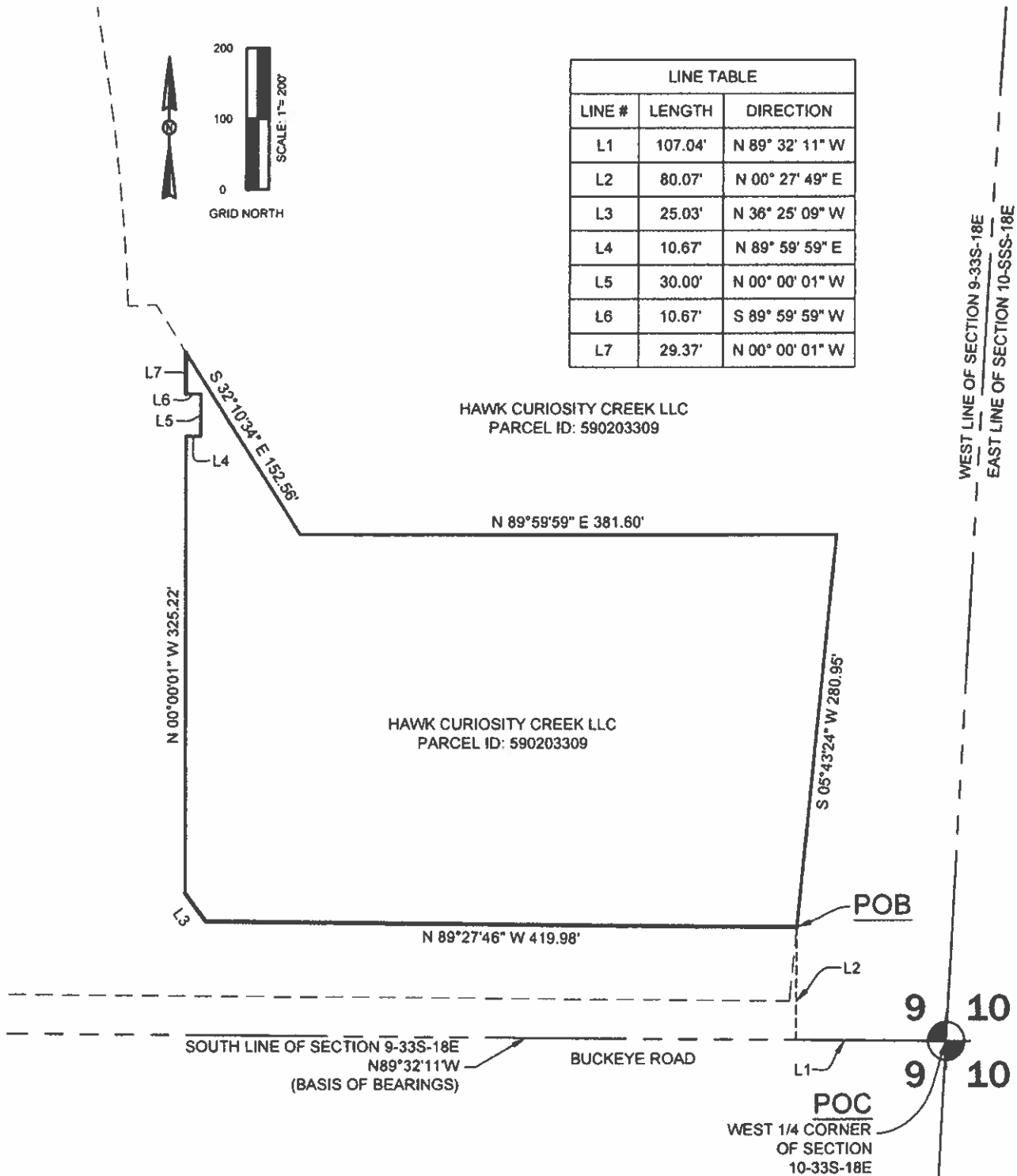
CURIOSITY CREEK CDD CONTRACTION PARCEL "E"

SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
9/33S/18E	25HAM0343	CV/RM	8/5/2025	1 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	107.04'	N 89° 32' 11" W
L2	80.07'	N 00° 27' 49" E
L3	25.03'	N 36° 25' 09" W
L4	10.67'	N 89° 59' 59" E
L5	30.00'	N 00° 00' 01" W
L6	10.67'	S 89° 59' 59" W
L7	29.37'	N 00° 00' 01" W



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



LB #8405 CA #8474
HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

2400 N FORSYTH RD
ORLANDO, FL 32807
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

CURIOSITY CREEK CDD CONTRACTION PARCEL "E"

SEC TWP RNG
9/33S/18E

JOB NUMBER
25HAM0343

DRAWN BY
CV/RM

DATE
8/5/2025

SHEET
2 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 9 AND SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST OF MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9-33-18; THENCE NORTH 89°48'17" WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 9-33-18, A DISTANCE OF 1,863.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 968.00 FEET AND A CHORD WHICH BEARS SOUTH 68°13'44" WEST, A DISTANCE OF 48.14 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 48.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 63°32'07" WEST, AND A DISTANCE OF 21.32 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.36 FEET; THENCE SOUTH 57°25'01" WEST, A DISTANCE OF 23.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 66°59'29" WEST, A DISTANCE 33.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 33.42 FEET; THENCE SOUTH 76°33'56" WEST, A DISTANCE OF 40.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 979.00 FEET AND A CHORD WHICH BEARS SOUTH 83°10'14" WEST, A DISTANCE 225.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 225.71 FEET TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 35.00 FEET AND A CHORD WHICH BEARS NORTH 45°08'47" WEST A DISTANCE OF 49.57 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.07 FEET; THENCE NORTH 00°04'05" WEST, A DISTANCE OF 158.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS NORTH 13°21'02" WEST, A DISTANCE 57.44 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 57.96 FEET; THENCE NORTH 26°37'59" WEST, A DISTANCE OF 28.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS NORTH 13°21'02" WEST, A DISTANCE 34.46 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 34.77 FEET; THENCE NORTH 00°04'05" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°55'55" EAST, A DISTANCE OF 293.92 FEET; THENCE NORTH 55°26'49" EAST, A DISTANCE OF 193.04 FEET; THENCE NORTH 75°50'42" EAST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,225.00 FEET AND A CHORD WHICH BEARS SOUTH 20°06'30" EAST AND A DISTANCE OF 254.11 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 254.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS SOUTH 18°13'09" WEST, AND A DISTANCE OF 69.82 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 77.28 FEET; THENCE SOUTH 62°30'00" WEST, A DISTANCE OF 50.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 968.00 FEET AND A CHORD WHICH BEARS SOUTH 64°39'08" WEST, A DISTANCE 72.70 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 72.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 167,177.36 SQUARE FEET OR 3.84 ACRES, MORE OR LESS.

Legend:

CDD	COMMUNITY DEVELOPMENT DISTRICT
LB	LICENSED BUSINESS
LLC	LIMITED LIABILITY COMPANY
No.	NUMBER
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY

Aaron J Murphy

Digitally signed by Aaron J Murphy
DN: cn=Aaron J Murphy
o=Hamilton Engineering and Surveying, LLC
c=US
Date: 2025.09.09 17:10:20-0400

AARON J. MURPHY, PSM Date
Florida Professional Surveyor & Mapper No. 6768
for Hamilton Engineering and Surveying, LLC.
Certificate of Authorization No. LB8405

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH RANGE 18 EAST, HAVING A GRID BEARING OF N 89°48'17" W.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS

Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



HAMILTON
ENGINEERING & SURVEYING, LLC

LB 88405 CA 88474

3409 W LEMON ST
TAMPA, FL 33609
813 250 3535

2400 N. FORSYTH 108
ORLANDO, FL 32807
407 382 5929

8340 CONSUMER CIRCLE
SARASOTA, FL 32807
941 377 9178

CURIOSITY CREEK
CDD Contraction Parcel F

SEC TWP RGE
09-22-18

JOB NUMBER
04070.0004

SCALE
AS SHOWN

DATE
05/17/2024

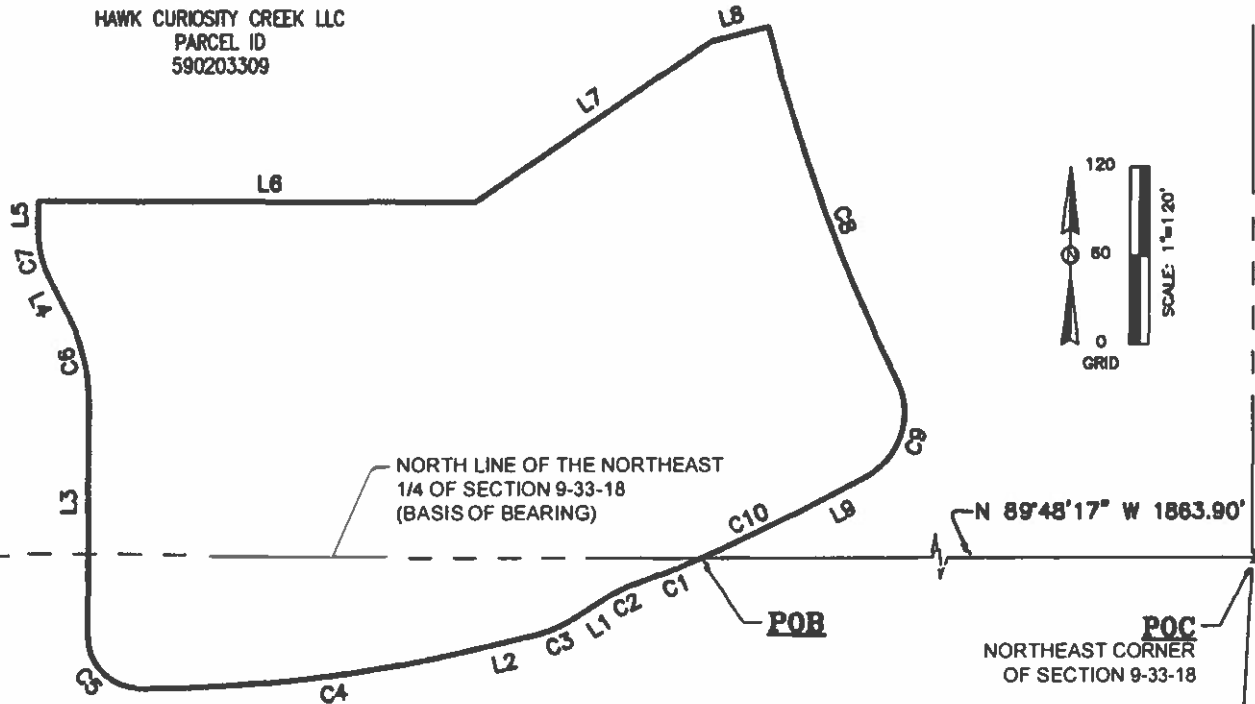
SHEET
1/2

SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 57°25'01" W	23.46'
L2	S 76°33'56" W	40.76'
L3	N 00°04'05" W	158.78'
L4	N 26°37'59" W	28.81'
L5	N 00°04'05" W	20.00'
L6	N 89°55'55" E	293.92'
L7	N 55°26'49" E	193.04'
L8	N 75°50'42" E	40.00'
L9	S 62°30'00" W	50.30'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	968.00'	S 88°13'44" W	48.14'	48.14'	2°50'58"
C2	100.00'	S 63°32'07" W	21.32'	21.36'	12°14'12"
C3	100.00'	S 66°59'29" W	33.27'	33.42'	19°08'55"
C4	979.00'	S 83°10'14" W	225.21'	225.71'	13°12'35"
C5	35.00'	N 45°08'47" W	49.57'	55.07'	90°09'24"
C6	125.00'	N 13°21'02" W	57.44'	57.96'	26°33'54"
C7	75.00'	N 13°21'02" W	34.46'	34.77'	26°33'54"
C8	1225.00'	S 20°06'30" E	254.11'	254.57'	11°54'24"
C9	50.00'	S 18°13'09" W	69.82'	77.28'	88°33'43"
C10	968.00'	S 64°39'08" W	72.70'	72.72'	4°18'15"

HAWK CURIOSITY CREEK LLC
PARCEL ID
590203309



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



HAMILTON
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SARASOTA, FL 32807
941.377.9178

CURIOSITY CREEK
CDD Contraction Parcel F

SEC TWP RGE
09-22-18

JOB NUMBER
04070.0004

SCALE
AS SHOWN

DATE
05/17/2024

SHEET
2/2

L:\4070 Hawk Curiosity Creek\0001 Curiosity Creek\SURV\Sketch & Description\Amend\Center\04070.0004 Curiosity Creek Phase 1 Amend S&D.dwg (8/11/20) Issued Sep 08, 2025 - 11:02am

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 03°18'46" WEST, A DISTANCE OF 600.92; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 25.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 1,104.66 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 525.24 FEET; THENCE SOUTH 77°40'46" WEST, A DISTANCE OF 84.89 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 77°40'46" EAST, A DISTANCE OF 41.00 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 102.00 FEET; THENCE SOUTH 77°40'46" WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 313.94 FEET; THENCE NORTH 77°42'47" EAST, A DISTANCE OF 1.02 FEET; THENCE NORTH 12°17'13" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 77°42'47" WEST, A DISTANCE OF 3.65 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,600.00 FEET AND A CHORD WHICH BEARS NORTH 21°32'13" WEST AND A DISTANCE OF 332.45 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 333.05 FEET; THENCE NORTH 27°30'00" WEST, A DISTANCE OF 29.23 FEET; THENCE NORTH 62°30'00" EAST, A DISTANCE OF 614.96 FEET; THENCE NORTH 89°55'55" EAST, A DISTANCE OF 419.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 802,558.07 SQUARE FEET OR 18.42 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE EAST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST HAVING A GRID BEARING OF S 03°18'46" W.

Aaron J Murphy

Digitally signed by Aaron J. Murphy
DN: cn=Aaron J. Murphy,
ou=Hamilton Engineering and Surveying, C=US
Date: 2025.10.27 15:58:07 -0700

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



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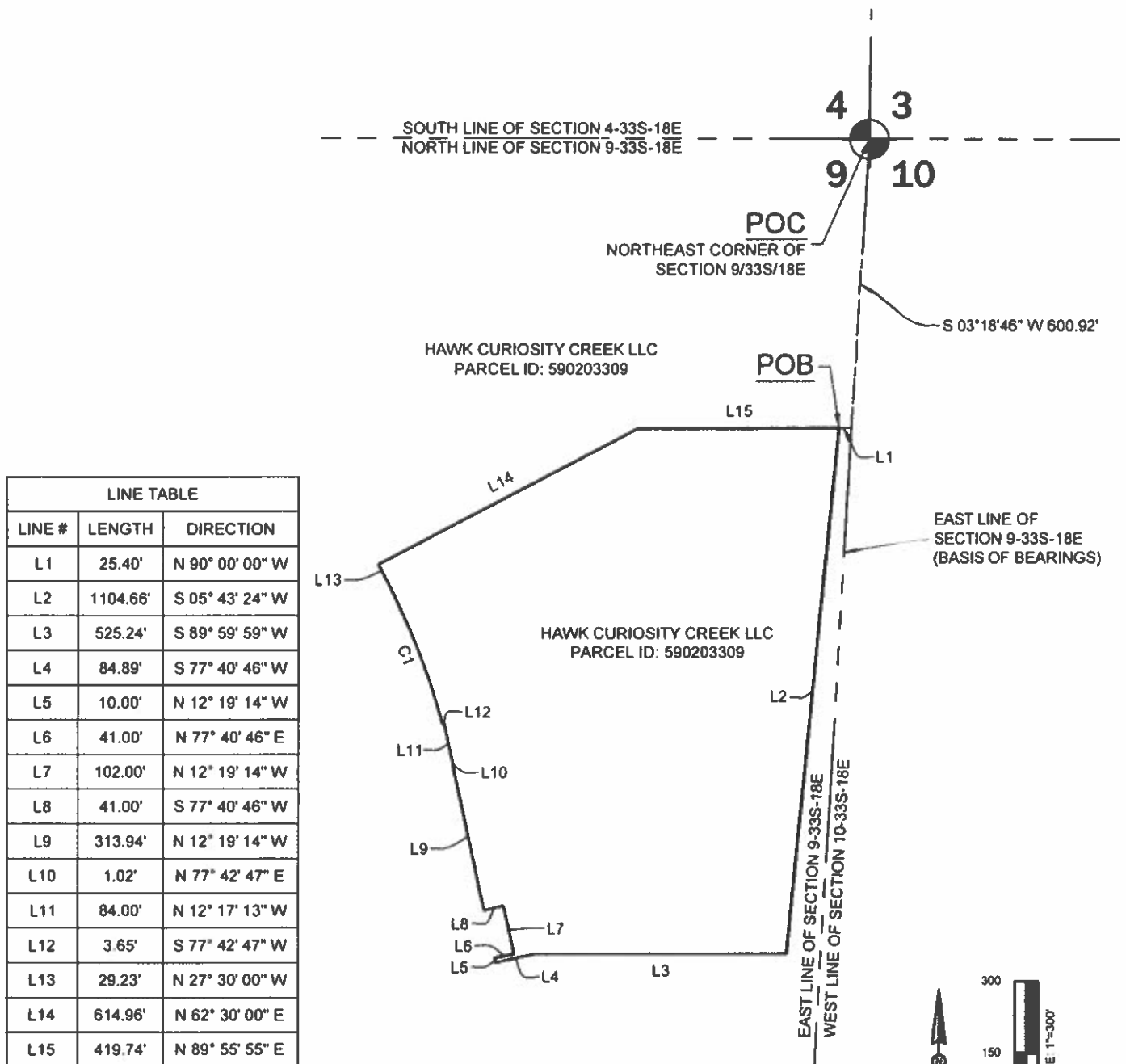
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CURIOSITY CREEK CDD CONTRACTION PARCEL "G"

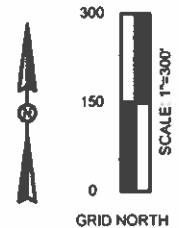
SEC TWP RNG	JOB NUMBER	DRAWN BY	DATE	SHEET
9/33S/18E	25HAM0343	RM/CV	10/27/2025	1 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.40'	N 90° 00' 00" W
L2	1104.66'	S 05° 43' 24" W
L3	525.24'	S 89° 59' 59" W
L4	84.89'	S 77° 40' 46" W
L5	10.00'	N 12° 19' 14" W
L6	41.00'	N 77° 40' 46" E
L7	102.00'	N 12° 19' 14" W
L8	41.00'	S 77° 40' 46" W
L9	313.94'	N 12° 19' 14" W
L10	1.02'	N 77° 42' 47" E
L11	84.00'	N 12° 17' 13" W
L12	3.65'	S 77° 42' 47" W
L13	29.23'	N 27° 30' 00" W
L14	614.96'	N 62° 30' 00" E
L15	419.74'	N 89° 55' 55" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1600.00'	N 21° 32' 13" W	332.45'	333.05'	11°55'35"



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8405 CA #8474

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CURIOSITY CREEK CDD CONTRACTION PARCEL "G"

SEC TWP RNG	JOB NUMBER	DRAWN BY	DATE	SHEET
9/33S/18E	25HAM0343	RM/CV	10/27/2025	2 OF 2

Exhibit D

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL A:

BEGINNING AT THE SE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W, A DISTANCE OF 4958.90 FEET TO THE CENTERLINE OF CURIOSITY CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: S 49°50'21" E, A DISTANCE OF 71.86 FEET; THENCE S 49°13'13" E, A DISTANCE OF 1167.57 FEET; THENCE S 40°55'08" E, A DISTANCE OF 926.00 FEET; THENCE S 46°20'49" E, A DISTANCE OF 149.42 FEET; THENCE S 64°06'22" E, A DISTANCE OF 150.84 FEET TO THE END OF SAID CENTERLINE; THENCE S 79°43'49" E, A DISTANCE OF 195.51 FEET; THENCE S 04°47'25" E, A DISTANCE OF 387.58 FEET; THENCE S 51°21'48" E, A DISTANCE OF 274.08 FEET; THENCE S 68°36'33" E, A DISTANCE OF 348.89 FEET; THENCE S 52°06'49" E, A DISTANCE OF 44.53 FEET; THENCE S 03°06'27" E, A DISTANCE OF 267.37 FEET; THENCE WESTERLY ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD THE FOLLOWING SIX COURSES: THENCE N 89°27'56" W, A DISTANCE OF 660.63 FEET; THENCE N 81°43'05" W, A DISTANCE OF 110.40 FEET; THENCE S 89°58'13" W, A DISTANCE OF 319.39 FEET; THENCE S 07°20'10" W, A DISTANCE OF 12.76 FEET; THENCE N 89°37'04" W, A DISTANCE OF 828.87 FEET; THENCE N 87°40'59" W, A DISTANCE OF 120.21 FEET TO THE END OF SAID MAINTAINED RIGHT OF WAY LINE; THENCE N 04°06'59" E, A DISTANCE OF 1326.29 FEET; THENCE N 89°45'58" W, A DISTANCE OF 1473.67 FEET; THENCE N 01°44'53" E ALONG THE WEST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1196.80 FEET; THENCE N 44°00'01" W, A DISTANCE OF 209.36 FEET; THENCE N 89°32'14" W ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 199.88 FEET; THENCE N 01°38'46" E, A DISTANCE OF 1381.30 FEET; THENCE N 29°18'33" E, A DISTANCE OF 500.79 FEET; THENCE N 40°44'46" E, A DISTANCE OF 765.16 FEET; THENCE N 89°07'25" E, A DISTANCE OF 583.70 FEET; THENCE S 00°00'24" E, A DISTANCE OF 118.37 FEET; THENCE N 88°57'33" E, A DISTANCE OF 648.52 FEET; THENCE N 15°24'36" E, A DISTANCE OF 129.71 FEET; THENCE N 73°04'56" E, A DISTANCE OF 182.16 FEET; THENCE S 88°39'17" E, A DISTANCE OF 373.42 FEET; THENCE N 62°12'18" E, A DISTANCE OF 199.88 FEET; THENCE S 87°07'22" E, A DISTANCE OF 270.03 FEET; THENCE N 56°32'19" E, A DISTANCE OF 453.07 FEET; THENCE N 88°09'45" E, A DISTANCE OF 378.71 FEET; THENCE N 46°59'38" E, A DISTANCE OF 1467.18 FEET; THENCE N 65°20'23" E, A DISTANCE OF 1819.82 FEET; THENCE N 19°18'42" E, A DISTANCE OF 360.14 FEET; THENCE N 14°50'09" W, A DISTANCE OF 109.35 FEET; THENCE N 90°00'00" E, A DISTANCE OF 500.25 FEET; THENCE S 00°39'39" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 5046.57 FEET TO THE **POINT OF BEGINNING**.

LYING AND BEING IN SECTIONS 4, 5, 8 AND 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS & EXCEPT:

BEGINNING AT THE SE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W, A DISTANCE OF 4958.90 FEET TO THE **POINT OF BEGINNING** AND TO THE CENTERLINE OF CURIOSITY CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: S 49°50'21" E, A DISTANCE OF 71.86 FEET; THENCE S 49°13'13" E, A DISTANCE OF 1167.57 FEET; THENCE S 40°55'08" E, A DISTANCE OF 926.00 FEET; THENCE S 46°20'49" E, A DISTANCE OF 149.42 FEET; THENCE S 64°06'22" E, A DISTANCE OF 150.84 FEET TO THE END OF SAID CENTERLINE; THENCE S 79°43'49" E, A DISTANCE OF 195.51 FEET; THENCE S 04°47'25" E, A DISTANCE OF 387.58 FEET; THENCE S 51°21'48" E, A DISTANCE OF 274.08 FEET; THENCE S 68°36'33" E, A DISTANCE OF 348.89 FEET; THENCE S 52°06'49" E, A DISTANCE OF 44.53 FEET; THENCE S 03°06'27" E, A DISTANCE OF 267.37 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE WESTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING SIX COURSES: THENCE N 89°27'56" W, A DISTANCE OF 660.63 FEET; THENCE N 81°43'05" W, A DISTANCE OF 110.40 FEET; THENCE S 89°58'13" W, A DISTANCE OF 319.39 FEET; THENCE S 07°20'10" W, A DISTANCE OF 12.76 FEET; THENCE N 89°37'04" W, A DISTANCE OF 828.87 FEET; THENCE N 87°40'59" W, A DISTANCE OF 120.21 FEET TO THE END OF SAID MAINTAINED RIGHT OF WAY LINE; THENCE N 04°06'59" E, A DISTANCE OF 1326.29 FEET; THENCE N 89°45'58" W, A DISTANCE OF 1473.67 FEET; THENCE N 01°44'53" E ALONG THE WEST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1196.80 FEET; THENCE N 44°00'01" W, A DISTANCE OF 209.36 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°30'34" E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 149.86 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE S 89°47'59" E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 775.82 FEET TO THE **POINT OF BEGINNING**.

CONTINUED ON SHEET 2

KEY:

SHEET 1 OF 7 - LEGAL DESCRIPTION OF PARCEL "A"
SHEET 2 OF 7 - LEGAL DESCRIPTIONS OF PARCELS "C", "D", & "E"
SHEET 3 OF 7 - LEGAL DESCRIPTIONS OF PARCELS "F" & "G" (CDD CONTRACTION PARCELS)
SHEET 4 OF 7 - OVERALL SKETCH OF BOUNDARY
SHEET 5 OF 7 - LINE AND CURVE TABLES FOR SHEET 4
SHEET 6 OF 7 - SKETCH OF PARCEL "E"
SHEET 7 OF 7 - SKETCH OF PARCEL "F"
SHEET 8 OF 8 - SKETCH OF PARCEL "G"

LEGEND:

CDD = COMMUNITY DEVELOPMENT DISTRICT
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE EAST BOUNDARY OF SECTION 04, TOWNSHIP 33 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF S 00°38'58" W.

Aaron J Murphy

Digitally signed by Aaron J. Murphy
DN: cn=Aaron J. Murphy, o=Hamilton Engineering & Surveying, LLC, email=aaron@hamiltoneng.com, c=US
Date: 2025.11.04 09:58:56 -0500

AARON J. MURPHY, PSM

DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



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CURIOSITY CREEK CDD

2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RNG:

4,5,&9/33S/18E

JOB NUMBER:

25HAM0343

DRAWN BY:

RMM

DATE:

10/27/2025

SHEET:

1 OF 8

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION (CONTINUED):

PARCEL B:

BEGINNING AT THE NE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN S 00°39'39" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 300.00 FEET; THENCE S 90°00'00" W, A DISTANCE OF 500.25 FEET; THENCE N 14°50'09" W, A DISTANCE OF 91.09 FEET; THENCE N 43°22'44" W, A DISTANCE OF 241.87 FEET; THENCE N 00°00'00" E, A DISTANCE OF 35.32 FEET; THENCE N 89°56'00" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 693.16 FEET TO THE **POINT OF BEGINNING**.

LYING AND BEING IN SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL C:

COMMENCING AT THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET TO THE **POINT OF BEGINNING**; THENCE S 05°42'06" W, A DISTANCE OF 2700.53 FEET; THENCE N 89°30'48" W ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 1870.13 FEET; THENCE N 03°04'34" W, A DISTANCE OF 594.73 FEET; THENCE N 03°05'52" W, A DISTANCE OF 386.96 FEET; THENCE S 89°38'54" W, A DISTANCE OF 767.83 FEET; THENCE N 79°43'49" W, A DISTANCE OF 195.51 FEET; THENCE NORTHERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: THENCE N 64°06'22" W, A DISTANCE OF 150.84 FEET; THENCE N 46°20'49" W, A DISTANCE OF 149.42 FEET; THENCE N 40°55'08" W, A DISTANCE OF 926.00 FEET; THENCE N 49°13'13" W, A DISTANCE OF 1167.57 FEET; THENCE N 49°50'21" W, A DISTANCE OF 71.86 FEET TO THE END OF SAID CENTERLINE; THENCE S 89°48'16" E, A DISTANCE OF 4940.82 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT: COMMERCIAL PARCEL:

COMMENCING AT THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET; THENCE S 05°42'06" W A DISTANCE OF 2700.53 FEET; THENCE N 89°30'48" W ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD A DISTANCE OF 571.51 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE N 89°30'48" W A DISTANCE OF 1298.62 FEET; THENCE N 03°04'34" W A DISTANCE OF 594.73 FEET; THENCE N 03°05'52" W A DISTANCE OF 7.28 FEET; THENCE N 90°00'00" E A DISTANCE OF 484.33 FEET; THENCE N 00°00'00" E A DISTANCE OF 90.05 FEET; THENCE S 89°30'48" E A DISTANCE OF 821.57 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 79°18'19" W A DISTANCE OF 1440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 268.79 FEET THROUGH A CENTRAL ANGLE OF 10°41'41" TO A POINT OF TANGENCY; THENCE S 00°00'00" W A DISTANCE OF 428.01 FEET TO THE **POINT OF BEGINNING**.

LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL D:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°30'40" W, A DISTANCE OF 114.39 FEET; THENCE N 05°42'06" E, A DISTANCE OF 27.90 FEET TO THE **POINT OF BEGINNING**; THENCE N 05°42'06" E ALONG THE WESTERLY DEEDED RIGHT OF WAY LINE OF GRASS FARM ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 172, PAGE 345, A DISTANCE OF 2700.62 FEET TO THE NE CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 89°48'16" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 18.08 FEET; THENCE S 05°42'06" W, A DISTANCE OF 2700.53 FEET; THENCE S 89°30'48" E ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD AS NOTED IN ROAD PLAT BOOK 5, PAGES 1 THROUGH 82, A DISTANCE OF 18.07 FEET TO THE **POINT OF BEGINNING**.

LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS & EXCEPT (CDD CONTRACTION PARCEL):

PARCEL E:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA THENCE NORTH 89°32'11" WEST, A DISTANCE OF 107.04 FEET; THENCE NORTH 00°27'49" EAST, A DISTANCE OF 80.07 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°27'46" WEST, A DISTANCE OF 419.98 FEET; THENCE NORTH 36°25'09" WEST, A DISTANCE OF 25.03 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 325.22 FEET; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 10.67 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 10.67 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 29.37 FEET; THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 152.56 FEET; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 381.60 FEET; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 280.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 129,358.42 SQUARE FEET OR 2.97 ACRES, MORE OR LESS.

CONTINUED ON SHEET 3

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

LB #8405 CA #8474

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CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RNG	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
4,5,&9/33S/18E	25HAM0343	RMM	10/27/2025	2 OF 8

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION (CONTINUED):
LESS & EXCEPT (CDD CONTRACTION PARCEL):

PARCEL F:

A PARCEL OF LAND BEING PART OF SECTION 9 AND SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST OF MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9-33-18; THENCE NORTH 89°48'17" WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 9-33-18, A DISTANCE OF 1,863.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 968.00 FEET AND A CHORD WHICH BEARS SOUTH 68°13'44" WEST, A DISTANCE OF 48.14 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 48.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 63°32'07" WEST, AND A DISTANCE OF 21.32 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.36 FEET; THENCE SOUTH 57°25'01" WEST, A DISTANCE OF 23.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 66°59'29" WEST, A DISTANCE 33.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 33.42 FEET; THENCE SOUTH 76°33'56" WEST, A DISTANCE OF 40.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 979.00 FEET AND A CHORD WHICH BEARS SOUTH 83°10'14" WEST, A DISTANCE 225.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 225.71 FEET TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 35.00 FEET AND A CHORD WHICH BEARS NORTH 45°08'47" WEST A DISTANCE OF 49.57 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.07 FEET; THENCE NORTH 00°04'05" WEST, A DISTANCE OF 158.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS NORTH 13°21'02" WEST, A DISTANCE 57.44 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 57.96 FEET; THENCE NORTH 26°37'59" WEST, A DISTANCE OF 28.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS NORTH 13°21'02" WEST, A DISTANCE 34.46 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 34.77 FEET; THENCE NORTH 00°04'05" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°55'55" EAST, A DISTANCE OF 293.92 FEET; THENCE NORTH 55°26'49" EAST, A DISTANCE OF 193.04 FEET; THENCE NORTH 75°50'42" EAST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,225.00 FEET AND A CHORD WHICH BEARS SOUTH 20°06'30" EAST AND A DISTANCE OF 254.11 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 254.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS SOUTH 18°13'09" WEST, AND A DISTANCE OF 69.82 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 77.28 FEET; THENCE SOUTH 62°30'00" WEST, A DISTANCE OF 50.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 968.00 FEET AND A CHORD WHICH BEARS SOUTH 64°39'08" WEST, A DISTANCE 72.70 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 72.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 167,177.36 SQUARE FEET OR 3.84 ACRES, MORE OR LESS.

LESS & EXCEPT (CDD CONTRACTION PARCEL):

PARCEL G:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 03°18'46" WEST, A DISTANCE OF 600.92; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 25.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 1,104.66 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 525.24 FEET; THENCE SOUTH 77°40'46" WEST, A DISTANCE OF 84.89 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 77°40'46" EAST, A DISTANCE OF 41.00 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 102.00 FEET; THENCE SOUTH 77°40'46" WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 313.94 FEET; THENCE NORTH 77°42'47" EAST, A DISTANCE OF 1.02 FEET; THENCE NORTH 12°17'13" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 77°42'47" WEST, A DISTANCE OF 3.65 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,600.00 FEET AND A CHORD WHICH BEARS NORTH 21°32'13" WEST AND A DISTANCE OF 332.45 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 333.05 FEET; THENCE NORTH 27°30'00" WEST, A DISTANCE OF 29.23 FEET; THENCE NORTH 62°30'00" EAST, A DISTANCE OF 614.96 FEET; THENCE NORTH 89°55'55" EAST, A DISTANCE OF 419.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 802,558.07 SQUARE FEET OR 18.42 ACRES, MORE OR LESS.

ALTOGETHER CONTAINING 671.51 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



LB #8405 CA #8474
HAMILTON
ENGINEERING & SURVEYING, LLC
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8340 CONSUMER CIR
SARASOTA, FL 32807
TEL. 941.377.9178

CURIOSITY CREEK CDD

2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RNG

4,5,&9/33S/18E

JOB NUMBER

25HAM0343

DRAWN BY

RMM

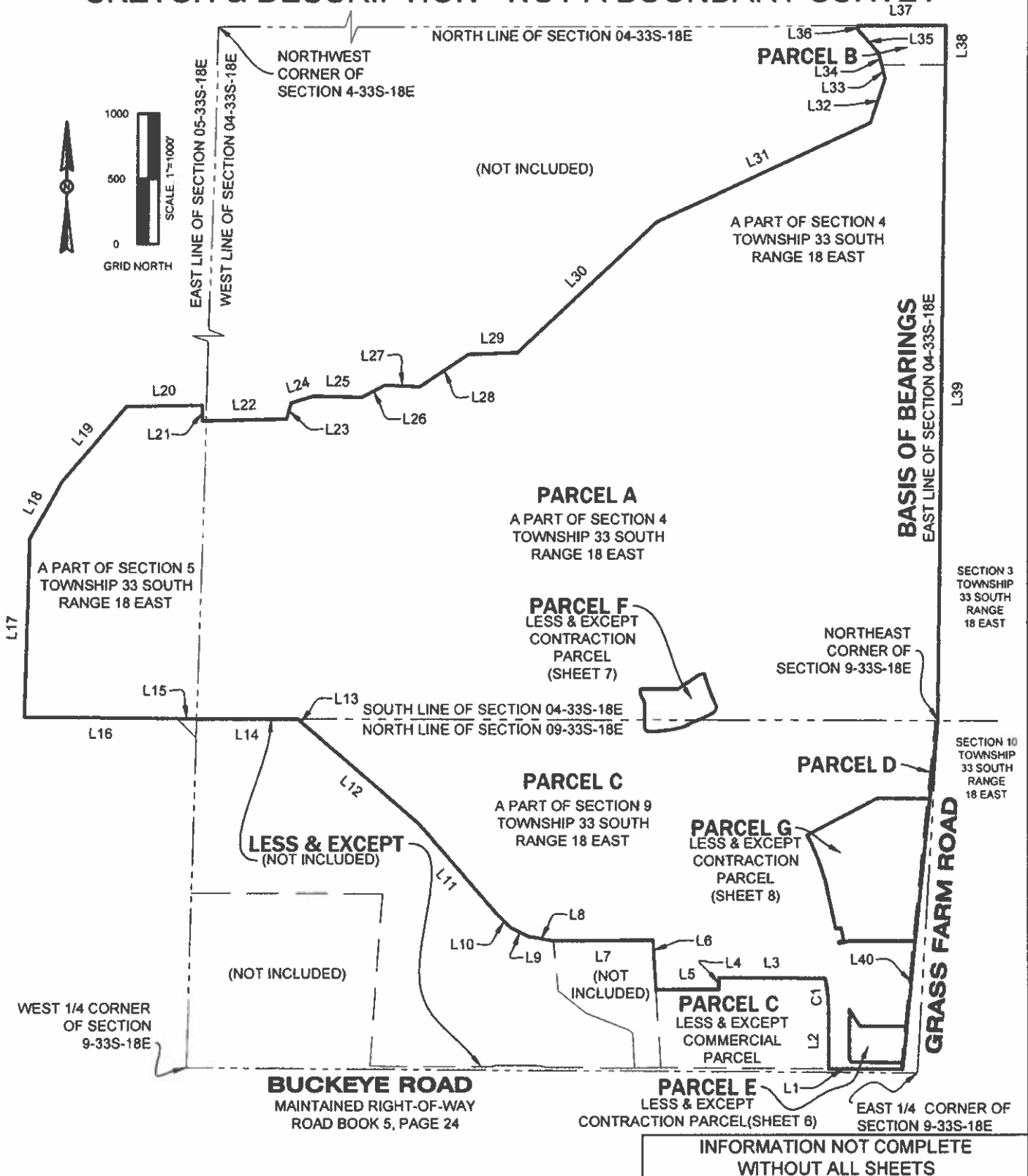
DATE

10/27/2025

SHEET

3 OF 8

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY



 HAMILTON ENGINEERING & SURVEYING, LLC WWW.HAMILTONENGINEERING.US		CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION					
3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	1717 SOUTH RIO GRANDE AVE, SUITE 100 ORLANDO, FL 32805 TEL: 407.362.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178	SEC TWP RNG 4,5,&9/33S/18E	JOB NUMBER 25HAM0343	DRAWN BY: RMM	DATE 10/27/2025	SHEET: 4 OF 8

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LINE & CURVE TABLES FOR SHEET 4

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	589.58'	N 89° 30' 49" W
L2	428.01'	N 00° 00' 00" E
L3	821.57'	N 89° 30' 48" W
L4	90.05'	S 00° 00' 00" E
L5	484.33'	N 90° 00' 00" W
L6	386.96'	N 03° 04' 39" W
L7	767.97'	S 89° 38' 36" W
L8	194.21'	N 79° 40' 21" W
L9	150.84'	N 64° 06' 22" W
L10	149.42'	N 46° 20' 49" W
L11	926.00'	N 40° 55' 08" W
L12	1167.57'	N 49° 13' 13" W
L13	71.86'	N 49° 50' 21" W
L14	775.82'	N 89° 47' 59" W
L15	149.86'	N 89° 30' 34" W
L16	1178.09'	N 89° 31' 47" W
L17	1381.42'	N 01° 40' 12" E
L18	500.27'	N 29° 15' 57" E
L19	765.21'	N 40° 46' 08" E
L20	583.65'	N 89° 06' 58" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	118.25'	S 00° 03' 36" W
L22	648.54'	N 88° 57' 35" E
L23	129.62'	N 15° 25' 25" E
L24	182.13'	N 73° 05' 48" E
L25	373.38'	S 88° 42' 07" E
L26	199.88'	N 62° 19' 07" E
L27	270.03'	S 87° 09' 53" E
L28	452.91'	N 56° 33' 02" E
L29	378.72'	N 88° 08' 14" E
L30	1467.40'	N 47° 00' 21" E
L31	1819.49'	N 65° 20' 01" E
L32	360.14'	N 19° 18' 58" E
L33	109.41'	N 14° 49' 33" W
L34	91.14'	N 14° 49' 10" W
L35	241.94'	N 43° 23' 58" W
L36	35.37'	N 00° 06' 19" E
L37	693.25'	N 89° 56' 43" E
L38	300.18'	S 00° 38' 58" W
L39	5046.48'	S 00° 38' 58" W
L40	2700.67'	S 05° 43' 24" W

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1440.00'	N 5° 25' 08" W	268.58'	268.97'	10°42'07"

INFORMATION NOT COMPLETE
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CURIOSITY CREEK CDD

2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RNG

4,5,&9/33S/18E

JOB NUMBER

25HAM0343

DRAWN BY

RMM

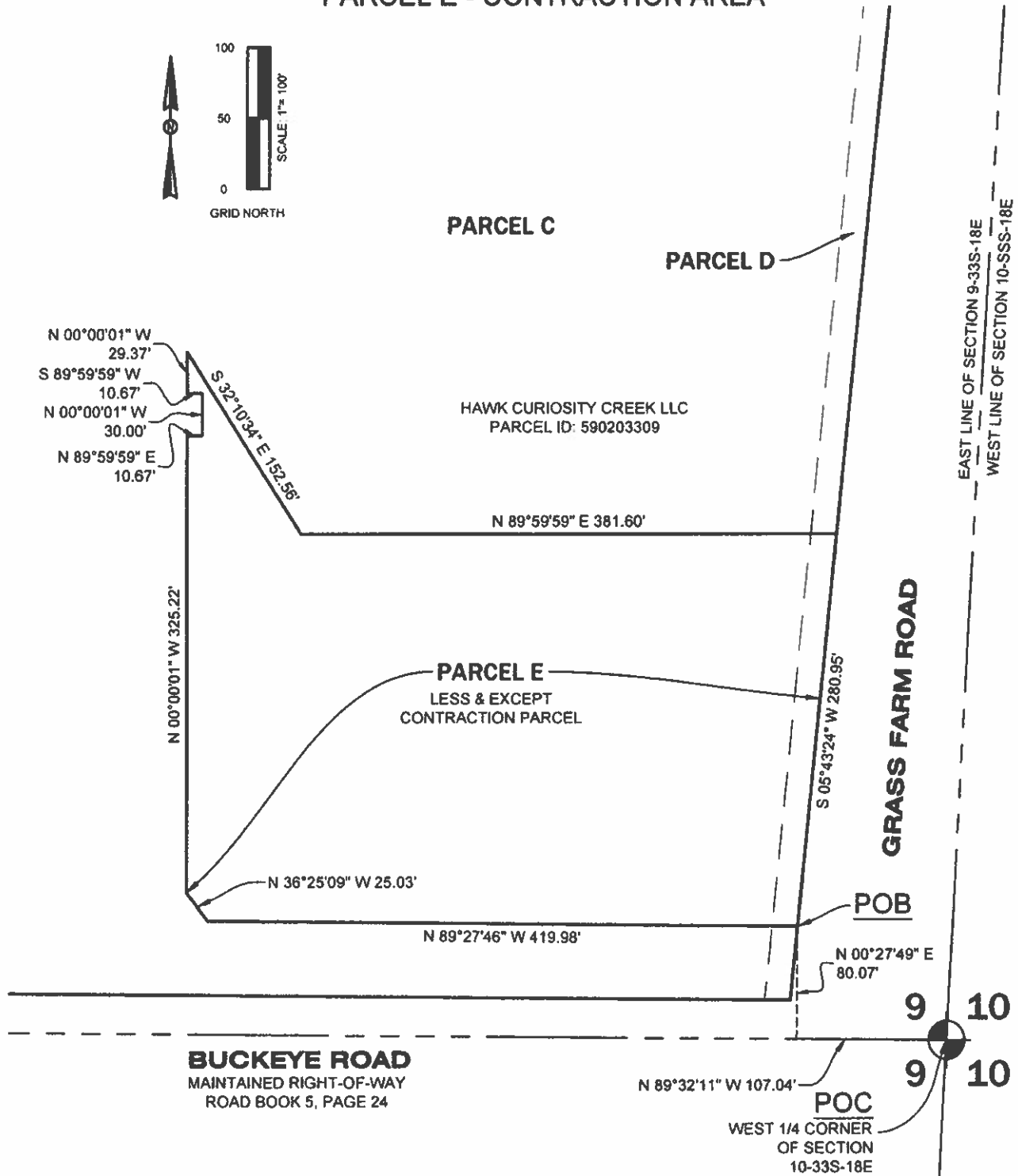
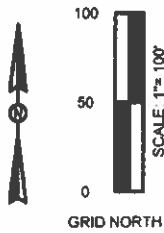
DATE

10/27/2025

SHEET

5 OF 8

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY PARCEL E - CONTRACTION AREA



INFORMATION NOT COMPLETE
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CURIOSITY CREEK CDD 2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RNG.
9/33S/18E

JOB NUMBER
25HAM0343

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CV/RM

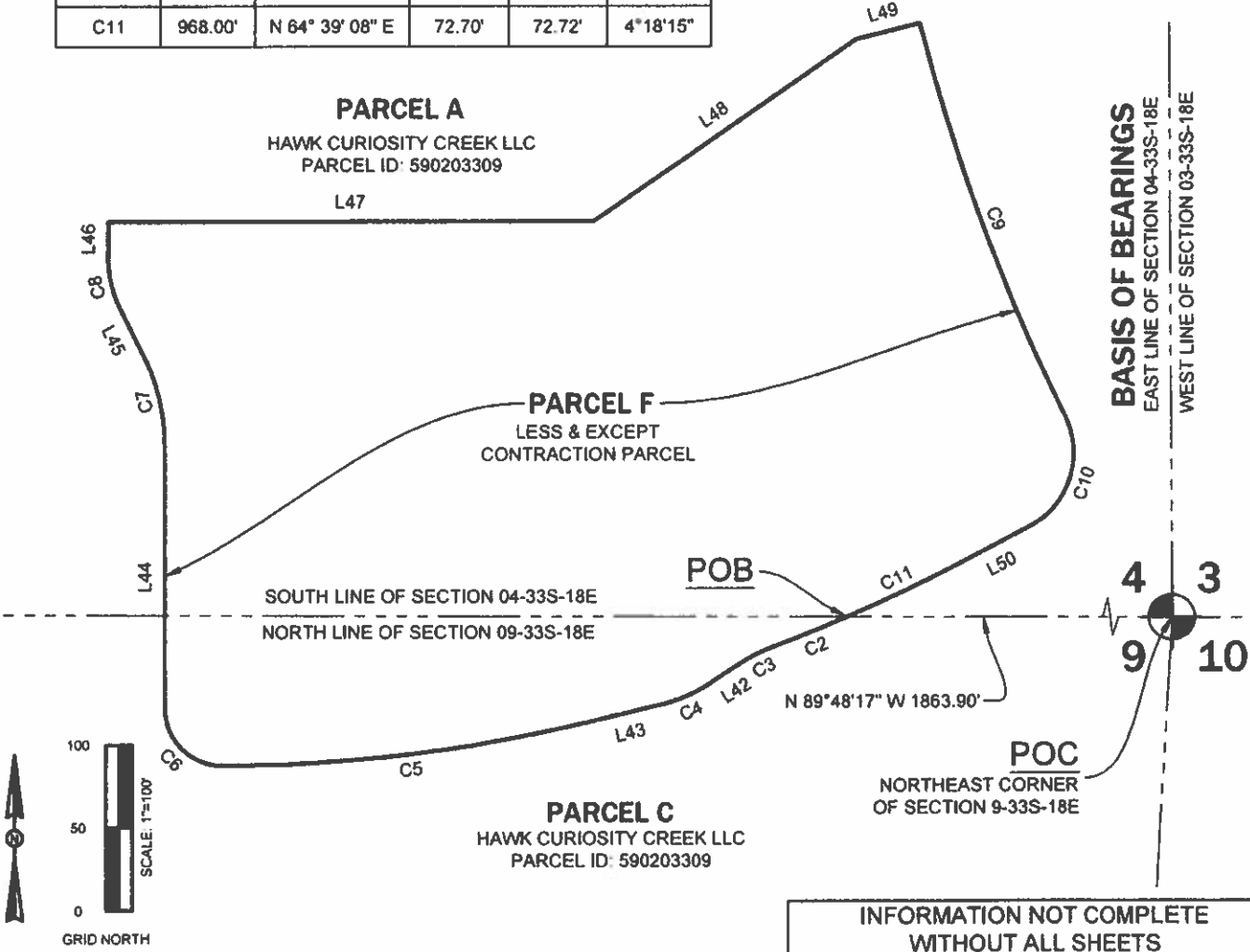
DATE:
10/27/2025

SHEET:
6 OF 8

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
PARCEL F - CONTRACTION AREA

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C2	968.00'	S 68° 13' 44" W	48.14'	48.14'	2°50'58"
C3	100.00'	S 63° 32' 07" W	21.32'	21.36'	12°14'12"
C4	100.00'	S 66° 59' 29" W	33.27'	33.42'	19°08'55"
C5	979.00'	S 83° 10' 14" W	225.21'	225.71'	13°12'35"
C6	35.00'	N 45° 08' 47" W	49.57'	55.07'	90°09'24"
C7	125.00'	N 13° 21' 02" W	57.44'	57.96'	26°33'54"
C8	75.00'	N 13° 21' 02" W	34.46'	34.77'	26°33'54"
C9	1225.00'	S 20° 06' 30" E	254.11'	254.57'	11°54'24"
C10	50.00'	S 18° 13' 09" W	69.82'	77.28'	88°33'43"
C11	968.00'	N 64° 39' 08" E	72.70'	72.72'	4°18'15"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L42	23.46'	S 57° 25' 01" W
L43	40.76'	S 76° 33' 56" W
L44	158.78'	N 00° 04' 05" W
L45	28.81'	N 26° 37' 59" W
L46	20.00'	N 00° 04' 05" W
L47	293.92'	N 89° 55' 55" E
L48	193.04'	N 55° 26' 49" E
L49	40.00'	N 75° 50' 42" E
L50	50.30'	S 62° 30' 00" W



LB #8405 CA #8474

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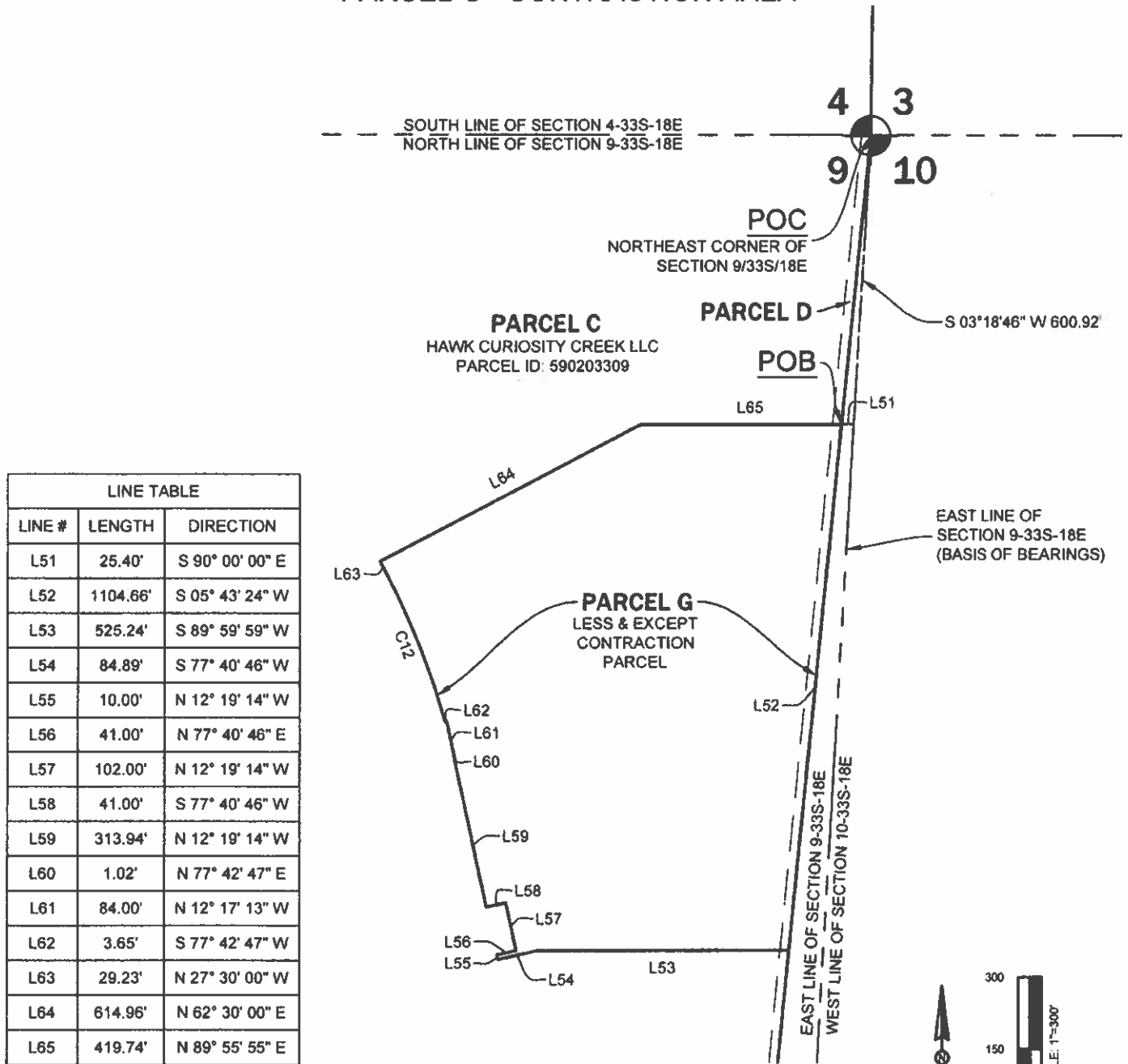
8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

CURIOSITY CREEK CDD
2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RNG:	JOB NUMBER	DRAWN BY:	DATE:	SHEET:
04 & 09/33S/18E	25HAM0343	RMM	10/27/2025	7 OF 8

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

PARCEL G - CONTRACTION AREA



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TEL: 941.377.9178

CURIOSITY CREEK CDD
2025 BOUNDARY AMENDMENT/CONTRACTION

SEC TWP RNG:
9/33S/18E

JOB NUMBER:
25HAM0343

DRAWN BY:
RM/CV

DATE:
10/27/2025

SHEET:
8 OF 8

Exhibit E

RESOLUTION NO. 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING THE SUBMITTAL OF A PETITION TO
CONTRACT THE BOUNDARIES OF THE DISTRICT UNDER
SECTION 190.046, FLORIDA STATUTES.**

WHEREAS, the Curiosity Creek Community Development District ("**District**") is a local unit of special-purpose government established by Ordinance No. 22-23 of the Board of County Commissioners of Manatee County, Florida (the "**County**") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to contract the boundaries of the District and to submit a *Petition to Contract the Boundaries of the Curiosity Creek Community Development District* ("**Petition**") and remove the parcel depicted in **Exhibit A**, which is attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals and Exhibit. The above recitals are true and correct and along with the exhibit are incorporated herein as a material part of this resolution.

Section 2. Authorization for Boundary Contraction. The District Counsel, District Manager, Chair, and Vice-Chair are authorized and directed to submit the Petition to the County, Florida and take any action in any proceeding held in connection with preparing and obtaining the approval of the Petition from the County. Such parties, any other member of the Board, and the District Engineer are authorized to execute and deliver all other documents necessary or related thereto, and to take all such further and additional actions as are required to carry out the intent of the foregoing. Upon the boundary contraction of the District, the District Counsel is authorized and directed to record a notice of the boundary contraction in the County's public records.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on November 13, 2025.

Attest:


Name: Brittany Croft
Secretary/Assistant Secretary

**Curiosity Creek
Community Development District**



Michael Lawson
Chair of the Board of Supervisors

Composite Exhibit "A"

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA THENCE NORTH 89°32'11" WEST, A DISTANCE OF 107.04 FEET; THENCE NORTH 00°27'49" EAST, A DISTANCE OF 80.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°27'46" WEST, A DISTANCE OF 419.98 FEET; THENCE NORTH 36°25'09" WEST, A DISTANCE OF 25.03 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 325.22 FEET; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 10.87 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 10.67 FEET; THENCE NORTH 00°00'01" WEST, A DISTANCE OF 29.37 FEET; THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 152.56 FEET; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 381.60 FEET; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 280.95 FEET; TO THE POINT OF BEGINNING.

CONTAINING 129,358.42 SQUARE FEET OR 2.97 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE SOUTH LINE OF SECTION 9-33S-18E HAVING A GRID BEARING OF N 89°32'11" W

Aaron J
Murphy

Digitally signed by Aaron J
Murphy
Date: 2025.08.07 14:18:50
-04'00'

AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

LB 8405 CA 8474

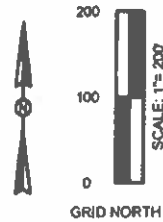
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3408 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535	2400 N FORSYTH RD ORLANDO, FL 32807 TEL: 407.382.5929	8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178
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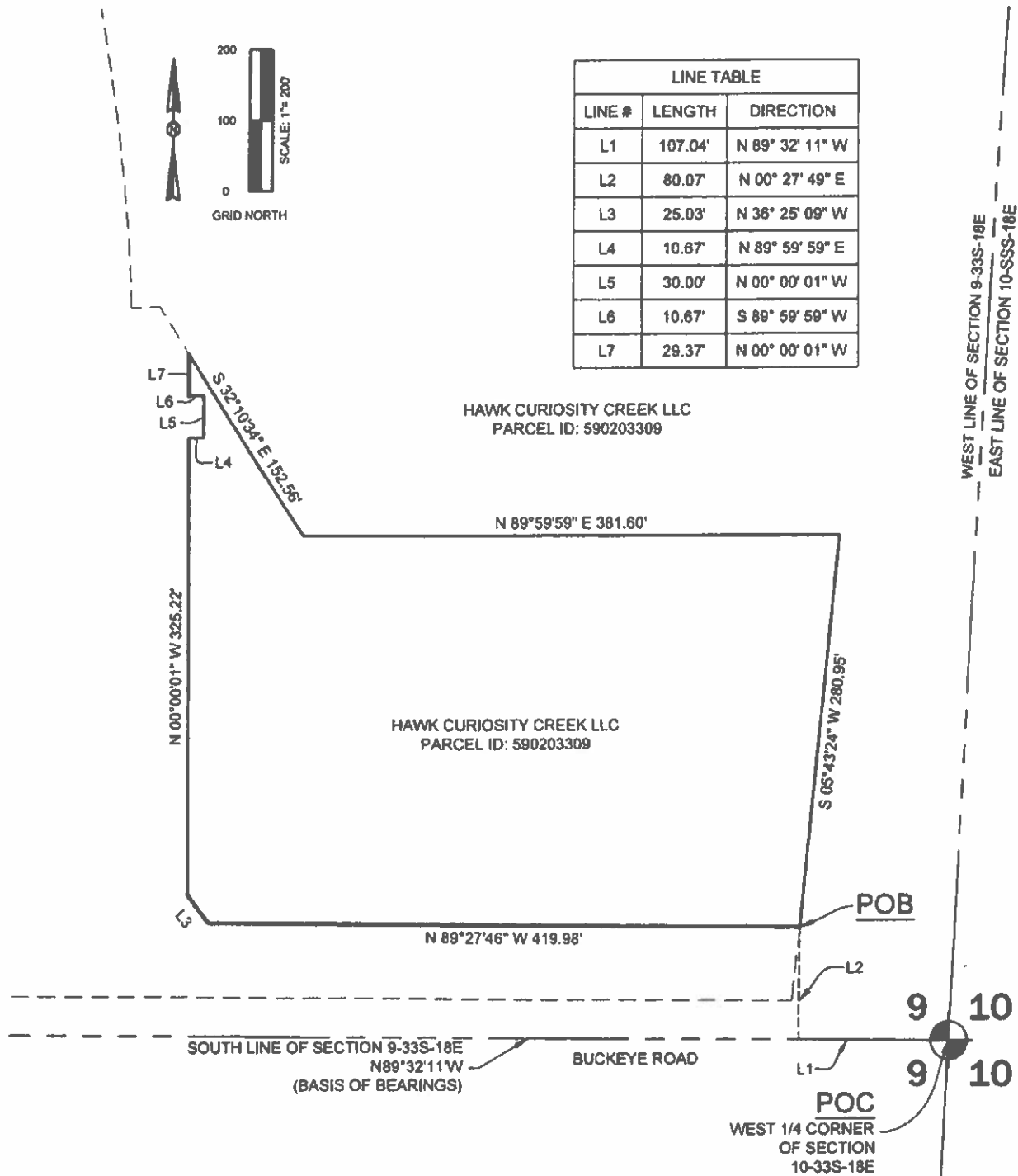
CURIOSITY CREEK
CDD CONTRACTION PARCEL "E"

SEC TWP RNG: 9/33S/18E	JOB NUMBER: 25HAM0343	DRAWN BY: CV/RM	DATE: 8/5/2025	SHEET: 1 OF 2
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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	107.04'	N 89° 32' 11" W
L2	80.07'	N 00° 27' 49" E
L3	25.03'	N 36° 25' 09" W
L4	10.67'	N 89° 59' 59" E
L5	30.00'	N 00° 00' 01" W
L6	10.67'	S 89° 59' 59" W
L7	29.37'	N 00° 00' 01" W



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CURIOSITY CREEK
CDD CONTRACTION PARCEL "E"

SEC TWP RNG:

9/33S/18E

JOB NUMBER:

25HAM0343

DRAWN BY:

CV/RM

DATE:

8/5/2025

SHEET:

2 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF SECTION 9 AND SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST OF MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9-33-18; THENCE NORTH 89°48'17" WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 9-33-18, A DISTANCE OF 1,883.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 968.00 FEET AND A CHORD WHICH BEARS SOUTH 68°13'44" WEST, A DISTANCE OF 48.14 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 48.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 63°32'07" WEST, AND A DISTANCE OF 21.32 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.36 FEET; THENCE SOUTH 57°25'01" WEST, A DISTANCE OF 23.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 66°59'29" WEST, A DISTANCE 33.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 33.42 FEET; THENCE SOUTH 76°33'56" WEST, A DISTANCE OF 40.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 979.00 FEET AND A CHORD WHICH BEARS SOUTH 83°10'14" WEST, A DISTANCE 225.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 225.71 FEET TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 35.00 FEET AND A CHORD WHICH BEARS NORTH 45°08'47" WEST A DISTANCE OF 49.57 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.07 FEET; THENCE NORTH 00°04'05" WEST, A DISTANCE OF 158.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS NORTH 13°21'02" WEST, A DISTANCE 57.44 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 57.96 FEET; THENCE NORTH 26°37'59" WEST, A DISTANCE OF 28.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CHORD WHICH BEARS NORTH 13°21'02" WEST, A DISTANCE 34.46 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 34.77 FEET; THENCE NORTH 00°04'05" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°55'55" EAST, A DISTANCE OF 293.92 FEET; THENCE NORTH 55°26'49" EAST, A DISTANCE OF 193.04 FEET; THENCE NORTH 75°50'42" EAST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,225.00 FEET AND A CHORD WHICH BEARS SOUTH 20°06'30" EAST AND A DISTANCE OF 254.11 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 254.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS SOUTH 18°13'09" WEST, AND A DISTANCE OF 69.82 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 77.28 FEET; THENCE SOUTH 62°30'00" WEST, A DISTANCE OF 50.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 968.00 FEET AND A CHORD WHICH BEARS SOUTH 64°39'08" WEST, A DISTANCE 72.70 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 72.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 167,177.36 SQUARE FEET OR 3.84 ACRES, MORE OR LESS.

Legend:

CDD	COMMUNITY DEVELOPMENT DISTRICT
LB	LICENSED BUSINESS
LLC	LIMITED LIABILITY COMPANY
No.	NUMBER
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY

Aaron J Murphy

Digitally signed by Aaron J Murphy
DN: cn=Aaron J Murphy,
c=US, o=Hamilton Engineering and Surveying, LLC,
ou=Certification Engineering and Surveying, C=US
Date: 2025.05.17 12:18:20 -0400

AARON J. MURPHY, PSM Date _____
Florida Professional Surveyor & Mapper No. 6768
for Hamilton Engineering and Surveying, LLC.
Certificate of Authorization No. LB8405

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF N 89°48'17" W.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS

Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



HAMILTON
ENGINEERING & SURVEYING, LLC
LB 88405 CA 88474

3409 W LEMON ST
TAMPA, FL 33609
813.250.3534

2400 N. FORSYTH 108
ORLANDO, FL 32807
407.382.8828

8340 CONSUMER CIRCLE
SARASOTA, FL 32807
941.377.9178

CURIOSITY CREEK
CDD Contraction Parcel F

SEC TWP RGE

JOB NUMBER

SCALE

DATE

SHEET

Page 255 of 262 4070.0004

AS SHOWN

05/17/2024

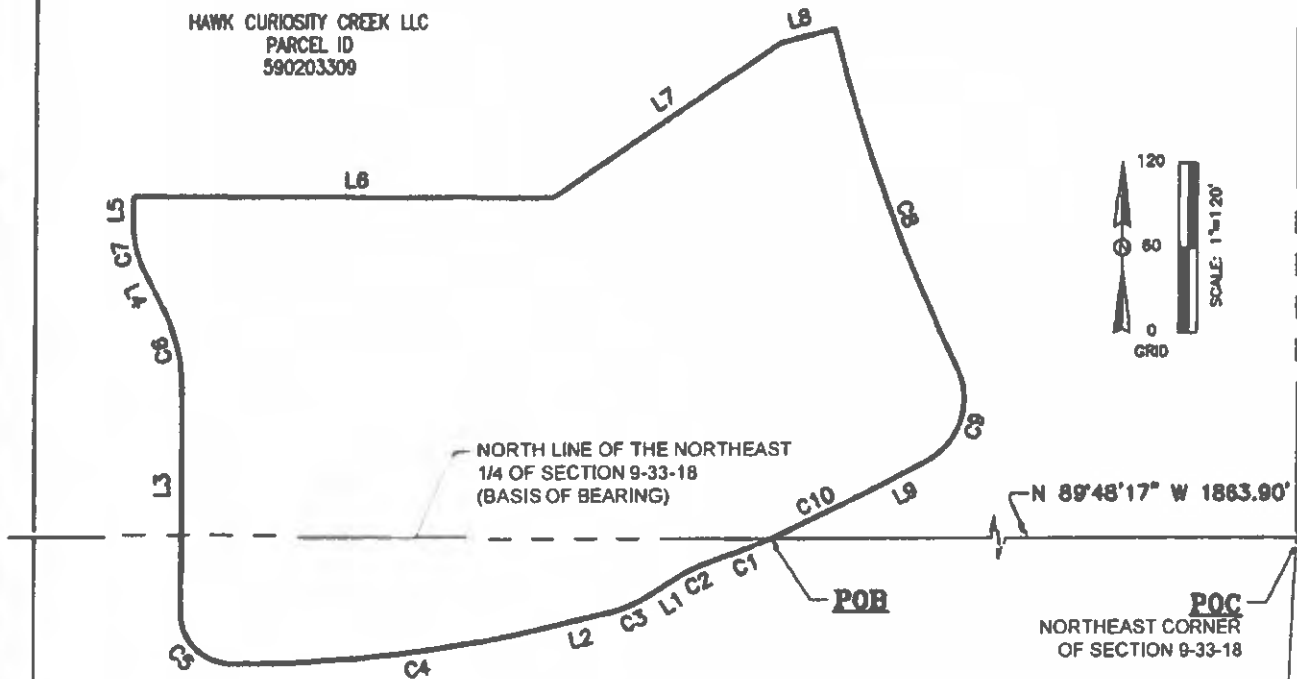
1/2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 57°25'01" W	23.46'
L2	S 76°33'56" W	40.76'
L3	N 00°04'05" W	158.78'
L4	N 26°37'59" W	28.81'
L5	N 00°04'05" W	20.00'
L6	N 89°55'55" E	293.92'
L7	N 55°26'49" E	193.04'
L8	N 75°50'42" E	40.00'
L9	S 62°30'00" W	50.30'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	968.00'	S 68°13'44" W	48.14'	48.14'	2°50'58"
C2	100.00'	S 63°32'07" W	21.32'	21.36'	12°14'12"
C3	100.00'	S 66°59'29" W	33.27'	33.42'	19°08'55"
C4	979.00'	S 83°10'14" W	225.21'	225.71'	13°12'35"
C5	35.00'	N 45°08'47" W	49.57'	55.07'	90°09'24"
C6	125.00'	N 13°21'02" W	57.44'	57.96'	26°33'54"
C7	75.00'	N 13°21'02" W	34.46'	34.77'	26°33'54"
C8	1225.00'	S 20°06'30" E	254.11'	254.57'	11°54'24"
C9	50.00'	S 18°13'09" W	69.82'	77.28'	88°33'43"
C10	968.00'	S 64°39'08" W	72.70'	72.72'	4°18'15"

HAWK CURIOSITY CREEK LLC
PARCEL ID
590203309



INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
813 250 3513

2400 N. FORBETH 106
ORLANDO, FL 32807
407 382 5121

6340 CONSUMER CIRCLE
SARASOTA, FL 32807
941 377 8178

CURIOSITY CREEK
CDD Contraction Parcel F

SEC TWP RGE

JOB NUMBER

SCALE

DATE

SHEET

Page 256 of 256 070.0004

AS SHOWN

05/17/2024

2/2

L:\4104070 Hawk, Curiosity Creek\0001 Curiosity Creek\01\Sketch & Description\Amority Corner\4104070.0004 Curiosity Creek Parcel F Amority 540.dwg (Sheet 2) Interit Sep 08, 2025 - 11:23am

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE SOUTH 03°18'46" WEST, A DISTANCE OF 600.92; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 25.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 1,104.66 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 525.24 FEET; THENCE SOUTH 77°40'46" WEST, A DISTANCE OF 84.89 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 77°40'46" EAST, A DISTANCE OF 41.00 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 102.00 FEET; THENCE SOUTH 77°40'46" WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 12°19'14" WEST, A DISTANCE OF 313.94 FEET; THENCE NORTH 77°42'47" EAST, A DISTANCE OF 1.02 FEET; THENCE NORTH 12°17'13" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 77°42'47" WEST, A DISTANCE OF 3.65 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,600.00 FEET AND A CHORD WHICH BEARS NORTH 21°32'13" WEST AND A DISTANCE OF 332.45 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 333.05 FEET; THENCE NORTH 27°30'00" WEST, A DISTANCE OF 29.23 FEET; THENCE NORTH 62°30'00" EAST, A DISTANCE OF 614.96 FEET; THENCE NORTH 89°55'55" EAST, A DISTANCE OF 419.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 802,558.07 SQUARE FEET OR 18.42 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE EAST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST HAVING A GRID BEARING OF S 03°18'46" W.

Aaron J Murphy

Digitally signed by Aaron J Murphy
DN: cn=Aaron J Murphy,
ou=Hamilton Engineering and Surveying, LLC,
email=aaron@h-engineering.com,
c=US

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



LB #8405 CA #8474
HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineeringUS

3409 W LEMON ST
TAMPA, FL 33609
TEL 813.250.3535

2400 N FORSYTH RD
ORLANDO, FL 32807
TEL 407.382.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL 941.377.9178

CURIOSITY CREEK
CDD CONTRACTION PARCEL "G"

SEC TWP RNG
9/33S/18E

JOB NUMBER
25HAM0343

DRAWN BY
RM/CV

DATE
10/27/2025

SHEET
1 OF 2

POC
NORTHEAST CORNER OF
SECTION 9/33S/18E

POB

S 03°18'46" W 600.92'

HAWK CURIOSITY CREEK LLC
PARCEL ID: 590203309

HAWK CURIOSITY CREEK LLC
PARCEL ID: 590203309

EAST LINE OF SECTION 9-33S-18E
(BASIS OF BEARINGS)

EAST LINE OF SECTION 9-33S-18E
WEST LINE OF SECTION 10-33S-18E

GRID NORTH

SCALE: 1"=300'

CURVE TABLE			
BEARING	CHORD LENGTH	ARC LENGTH	DELTA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.40'	N 90° 00' 00" W
L2	1104.66'	S 05° 43' 24" W
L3	525.24'	S 89° 59' 59" W
L4	84.89'	S 77° 40' 46" W
L5	10.00'	N 12° 19' 14" W
L6	41.00'	N 77° 40' 46" E
L7	102.00'	N 12° 19' 14" W
L8	41.00'	S 77° 40' 46" W
L9	313.94'	N 12° 19' 14" W
L10	1.02'	N 77° 42' 47" E
L11	84.00'	N 12° 17' 13" W
L12	3.65'	S 77° 42' 47" W
L13	29.23'	N 27° 30' 00" W
L14	614.96'	N 62° 30' 00" E
L15	419.74'	N 89° 55' 55" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1600.00'	N 21° 32' 13" W	332.45'	333.05'	11°55'35"

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS



LB #8405 CA #8474
HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 841.377.9178

CURIOSITY CREEK
CDD CONTRACTION PARCEL "G"

SHEET
2 OF 2

Composite Exhibit F

**CONSENT AND JOINDER OF LANDOWNER TO CONTRACT THE BOUNDARIES
OF THE CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Composite Exhibit A** attached hereto and made a part hereof (the "Property").

The undersigned understands and acknowledges that Curiosity Creek Community Development District, (the "Petitioner"), intends to submit a petition to contract the boundaries of a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the contraction of the community development district of one hundred percent (100%) of the owners of the lands to be included within and removed from the community development district.

The undersigned hereby consents to the contraction of a community development district which will include the Property within the lands to be a part of the community development district and/or removed from the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the contraction of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is contracted. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to contraction of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 5th day of September 2025.

Hawk Curiosity Creek, LLC



John M. Ryan
Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of September, 2025, by John M. Ryan, as Manager of Hawk Curiosity Creek, LLC, a Delaware limited liability company, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



BRITTANY CRUTCHFIELD
Commission #HH 513171
Expires June 15, 2028

Brittany Crutchfield
Notary Public

Name typed, printed or stamped

My Commission Expires: 06-15-2028

Composite Exhibit A: Copies of Deeds for Landowner

Exhibit "A"

Agency File # Prepared by and return to:

Donald W. Scarlett, Jr.
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Avenue, Suite 201
Sarasota, FL 34236
(941) 955-5100
File Number: 70869.034

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 21st day of December, 2021 between Jones Potato Farm, Inc., a Florida Corporation whose post office address is PO Box 189, Parrish, FL 34219, grantor, and Hawk Curiosity Creek, LLC, a Delaware Limited Liability Company whose post office address is 2502 N. Rocky Point Drive #1050, Tampa, FL 33607, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee County, Florida, to-wit:

See attached exhibit "A" attached hereto and made part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Printed Name:

Donald W. Scarlett Jr.

Witness

Printed Name:

Tammy Melichar

Jones Potato Farm, Inc., a Florida Corporation

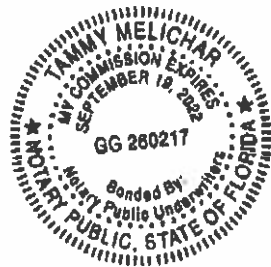
By:

Alan E. Jones, President

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of December, 2021 by Alan E. Jones, President of Jones Potato Farm, Inc., a Florida Corporation, on behalf of said corporation who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Notary Public

Print Name:

TAMMY MELICHAR

My Commission Expires:

EXHIBIT A LEGAL DESCRIPTION

Parcel A:

Beginning at the SE corner of Section 4, Township 33 South, Range 18 East; thence run N 89°48'16" W, a distance of 4958.90 feet to the centerline of Curiosity Creek; thence Southeasterly along the centerline of Curiosity Creek the following five courses: S 49°50'21" E, a distance of 71.86 feet; thence S 49°13'13" E, a distance of 1167.57 feet; thence S 40°55'08" E, a distance of 926.00 feet; thence S 46°20'49" E, a distance of 149.42 feet; thence S 64°06'22" E, a distance of 150.84 feet to the end of said centerline; thence S 79°43'49" E, a distance of 195.51 feet; thence S 04°47'25" E, a distance of 387.58 feet; thence S 51°21'48" E, a distance of 274.08 feet; thence S 68°36'33" E, a distance of 348.89 feet; thence S 52°06'49" E, a distance of 44.53 feet; thence S 03°06'27" E, a distance of 267.37 feet; thence Westerly along the Northerly maintained right of way line of Buckeye Road the following six courses: thence N 89°27'56" W, a distance of 660.63 feet; thence N 81°43'05" W, a distance of 110.40 feet; thence S 89°58'13" W, a distance of 319.39 feet; thence S 07°20'10" W, a distance of 12.76 feet; thence N 89°37'04" W, a distance of 828.87 feet; thence N 87°40'59" W, a distance of 120.21 feet to the end of said maintained right of way line; thence N 04°06'59" E, a distance of 1326.29 feet; thence N 89°45'58" W, a distance of 1473.67 feet; thence N 01°44'53" E along the West line of Section 9, Township 33 South, Range 18 East, a distance of 1196.80 feet; thence N 44°00'01" W, a distance of 209.36 feet; thence N 89°32'14" W along the South line of Section 5, Township 33 South, Range 18 East, a distance of 1177.98 feet; thence N 01°38'46" E, a distance of 1381.30 feet; thence N 29°18'33" E, a distance of 500.79 feet; thence N 40°44'46" E, a distance of 765.16 feet; thence N 89°07'25" E, a distance of 583.70 feet; thence S 00°00'24" E, a distance of 118.37 feet; thence N 88°57'33" E, a distance of 648.52 feet; thence N 15°24'36" E, a distance of 129.71 feet; thence N 73°04'56" E, a distance of 182.16 feet; thence S 88°39'17" E, a distance of 373.42 feet; thence N 62°12'18" E, a distance of 199.88 feet; thence S 87°07'22" E, a distance of 270.03 feet; thence N 56°32'19" E, a distance of 453.07 feet; thence N 88°09'45" E, a distance of 378.71 feet; thence N 46°59'38" E, a distance of 1467.18 feet; thence N 65°20'23" E, a distance of 1819.82 feet; thence N 19°18'42" E, a distance of 360.14 feet; thence N 14°50'09" W, a distance of 109.35 feet; thence N 90°00'00" E, a distance of 500.25 feet; thence S 00°39'39" W along the East line of said Section 4, a distance of 5046.57 feet to the Point of Beginning.

Lying and being in Sections 4, 5, 8 and 9, Township 33 South, Range 18 East, Manatee County, Florida.

LESS & EXCEPT:

BEGINNING AT THE SE CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN N 89°48'16" W, A DISTANCE OF 4958.90 FEET TO THE POINT OF BEGINNING AND TO THE CENTERLINE OF CURIOSITY CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF CURIOSITY CREEK THE FOLLOWING FIVE COURSES: S 49°50'21" E, A DISTANCE OF 71.86 FEET; THENCE S 49°13'13" E, A DISTANCE OF 1167.57 FEET; THENCE S 40°55'08" E, A DISTANCE OF 926.00 FEET; THENCE S 46°20'49" E, A DISTANCE OF 149.42 FEET; THENCE S 64°06'22" E, A DISTANCE OF 150.84 FEET TO THE END OF SAID CENTERLINE; THENCE S 79°43'49" E, A DISTANCE OF 195.51 FEET; THENCE S 04°47'25" E, A DISTANCE OF 387.58 FEET; THENCE S 51°21'48" E, A DISTANCE OF 274.08 FEET; THENCE S 68°36'33" E, A DISTANCE OF 348.89 FEET; THENCE S 52°06'49" E, A DISTANCE OF 44.53 FEET; THENCE S 03°06'27" E, A DISTANCE OF 267.37 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE WESTERLY ALONG SAID RIGHT OF WAY THE FOLLOWING SIX COURSES: THENCE N 89°27'56" W, A DISTANCE OF 660.63 FEET; THENCE N 81°43'05" W, A DISTANCE OF 110.40 FEET; THENCE S 89°58'13" W, A DISTANCE OF 319.39 FEET; THENCE S 07°20'10" W, A DISTANCE OF 12.76 FEET; THENCE N 89°37'04" W, A DISTANCE OF 828.87 FEET; THENCE N 87°40'59" W, A DISTANCE OF 120.21 FEET TO THE END OF SAID MAINTAINED RIGHT OF WAY LINE; THENCE N 04°06'59" E, A DISTANCE OF

1326.29 FEET; THENCE N 89°45'58" W, A DISTANCE OF 1473.67 FEET; THENCE N 01°44'53" E ALONG THE WEST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1196.80 FEET; THENCE N 44°00'01" W, A DISTANCE OF 209.36 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°30'34" E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 149.86 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE S 89°47'59" E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 775.82 FEET TO THE POINT OF BEGINNING.

Parcel B:

**Beginning at the NE corner of Section 4, Township 33 South, Range 18 East; thence run S 00°39'39" W along the East line of said Section 4, a distance of 300.00 feet; thence S 90°00'00" W, a distance of 500.25 feet; thence N 14°50'09" W, a distance of 91.09 feet; thence N 43°22'44" W, a distance of 241.87 feet; thence N 00°00'00" E, a distance of 35.32 feet; thence N 89°56'00" E along the North line of said Section 4, a distance of 693.16 feet to the Point of Beginning.
Lying and being in Section 4, Township 33 South, Range 18 East, Manatee County, Florida.**

Parcel C:

Commencing at the NE corner of Section 9, Township 33 South, Range 18 East; thence run N 89°48'16" W along the North line of said Section 9, a distance of 18.08 feet to the Point of Beginning; thence S 05°42'06" W, a distance of 2700.53 feet; thence N 89°30'48" W along the Northerly maintained right of way line of Buckeye Road, a distance of 1870.13 feet; thence N 03°04'34" W, a distance of 594.73 feet; thence N 03°05'52" W, a distance of 386.96 feet; thence S 89°38'54" W, a distance of 767.83 feet; thence N 79°43'49" W, a distance of 195.51 feet; thence Northerly along the centerline of Curiosity Creek the following five courses: thence N 64°06'22" W, a distance of 150.84 feet; thence N 46°20'49" W, a distance of 149.42 feet; thence N 40°55'08" W, a distance of 926.00 feet; thence N 49°13'13" W, a distance of 1167.57 feet; thence N 49°50'21" W, a distance of 71.86 feet to the end of said centerline; thence S 89°48'16" E, a distance of 4940.82 feet to the Point of Beginning.

Less and except: Commercial Parcel:

Commencing at the NE corner of Section 9, Township 33 South, Range 18 East; thence run N 89°48'16" W along the North line of said Section 9, a distance of 18.08 feet; thence S 05°42'06" W a distance of 2700.53 feet; thence N 89°30'48" W along the Northerly maintained right of way line of Buckeye Road a distance of 571.51 feet to the Point of Beginning; thence continuing along said Northerly maintained right of way line N 89°30'48" W a distance of 1298.62 feet; thence N 03°04'34" W a distance of 594.73 feet; thence N 03°05'52" W a distance of 7.28 feet; thence N 90°00'00" E a distance of 484.33 feet; thence N 00°00'00" E a distance of 90.05 feet; thence S 89°30'48" E a distance of 821.57 feet to a point on the arc of a curve to the right whose radius point lies S 79°18'19" W a distance of 1440.00 feet; thence Southerly along the arc of said curve to the right a distance of 268.79 feet through a central angle of 10°41'41" to a point of tangency; thence S 00°00'00" W a distance of 428.01 feet to the Point of Beginning.

Lying and being in Section 9, Township 33 South, Range 18 East, Manatee County, Florida.

Parcel D:

Commencing at the East 1/4 corner of Section 9, Township 33 South, Range 18 East; thence run N

89°30'40" W, a distance of 114.39 feet; thence N 05°42'06" E, a distance of 27.90 feet to the Point of Beginning; thence N 05°42'06" E along the Westerly deeded right of way line of Grass Farm Road as described in Official Records Book 172, Page 345, a distance of 2700.62 feet to the NE corner of Section 9, Township 33 South, Range 18 East; thence N 89°48'16" W along the North line of said Section 9, a distance of 18.08 feet; thence S 05°42'06" W, a distance of 2700.53 feet; thence S 89°30'48" E along the Northerly maintained right of way line of Buckeye Road as noted in Road Plat Book 5, Pages 1 through 82, a distance of 18.07 feet to the Point of Beginning.

Lying and being in Section 9, Township 33 South, Range 18 East, Manatee County, Florida.

TOGETHER WITH that certain Access and Construction Easement granted to Hawk Curiosity Creek, LLC, as recorded at O.R. Instrument No. _____, Public Records of Manatee County, Florida.

ALSO TOGETHER WITH that certain ROW Reservation and Easement Agreement by and between Jones Potato Farm, Inc. and Hawk Curiosity Creek, LLC recorded in O.R. Instrument No. _____, of the Public Records of Manatee County, Florida.

**CONSENT AND JOINDER OF LANDOWNER TO CONTRACT THE BOUNDARIES
OF THE CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof (the "Property").

The undersigned understands and acknowledges that Curiosity Creek Community Development District, (the "Petitioner"), intends to submit a petition to contract the boundaries of a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the lands to be contracted from the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the contraction of the community development district of one hundred percent (100%) of the owners of the lands to be included within and removed from the community development district.

The undersigned hereby consents to the contraction of a community development district which will include the Property within the lands to be a part of the community development district and/or removed from the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the contraction of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is contracted. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to contraction of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Signature Page Follows

Executed this 14th day of January, 2026.

KC Buckeye West, LLC,
a Florida limited liability company

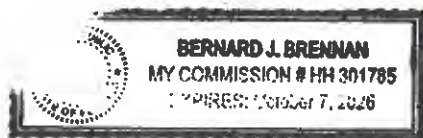
By: KC Buckeye LLC,
a Florida limited liability company,
Manager

By: Troy Simpson
Name: Troy Simpson
Title: Authorized Signatory

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 14 day of January, 2026, by Troy Simpson, as Authorized
Signatory of KC Buckeye LLC, a Florida limited liability company, Manager of KC Buckeye
West, LLC, a Florida limited liability company, on behalf of the corporation, who is ☒
personally known to me or ☐ has produced _____ as
identification.

[Notary Seal]



Bernard J. Brennan

Notary Public

Bernard J. Brennan

Name typed, printed or stamped

My Commission Expires: 10/7/2026



Exhibit "A"

**This Instrument Was Prepared
By And Should Be Returned To:**

Robert F. Greene, Esq.
Greene Hamrick Schermer & Johnson, P.A.
410 43rd Street W., Suite N
Bradenton, Florida 34209

Folio Number: Portion of 590203309

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), is made effective the 15th day of October, 2025, by **HAWK CURIOSITY CREEK, LLC**, a Delaware Limited Liability Company ("Grantor"), whose mailing address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607, to **KC BUCKEYE WEST, LLC**, a Florida limited liability company ("Grantee"), which has a principal address of 6562 University Parkway, Suite 210, Sarasota, FL 34240.

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's successors and assigns forever, the real property situate, lying, and being in Manatee County, Florida, and described in **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER with all of the Grantor's rights, title and interest in and to all tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby specially covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and that the Property is being conveyed to Grantee subject to those permitted exceptions identified in **EXHIBIT B** attached hereto and made a part hereof, provided the foregoing shall not serve to reimpose the same.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date first above written.

GRANTOR:

HAWK CURIOSITY CREEK, LLC,
a Delaware Limited Liability Company

By: _____

John M. Ryan, Manager

Signature of Witness 1

Arianna Moreira
Print name of Witness 1

2502 N Rocky Point Dr, #1050
Tampa, FL 33607

Address of Witness 1

Signature of Witness 2

Daniel Kabrossy
Print name of Witness 2

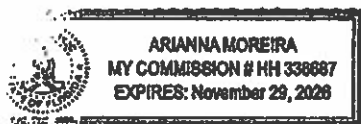
2502 N Rocky Point Dr, #1050
Tampa, FL 33607

Address of Witness 2

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence, this 15 day of October, 2025, by John M. Ryan, as Manager of **HAWK CURIOSITY CREEK, LLC**, a Delaware Limited Liability Company, on behalf of the company, who is personally known to me.

[Notary Seal]



Notary Public

Arianna Moreira
Name typed, printed or stamped

My Commission Expires: 11/29/2026



EXHIBIT "A"
Legal Description

COMMENCE AT THE SOUTHEAST CORNER OF TRACT PS-1 OF CURIOSITY CREEK PHASE I AND IA, AS RECORDED IN PLAT BOOK 88, PAGES 50-69, OF MANATEE COUNTY PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING THENCE SOUTH 89°57'35" EAST, A DISTANCE OF 570.26 FEET; THENCE SOUTH 05°43'24" WEST, A DISTANCE OF 940.43 FEET TO A POINT ON THE NORTHERN BOUNDARY OF TRACT LA-17 OF SAID CURIOSITY CREEK PHASE I AND IA; THENCE NORTH 89°27'46" WEST, A DISTANCE OF 419.98 FEET ALONG THE NORTHERN BOUNDARY OF SAID TRACT LA-17 TO A POINT ON EASTERN BOUNDARY OF TRACT LA-1 OF SAID CURIOSITY CREEK PHASE I AND IA; THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT LA-1 THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 36°25'09" WEST, A DISTANCE OF 25.03 FEET; (2) THENCE NORTH 00°00'01" WEST, A DISTANCE OF 325.22 FEET; (3) THENCE NORTH 89°59'59" EAST, A DISTANCE OF 10.67 FEET; (4) THENCE NORTH 00°00'01" WEST, A DISTANCE OF 30.00 FEET; (5) THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 10.67 FEET; (6) THENCE NORTH 00°00'01" WEST, A DISTANCE OF 29.37 FEET; (7) THENCE NORTH 32°10'34" WEST, A DISTANCE OF 39.83 FEET; (8) THENCE SOUTH 87°45'27" WEST, A DISTANCE OF 20.00 FEET; TO A POINT ON THE EASTERN BOUNDARY OF TRACT RW1 OF SAID CURIOSITY CREEK PHASE I AND IA, ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,560.00 FEET AND A CHORD WHICH BEARS NORTH 07°16'53" WEST AND A DISTANCE OF 274.04 FEET; THENCE ALONG SAID TRACT RW1 THE FOLLOWING TWO (2) COURSES: (1) SAID CURVE TO THE LEFT A DISTANCE OF 274.39 FEET; (2) THENCE NORTH 12°19'14" WEST, A DISTANCE OF 82.18 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF TRACT LA-3 OF SAID CURIOSITY CREEK PHASE I AND IA; THENCE ALONG THE SOUTHERN AND EASTERN BOUNDARIES OF SAID TRACT LA-3 THE FOLLOWING TWO (2) COURSES: (1) NORTH 51°06'52" EAST, A DISTANCE OF 44.72 FEET; (2) THENCE NORTH 12°19'14" WEST, A DISTANCE OF 108.08 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF TRACT PS-1 OF SAID CURIOSITY CREEK PHASE I AND IA; THENCE NORTH 77°40'46" EAST, A DISTANCE OF 41.00 FEET ALONG THE SOUTHERN BOUNDARY OF SAID TRACT PS-1 TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CONTAINING 481,532.42 SQUARE FEET OR ±11.05 ACRES, MORE OR LESS.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Assignment of Property Documents, Seller's Permits, and Intangible Personal Property recorded under Official Records Instrument Number 202141170276.
3. ROW Reservation and Easement Agreement recorded under Official Records Instrument Number 202141170277.
4. Recorded Notice of Environmental Resource Permit recorded under Official Records Instrument Number 202341099867.
5. That certain Assignment of Development Rights recorded concurrently herewith.
6. That certain Curiosity Creek Community Development District Easement and Infrastructure Cost Sharing Agreement (East) recorded concurrently herewith.
7. That certain Curiosity Creek Community Development District Easement and Infrastructure Cost Sharing Agreement (West) recorded concurrently herewith.

Exhibit G

CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ESTIMATED REGULATORY COSTS

PREPARED BY:

**Kai Connected, LLC
2502 N. Rocky Point Drive, Suite 1000
Tampa, Florida 33607
(813) 565-4663**

November 3, 2025

**STATEMENT OF ESTIMATED REGULATORY COSTS
FOR THE BOUNDARY AMENDMENT OF THE
CURIOSITY CREEK COMMUNITY DEVELOPMENT DISTRICT**

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I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to this act by general or special law or existing judicial decisions.

“County” means Manatee County, Florida

“Developer” means Hawk Curiosity Creek, LLC

“District” means Curiosity Creek Community Development District

“Petition” means the petition filed with Manatee County to amend the boundaries of Curiosity Creek Community Development District.

“Petitioner” means Curiosity Creek Community Development District

“Ordinance” means the proposed ordinance amending the boundaries of Curiosity Creek Community Development District

2. Purpose

This Statement of Estimated Regulatory Costs (“SERC”) is intended to fulfill the requirements of Section 190.005, Florida Statutes (“F.S.”) which outlines the required elements of a valid petition to amend the boundaries of a community development district. Specifically, Section 190.005(1)(a)8, F.S., requires that a SERC is prepared per Section 120.541, F.S.

The scope of this SERC is limited to the factors considered to be material or relevant to the Community Development District boundary amendment process and, more specifically, those items for inclusion required by Section 120.541(2), F.S.

3. Overview of Curiosity Creek Community Development District

The District was established by Ordinance No. 2022-23 adopted by the Manatee County Board of County Commissioners on June 2, 2022, and encompassed approximately 696.7 acres. This Petition amends the boundaries of the District by removing approximately 25.2 acres of land from the District (Contraction Parcels), (“**Amended Land**”). After the boundary has been amended, the District will encompass approximately 671.5 acres. This Statement of Estimated Regulatory Costs (“SERC”) is a component of the petition filed with the County to amend the boundaries of the District and defines a plan to finance, acquire, construct, and maintain the following types of infrastructure, including, but not limited to, District Roads, Stormwater Management, Utilities (Potable Water and Wastewater), Irrigation, Landscaping, and Wetland/Preserve Areas.

The District will finance the infrastructure improvements described above through special or non-ad valorem assessment revenue bonds. Annual assessments will be levied against all benefited properties within the District through special or non-ad valorem assessments. Par values are assigned to individual units to permit the prepayment of debt service obligations if the property owner desires. Ongoing operations and maintenance for District-owned facilities will be funded through maintenance assessments levied against all properties that benefit from the District. The District is structured to be financially independent as intended by the Legislature. It does not require any subsidy from the State of Florida or any tax dollars from those residents of the County generated outside the District. It will not place any additional economic burden on those persons not residing within the District.

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II. STATUTORY REQUIREMENTS

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

- (1) An economic analysis showing whether the rule directly or indirectly:
 - a. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment over \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation above \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c. Is likely to increase regulatory costs, including any transactional costs, above \$1 million in the aggregate within 5 years after the rule's implementation.
- (2) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.
- (3) A good faith estimate of the cost to the agency and to any other state and local government entities of implementing and enforcing the proposed ordinance and any anticipated effect on state or local revenues.
- (4) A good faith estimate of the transactional costs likely incurred by individuals and entities, including local government entities, required to comply with the ordinance's requirements. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based on standard business practices and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the ordinance, additional operating costs incurred, the cost of monitoring and reporting and any other costs necessary to comply with the Ordinance.
- (5) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S.
- (6) Any additional information that the agency determines may be helpful.
- (7) A description of any regulatory alternatives or the reasons for rejecting the alternative in favor of the boundary amendment of the District.

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- 1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:**
 - a. Is likely to have an adverse impact on Economic Growth, Private Sector Job Creation Or Employment, Or Private Sector Investment Above \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule;**
 - b. Is likely to have an adverse impact on Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation Above \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or**
 - c. Is Likely To Increase Regulatory Costs, Including Any Transactional Costs, Above \$1 Million In The Aggregate Within 5 Years After The Rule Implementation.**

The District is not likely to harm the items described above in (1) a., (1) b., and (1) c. above.

Economic Growth

The District boundary amendment will likely have no adverse impact above \$1 million. On the contrary, it will likely encourage economic growth over the next 5 years by facilitating the development of the District as a functionally connected community and promoting the compact and financial enhancement of formerly unimproved land. The increase in costs associated with providing additional public infrastructure and services for development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District, of which the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in acquiring revenues necessary to fund budgeted expenditures and will positively impact economic growth.

In addition, the option to amend the boundaries of a Community Development District provides a financing mechanism to (i) fund public Infrastructure at a low cost of capital, and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. Owners of property within the District agree to a lien on their property, which will be reduced over time through the annual payment of a special assessment. The assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure and supports community development. New development leads to increased property values, a broader tax base, and higher tax revenues for the community. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct, and/or acquire the public infrastructure serving lands within the District. New growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation

Compared to the existing land use of the property, the development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the number of home-building projects in a region can have considerable ramifications for the productivity levels of many other local industries. A jump in residential construction drives the demand for steel, wood, electricity, glass, plastic, wiring, piping, and concrete. The need for skilled construction workers, such as bricklayers, carpenters, and electricians, also soars. By one estimate, some 1,500 full-time jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated that the impacts of increased home building included the creation of three new jobs and \$23,000 in state and local taxes from constructing one average new single-family home. In April of 2020, the NAHB released its

estimates of the economic impact that residential construction has on the economy, which included the following:

- Building an average single-family home: 2.90 jobs, \$129,647 in taxes
- Building an average rental apartment: 1.25 jobs, \$55,909 in taxes
- \$100,000 spent on remodeling: 0.75 jobs, \$29,797 in taxes

Transactional Costs and Competitiveness

In the aggregate, transactional costs exceeding \$1 million are unlikely to occur within 5 years after the establishment, boundary amendment, and development of the District are completed. Any transactional costs are covered by the assessments described above. The boundary amendment of the District is unlikely to harm business competitiveness, including the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation, above \$1 million in aggregate, within 5 years. Home building will increase the property tax base, which is responsible for generating revenues that support local schools and community infrastructure, ultimately leading to a more competitive County.

2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

The individuals and entities likely to be required to comply with the Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized as follows: The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners within the District.

THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the boundary amendment of the District. They will only be affected by the expenditures the State incurs, which will be offset by nominal administrative costs outlined in Section 3 below.

MANATEE COUNTY

The County and its residents not residing within the District will be affected to the degree that human resources are expended on document review and the partnership approach required for this development. The county has established a petition review fee, which is intended to compensate for the efforts of County staff in the district boundary amendment review process.

CURRENT PROPERTY OWNERS WITHIN THE DISTRICT

The current property owners of the lands within the District will not be negatively affected by the District's boundary amendment. In fact, the current property owners will benefit from the District by facilitating land development and improvements within the District.

FUTURE PROPERTY OWNERS

Future property owners are those who will own property in the proposed District. They will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for specific infrastructure and administration.

3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance And Any Anticipated Effect On State And Local Revenues.

3.1. Cost To The Agency And To Any Other State And Local Entities Of Implementing And Enforcing The Proposed Ordinance

State Government Entities

Upon amending the boundaries of the District, the State of Florida will incur only nominal administrative costs to review the required periodic reports pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit, and public financing disclosures. These reporting requirements took effect upon the establishment of the District and created the need for additional reporting of District expenditures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the expenses incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its own management. Therefore, no additional burden has been placed on the State due to the District's boundary amendment except for the reporting requirements outlined above or later established by law.

Manatee County

Upon amending the boundaries of the District, the County will not incur any quantifiable ongoing costs resulting from its existence. The District would be responsible for submitting its annual budget, financial report, audit, and public financing disclosures to the County. Since there are no legislative requirements for review or action, neither agency will necessarily incur any costs. The County, however, may choose to review these documents, which are offset by a fee paid to the County for the administrative review process.

In addition, the District may choose to collaborate with the Manatee County Property Appraiser and the Manatee County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued for the acquisition and construction of public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections. Therefore, no additional burden is placed on the County to collect the revenue.

3.2. Any Anticipated Effect on State and Local Revenues

It is anticipated that the approval of this petition will not negatively impact state revenues. The District has the potential for an increase in state sales tax revenue resulting from a stimulated economy. However, it is impossible to estimate this increase with any certainty. Additionally, local ad valorem tax revenues may increase due to prolonged increases in property values resulting from the District's construction, infrastructure installation, and ongoing maintenance services. Similarly, private development within the District, which the District's activities will facilitate, is expected to impact property values positively and, consequently, ad valorem taxes. Additional revenues will be generated by future residents of the District,

including, but not limited to, increased gas tax collections, utility taxes, and fees from both public and private utilities. In addition, impact fees and development permit revenue are expected to be generated by private development within the District, and local revenues are also expected to increase accordingly.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively affecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

4. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance.

The transactional costs associated with amending the boundaries of the District are primarily related to financing infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. When the District decides to issue bonds, assessments will be levied against benefited property owners within the District. The revenue generated by the payment of these assessments will be used to repay the bonds. The real estate within the district secures the obligation to pay the assessments. It is transferred proportionately to new property owners upon selling any portions of the property.

Operations and maintenance assessments will be imposed on the District's property owners to fund infrastructure maintenance costs. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for paying these assessments based on their relative property ownership of the areas benefiting from infrastructure improvements and subsequent maintenance.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

Landowners receive substantial benefits in exchange for paying these special assessments. Specifically, these individuals can expect to receive a higher level of service because they, as property owners, elect the members of the District's Board of Supervisors. Furthermore, the District is limited in jurisdiction, and responsibility is constrained to a single development. Therefore, the District administrators should be extremely accessible and responsive to the needs of the property owners within the District. Community Development Districts provide the opportunity for a higher level of service to county residents without impacting the service capacity of other local governments.

5. An Analysis Of The Impact On Small Businesses As Defined By Section 288.703, F.S., And An Analysis Of The Impact On Small Counties And Small Cities As Defined By Section 120.52, F.S..

Section 288.703, F.S., defines “Small Business” as:

An independently owned and operated business concern employs 200 or fewer permanent full-time employees and, with its affiliates, has a net worth of not more than \$5 million, or any firm based in this state with an Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines “Small City” as:

Any municipality that has an unincarcerated population of 10,000 or less, according to the most recent decennial census.

Section 120.52, F.S. defines “Small County” as:

Any county that has an unincarcerated population of 75,000 or less, according to the most recent decennial census. According to the 2020 US Census’s Rank of Florida Counties by Population Size in 2020 and Population Distribution, the county’s total estimated population was 399,718, making it the 15th largest county in the state.

The proposed District should not have any negative impact on small businesses. Large or small businesses can locate their operating facilities within a community development district, provided the local governmental authority has issued the appropriate land use approvals. Those who choose this option will be subject to the financial obligations imposed by the District but will enjoy the resulting benefits derived from operating within the District’s boundaries. Currently, the District does not contain any potential commercial property and, therefore, would not contribute to any competition with the local business community.

The financial obligations would be in the form of special assessments, while the benefits would be in the form of higher-quality and lower-cost development. This should, in theory, be more conducive to a business’s economic success.

Furthermore, the District operates in accordance with Florida’s “Sunshine” laws and must follow specific competitive bidding requirements for certain goods and services it purchases. As a result of the District’s boundary amendment and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate regarding the size of businesses that can be located within the boundaries or transact business with the District.

The development of the District will have a positive impact on the local economy’s small businesses. As outlined above, the success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunities for small businesses.

The County is not a small county; the development and improvement of the property subject to this boundary amendment petition should not affect nearby small cities.

6. Any Additional Information That the Agency Determines May Be Useful

This Statement of Estimated Regulatory Costs was prepared for the proposed boundary amendment of the Curiosity Creek Community Development District and represents the best cost estimate at this time. Kai Connected, LLC prepared this report and in its preparation certain data utilized in this report was provided by the Petitioner/Developer and other associated professionals and to our knowledge represents the best information available to date.

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7. An Analysis of Alternatives for Delivering Community Development Services and Facilities

Analysis Of Alternatives For Delivering Community Development Services And Facilities To Be Served By The Curiosity Creek Community Development District (Section 190.005(1)(e)4, Florida Statutes)		
Alternative	Description	Analysis
County Financing	The County is responsible for managing the construction of the roadways and all other infrastructure associated with the development. In addition, the County is responsible for maintaining the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the County's general revenue fund or issuance of additional debt. Therefore, these costs and annual maintenance costs will be borne by County residents, not just property owners within the District. The County, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private and equity financing.	Private financing is difficult to obtain and, when available, very expensive. This may result in less affordable housing and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA), which does not have the same legal backing to enforce dues and assessments as does the CDD.
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain, and manage community development services and facilities.	The CDD will incur the cost of issuing Bonds necessary to finance the construction of the necessary infrastructure, will oversee and manage all phases of construction, and will be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District that benefit from the improvements. No County general funds will be used and no County residents outside of the District will incur costs. RECOMMENDED ALTERNATIVE

III. CONCLUSION

The purpose of this SERC is to support the petition filed with the County to amend the boundaries of the Curiosity Creek Community Development District, as required by Florida Statute, Chapter 190, and prepared per F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the boundary amendment process and, more specifically, those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
<i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i>	The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
<i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i>	The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition amend the boundaries of the District. State/Local Government Entities already have the necessary staff in place to process these reports, and the costs related to these changes are nominal. Section 189.427, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs. The County and its staff will review, conduct a public hearing, and vote upon the Petition to amend the boundaries of the District. The filing fee will offset modest costs to perform these tasks. In addition, the Petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements.
<i>Any anticipated effect on state or local revenues</i>	The boundary amendment of the District should have no negative impact on state and local revenues. Local tax revenues may be impacted positively due to the potential increase in long-term property values both within and within close proximity to the District. New commercial activity will increase revenue collection for state and local agencies.
<i>A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance</i>	The majority of the district's transactional costs result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments. Local government entities (e.g., the county) should not incur major transactional costs related to the ordinance amending the boundaries of the District.
<i>An analysis of the impact on small businesses, small counties, and small cities.</i>	An overall increase in local economic activity (i.e., local small businesses within close proximity to the District) may be felt due to increased traffic, employment, and construction and development. Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services. No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore, that debt obligation is the responsibility of the property owners within the District.

EXHIBITS

**CURIOSITY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation and Maintenance
Subdivision Roadways	CDD	CDD	CDD
Collector and Arterial Roadways	CDD	County	County
Offsite Road & Utilities	CDD	County	County
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Storm Water Management	CDD	CDD	CDD
Security/Landscaping/Hardscape	CDD	CDD	CDD
Recreational Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	--	--

NOTE: The CDD will maintain the Hardscape, Landscape, and irrigation, including bike trails and sidewalks.

CURIOSITY CREEK CDD

Description	Phase 1 2025	Future Phases 2026-2029	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$1,831,824	\$5,170,976	\$7,002,800
Storm Water Management	\$4,711,442	\$13,299,728	\$18,011,170
Roads	\$6,051,215	\$17,081,715	\$23,132,930
Potable Water	\$1,205,755	\$3,403,675	\$4,609,430
Sanitary Sewer	\$2,022,634	\$5,709,606	\$7,732,240
Dry Utilities Trenching	\$302,549	\$854,051	\$1,156,600
Amenity and Parks	\$784,753	\$2,215,247	\$3,000,000
Landscaping/Irrigation/Hardscape	\$2,117,892	\$5,978,508	\$8,096,400
Permit and Other Fees	\$210,000	\$592,800	\$802,800
Contingency	\$1,346,943	\$3,802,227	\$5,149,170
Total	\$20,585,007	\$58,108,533	\$78,693,540

**Kai Connected, LLC
2502 N. Rocky Point Drive, Suite 1000
Tampa, Florida 33607
(813) 565-4663**

Exhibit H

HILLSBOROUGH
COUNTY, FLORIDA

MANATEE
COUNTY, FLORIDA

CON

CURIOSITY CREEK CDD

PROPOSED CONTRACTION AREA 1

IL

UF-3

PROPOSED CONTRACTION
AREA 3

IH

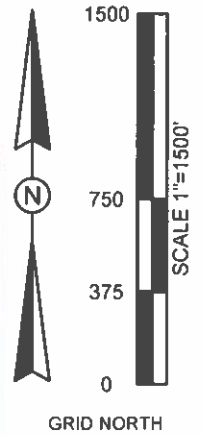
P/SP-1

IL

R-OS

UF-3

PROPOSED CONTRACTION AREA 2



LEGEND:



LB #8405 CA #8474
HAMILTON
ENGINEERING & SURVEYING, LLC
WWW.HAMILTONENGINEERING.US

3409 W LEMON ST
TAMPA, FL 33609
TEL. 813.250.3535

1717 SOUTH RIO
GRANDE AVE, SUITE 100
ORLANDO, FL 32805
TEL. 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL. 941.377.9178

CURIOSITY CREEK FUTURE LAND USE MAP

SEC TWP RNG:
4,5,9/33/18

JOB NUMBER:
25HAM0343

DRAWN BY:
ACS

DATE:
08/06/2025

SHEET:
1 OF 1



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 27, 2026

Angelina Colonnese
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of **Manatee County Corrected Ordinance No. 26-18, which was filed in this office on August 27, 2026.**

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp