

HARMONY ON LAKE ELOISE

**COMMUNITY DEVELOPMENT
DISTRICT**

December 8, 2021

BOARD OF SUPERVISORS

LANDOWNERS'

MEETING AGENDA

Harmony on Lake Eloise Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

December 1, 2021

Landowners

Harmony on Lake Eloise Community Development District

Dear Landowners:

A Landowners' Meeting of the Harmony on Lake Eloise Community Development District will be held on December 8, 2021 at 10:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808. The agenda is as follows:

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

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two(2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

ATTENDEES:

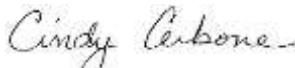
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

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

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

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

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

PROOF OF PUBLICATION

Harmony On Lake Eloise Cdd
Harmony On Lake Eloise Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF POLK

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

11/12/2021, 11/19/2021

and that the fees charged are legal.

Sworn to and subscribed before on 11/19/2021

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Harmony on Lake Eloise Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 354.37 acres, more or less, generally located east and west of West Lake Eloise Drive, south of Shell Road, north of Eloise Loop Road, and west of Lake Eloise in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District's Board of Supervisors ("Board" and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may properly come before the Board.

DATE: December 8, 2021
TIME: 10:30 A.M.
PLACE: Romada by Wyndham
Davenport Orlando South
43824 Highway 27
Davenport, Florida 33837-8808

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrothell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-6010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy.

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

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

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

District Manager
Nov 12, 19, 2021 No. 6506794

Nicole Jacobs

Legal Clerk

Sarah Bertelsen

Notary, State of WI, County of Brown
7/27/25

My commission expires

Publication Cost: \$1063.38
Order No: 6506794 # of Copies:
Customer No: 532529 1
PO #:

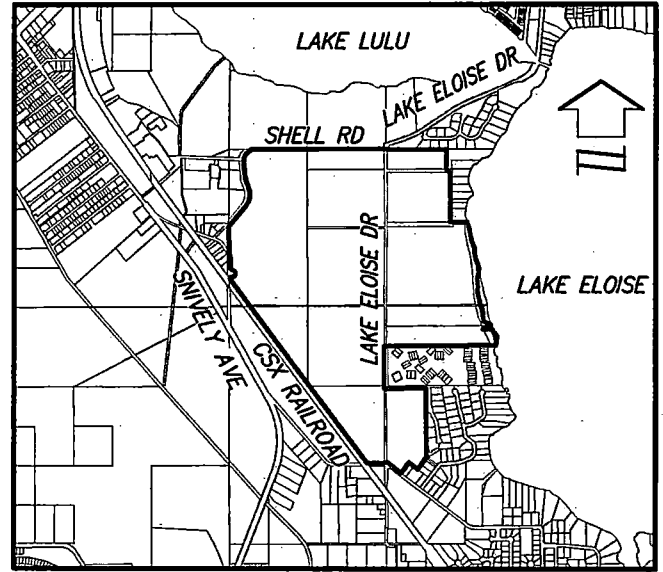
THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

SARAH BERTELSEN
Notary Public
State of Wisconsin

ATTACHMENT 1

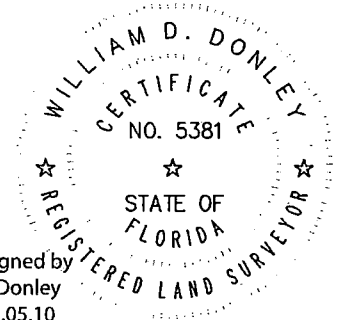
EXHIBIT 2



VICINITY MAP
NOT TO SCALE

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM; WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983; WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N89°49'14"E ALONG THE NORTH LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 26 EAST.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH OF DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 05/10/2021 PER FAC 5J-17.062(2).



**William
D Donley**

Digitally signed by
William D Donley
Date: 2021.05.10
08:00:50 -04'00'

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

DATE

SHEET 1 OF 9

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 4 & 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



Dewberry

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

PREPARED FOR:

**FORESTAR REAL
ESTATE GROUP**

DATE: 04/06/2021
REV DATE:
SCALE 1" = N/A

PROJ: 50138736
DRAWN BY: MRP
CHECKED BY: WDD

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\12616\Lake Eloise_CDD_sursketch.dwg Sheet 1 May 10, 2021 7:39am by: mphilips

EXHIBIT 2

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 29 EAST, RANGE 26 EAST, ALSO A PORTION OF GOVERNMENT LOTS 1 AND 2, ALSO A PORTION OF LOTS 4, 5 AND 8, LAKE ELOISE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 57 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO ALL OF LOTS 1, 2, 3, 6, 7, 9, 10, 11, 12, 13, 14, 15 AND 16 OF SAID LAKE ELOISE SUBDIVISION, ALSO A PORTION OF LOTS 66, 67, 89 AND 90, WAHNETA FARMS SUBDIVISION; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 82A-82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N89°49'14"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 397.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE N89°49'14"E, A DISTANCE OF 2223.24 FEET TO A POINT ON THE WEST MAINTAINED RIGHT OF WAY LINE WEST LAKE ELOISE DRIVE (VARIABLE WIDTH) PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 2, PAGES 306-308; THENCE S79°50'39"E, A DISTANCE OF 55.89 FEET TO A POINT ON THE EAST MAINTAINED RIGHT OF WAY OF SAID WEST LAKE ELOISE DRIVE; THENCE N89°59'46"E ALONG THE CENTERLINE OF A 20 FOOT WIDE PLATTED RIGHT OF WAY, SAID RIGHT OF WAY CLOSED PER OFFICIAL RECORDS BOOK 2009, PAGE 2057, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 999.70 FEET; THENCE DEPARTING SAID CENTERLINE RUN S00°09'14"E, A DISTANCE OF 331.74 FEET TO A POINT ON THE NORTH MAINTAINED RIGHT OF WAY LINE OF LAKE ELOISE TERRACE (50 FOOT COUNTY MAINTAINED RIGHT OF WAY); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN S52°49'08"E, A DISTANCE OF 82.71 FEET TO A POINT ON THE WEST MAINTAINED RIGHT OF WAY LINE OF SAID LAKE ELOISE TERRACE; THENCE S00°06'02"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 840.93 FEET; THENCE DEPARTING SAID WEST MAINTAINED RIGHT OF WAY LINE, RUN S89°51'16"E, A DISTANCE OF 281.30 FEET TO A POINT ON THE WESTERLY SAFE UPLAND LINE FOR LAKE ELOISE AS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION HAVING AN ELEVATION OF 130.63 FEET (NORTH AMERICAN VERTICAL DATUM 1988); THENCE RUN ALONG SAID SAFE UPLAND LINE THE FOLLOWING TWENTY-EIGHT (28) COURSES: THENCE S22°14'00"E, A DISTANCE OF 64.35 FEET; THENCE S18°36'00"E, A DISTANCE OF 56.77 FEET; THENCE S11°08'18"E, A DISTANCE OF 195.28 FEET; THENCE S22°12'00"E, A DISTANCE OF 140.69 FEET; THENCE S06°04'58"W, A DISTANCE OF 68.55 FEET; THENCE S12°59'04"E, A DISTANCE OF 87.92 FEET; THENCE S19°38'28"E, A DISTANCE OF 200.47 FEET; THENCE S24°30'06"W, A DISTANCE OF 31.92 FEET; THENCE S09°25'30"W, A DISTANCE OF 23.96 FEET; THENCE S15°26'58"E, A DISTANCE OF 28.49 FEET; THENCE S17°34'46"W, A DISTANCE OF 94.77 FEET; THENCE S04°28'35"E, A DISTANCE OF 106.45 FEET; THENCE S05°11'23"W, A DISTANCE OF 92.74 FEET; THENCE S13°32'44"E, A DISTANCE OF 218.51 FEET; THENCE S22°56'23"E, A DISTANCE OF 97.49 FEET; THENCE S01°23'23"E, A DISTANCE OF 103.05 FEET; THENCE S14°23'06"E, A DISTANCE OF 109.59 FEET; THENCE S63°09'22"E, A DISTANCE OF 129.33 FEET; THENCE S03°55'45"E, A DISTANCE OF 15.02 FEET; THENCE S75°42'48"W, A DISTANCE OF 111.94 FEET; THENCE S38°15'31"W, A DISTANCE OF 40.47 FEET; THENCE S76°30'31"E, A DISTANCE OF 21.17 FEET; THENCE N80°39'55"E, A DISTANCE OF 57.26 FEET; THENCE S85°35'56"E, A DISTANCE OF 82.27 FEET; THENCE S26°12'43"E, A DISTANCE OF 111.31 FEET; THENCE S08°45'08"E, A DISTANCE OF 121.69 FEET; THENCE S12°24'10"W, A DISTANCE OF 50.19 FEET TO A POINT ON THE NORTH LINE OF VALHALLA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S89°47'32"W ALONG SAID NORTH LINE, A DISTANCE OF 1887.21 FEET TO A POINT ON THE WEST MAINTAINED RIGHT OF WAY LINE OF WEST LAKE ELOISE DRIVE (VARIABLE WIDTH RIGHT OF WAY) PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 2, PAGES 306-308; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: THENCE S00°02'24"W, A DISTANCE OF 7.04 FEET; THENCE S00°09'38"E, A DISTANCE OF 200.00 FEET; THENCE S00°19'36"W, A DISTANCE OF 200.01 FEET; THENCE S00°06'11"E, A DISTANCE OF 200.00 FEET; THENCE S00°50'03"E, A DISTANCE OF 55.70 FEET; THENCE S00°49'57"E, A DISTANCE OF 49.96 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN N89°47'55"E ALONG THE SOUTH LINE OF HIDDEN OAKS LANE (50 FOOT RIGHT OF WAY) PER HIDDEN OAKS OF LAKE ELOISE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 34-35, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA AND ITS WESTERLY EXTENSION, A DISTANCE OF 702.96 FEET TO A POINT ON THE WEST LINE OF SAID HIDDEN OAKS OF LAKE ELOISE; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: S00°29'47"E, A DISTANCE OF 1137.97 FEET;

CONTINUED ON SHEET 3

SHEET 2 OF 9

(SEE SHEETS 4-9 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT
DISTRICT

SECTIONS 4 & 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

FORESTAR REAL
ESTATE GROUP

DATE: 04/06/2021
REV DATE:
SCALE 1" = N/A

PROJ: 50138736
DRAWN BY: MRP
CHECKED BY: WDD

EXHIBIT 2

LEGAL DESCRIPTION: CONTINUED FROM SHEET 2

THENCE S52°48'47"E, A DISTANCE OF 34.79 FEET TO THE NORTHWEST CORNER OF LOT 37, GAINES COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG THE NORTHWEST LINE OF SAID GAINES COVE THE FOLLOWING FOUR (4) COURSES: S55°32'25"W, A DISTANCE OF 63.17 FEET; THENCE S37°10'28"W, A DISTANCE OF 203.96 FEET; THENCE N52°55'12"W, A DISTANCE OF 180.00 FEET; THENCE S37°10'26"W, A DISTANCE OF 220.00 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF ELOISE LOOP ROAD; THENCE N52°51'29"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 297.11 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE AFORESAID WEST LAKE ELOISE DRIVE; THENCE S74°06'15"W, A DISTANCE OF 56.79 FEET; THENCE N89°58'58"W, A DISTANCE OF 281.87 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CSX RAILROAD (100 FOOT RIGHT OF WAY) PER VALUATION MAP V03209 & V0321 (V.5-FLA, L-27, 16 & 16B); THENCE N36°58'21"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3856.43 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF CROTON ROAD (VARIABLE RIGHT OF WAY WIDTH) PER MAP BOOK 14, PAGE 26 & 27) OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY MAINTAINED RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: N00°08'53"W, A DISTANCE OF 37.70 FEET; THENCE S89°52'45"E, A DISTANCE OF 20.16 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 169°25'56", A CHORD BEARING OF N05°24'17"E AND A CHORD DISTANCE OF 119.49 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 177.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 68°00'33", A CHORD BEARING OF N45°18'24"W AND A CHORD DISTANCE OF 44.74 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.48 FEET TO THE END OF SAID CURVE; THENCE N00°09'09"W, A DISTANCE OF 189.88 FEET; THENCE N16°46'45"W, A DISTANCE OF 73.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N00°10'44"W ALONG SAID WEST LINE, A DISTANCE OF 448.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHELL ROAD (VARIABLE WIDTH RIGHT OF WAY) PER DEED BOOK 949, PAGE 327, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: N41°06'03"E, A DISTANCE OF 40.45 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1944.86 FEET, A CENTRAL ANGLE OF 00°33'00", A CHORD BEARING OF N40°49'33"E AND A CHORD DISTANCE OF 18.67 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.67 FEET TO THE POINT OF TANGENCY; THENCE N39°57'07"E, A DISTANCE OF 406.17 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 255.37 FEET, A CENTRAL ANGLE OF 62°00'00", A CHORD BEARING OF N08°57'07"E AND A CHORD DISTANCE OF 263.05 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 276.34 FEET TO THE POINT OF TANGENCY; THENCE N22°02'53"W, A DISTANCE OF 50.39 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 783.51 FEET, A CENTRAL ANGLE OF 16°40'00", A CHORD BEARING OF N13°42'53"W AND A CHORD DISTANCE OF 227.11 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 227.91 FEET TO THE POINT OF TANGENCY; THENCE N05°22'53"W, A DISTANCE OF 197.64 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.37 FEET, A CENTRAL ANGLE OF 65°57'23", A CHORD BEARING OF N27°35'49"E AND A CHORD DISTANCE OF 201.80 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 213.39 FEET TO THE POINT OF TANGENCY; THENCE N60°34'30"E, A DISTANCE OF 58.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING 15,436,272 SQUARE FEET OR 354.37 ACRES, MORE OR LESS.

SHEET 3 OF 9

(SEE SHEETS 4-9 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

SECTIONS 4 & 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST

POLK COUNTY

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CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**FORESTAR REAL
ESTATE GROUP**

DATE: 04/06/2021
REV DATE:
SCALE 1" = N/A

PROJ: 50138736
DRAWN BY: MRP
CHECKED BY: WDD

EXHIBIT 2

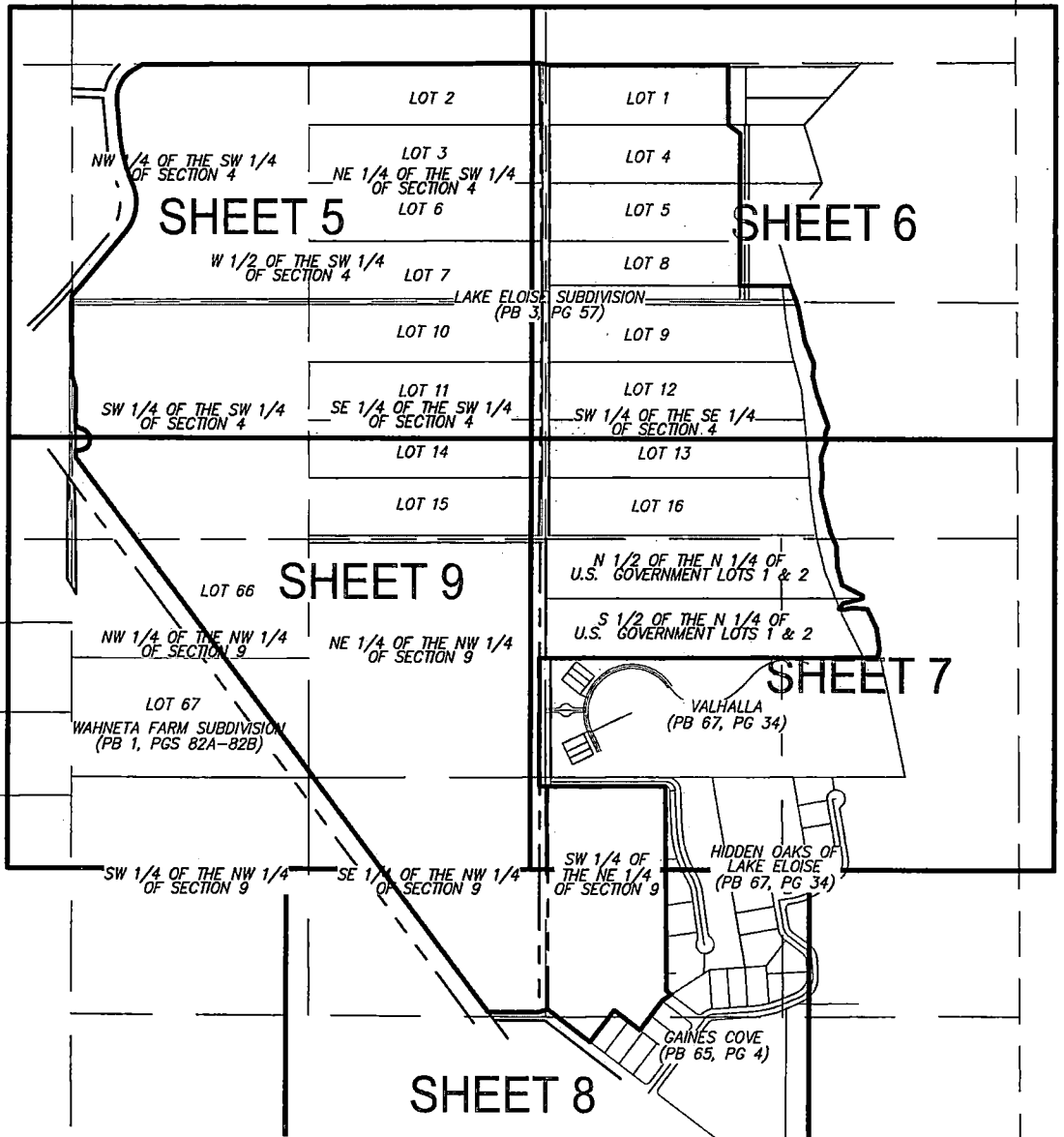


0 500 1000

1 INCH = 1000 FEET

LEGEND:

—	LINE BREAK
±	MORE OR LESS
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
DB	DEED BOOK
MB	MAP BOOK
L	LENGTH
R	RADIUS
A	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SF	SQUARE FEET
AC	ACRES
○	CHANGE IN DIRECTION
CM	CONCRETE MONUMENT
ELEV	ELEVATION
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
ID	IDENTIFICATION
IR	IRON ROD
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
S.R.	STATE ROAD



SHEET 4 OF 9

(SEE SHEETS 2-3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

SECTIONS 4 & 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST

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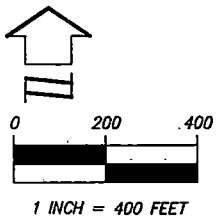
PREPARED FOR:

**FORESTAR REAL
ESTATE GROUP**

DATE: 04/06/2021
REV DATE:
SCALE 1" = 1000'

PROJ: 50138736
DRAWN BY: MRP
CHECKED BY: WDD

EXHIBIT 2



POINT OF COMMENCEMENT
 NW CORNER OF THE
 SW 1/4 OF SECTION 4
 FOUND 4"X4" CM WITH
 5/8" IR (NO ID)

N LINE OF THE SW 1/4 OF SECTION 4
SHELL ROAD
 PAVED ROAD
 N89°49'14"E 2223.24'

(BEARING BASIS)
 N89°49'14"E
 397.29'

POINT OF BEGINNING

LOT 2
 LAKE ELOISE SUBDIVISION
 (PB 3, PG 57)

LOT 3
 LAKE ELOISE SUBDIVISION
 (PB 3, PG 57)

NE 1/4 OF THE SW 1/4
 OF SECTION 4

LOT 6
 LAKE ELOISE SUBDIVISION
 (PB 3, PG 57)

LOT 7
 LAKE ELOISE SUBDIVISION
 (PB 3, PG 57)

LOT 10
 LAKE ELOISE SUBDIVISION
 (PB 3, PG 57)

LOT 11
 LAKE ELOISE SUBDIVISION
 (PB 3, PG 57)

SE 1/4 OF THE SW 1/4
 OF SECTION 4

CONTAINS:
 ±354.37 AC

N60°34'30"E 58.02'

L=213.39' R=185.37' Δ=65°57'23"
 CB=N27°35'49"E CH=201.80

L=227.91' R=783.51' Δ=16°40'00"
 CB=N13°42'53"W CH=227.11

SHELL ROAD
 (R/W WIDTH VARIES)
 PER DB 949, PG 327

L=276.34' R=255.37' Δ=62°00'00"
 CB=N08°57'07"E CH=263.05'

EASTERLY R/W OF SHELL ROAD W 1/2 OF THE SW 1/4
 PER DB 949, PG 327 OF SECTION 4

L=18.67' R=1944.86' Δ=00°33'00"
 CB=N40°49'33"E CH=18.67'

NW 1/4 OF THE SW 1/4
 OF SECTION 4

W LINE OF THE NW 1/4 OF THE SW
 1/4 OF SECTION 4

CROTON ROAD
 (R/W WIDTH VARIES PER
 MB 14, PG 26 & 27)

SW 1/4 OF
 THE SW 1/4
 OF SECTION 4

EASTERLY MAINTAINED R/W LINE

L=47.48' R=40.00' Δ=68°00'33"
 CB=N45°18'24"W CH=44.74'

L=177.43' R=60.00' Δ=169°25'56"
 CB=N05°24'17"E CH=119.49'

N05°22'53"W
 197.64'

N22°02'53"W
 50.39'

N39°57'07"E
 406.17'

N41°06'03"E
 40.45'

N00°09'09"W 189.88'

N16°46'45"W 73.45'

N00°10'44"W
 448.91'

MATCH LINE "E" - SEE SHEET 9

MATCH LINE "A" - SEE SHEET 6

SHEET 5 OF 9

SEE SHEET 4 FOR LEGEND/ABBREVIATIONS
 (SEE SHEETS 2-3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**HARMONY ON LAKE ELOISE
 COMMUNITY DEVELOPMENT
 DISTRICT**

SECTIONS 4 & 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**FORESTAR REAL
 ESTATE GROUP**

DATE: 04/06/2021
 REV DATE:
 SCALE 1" = 400'

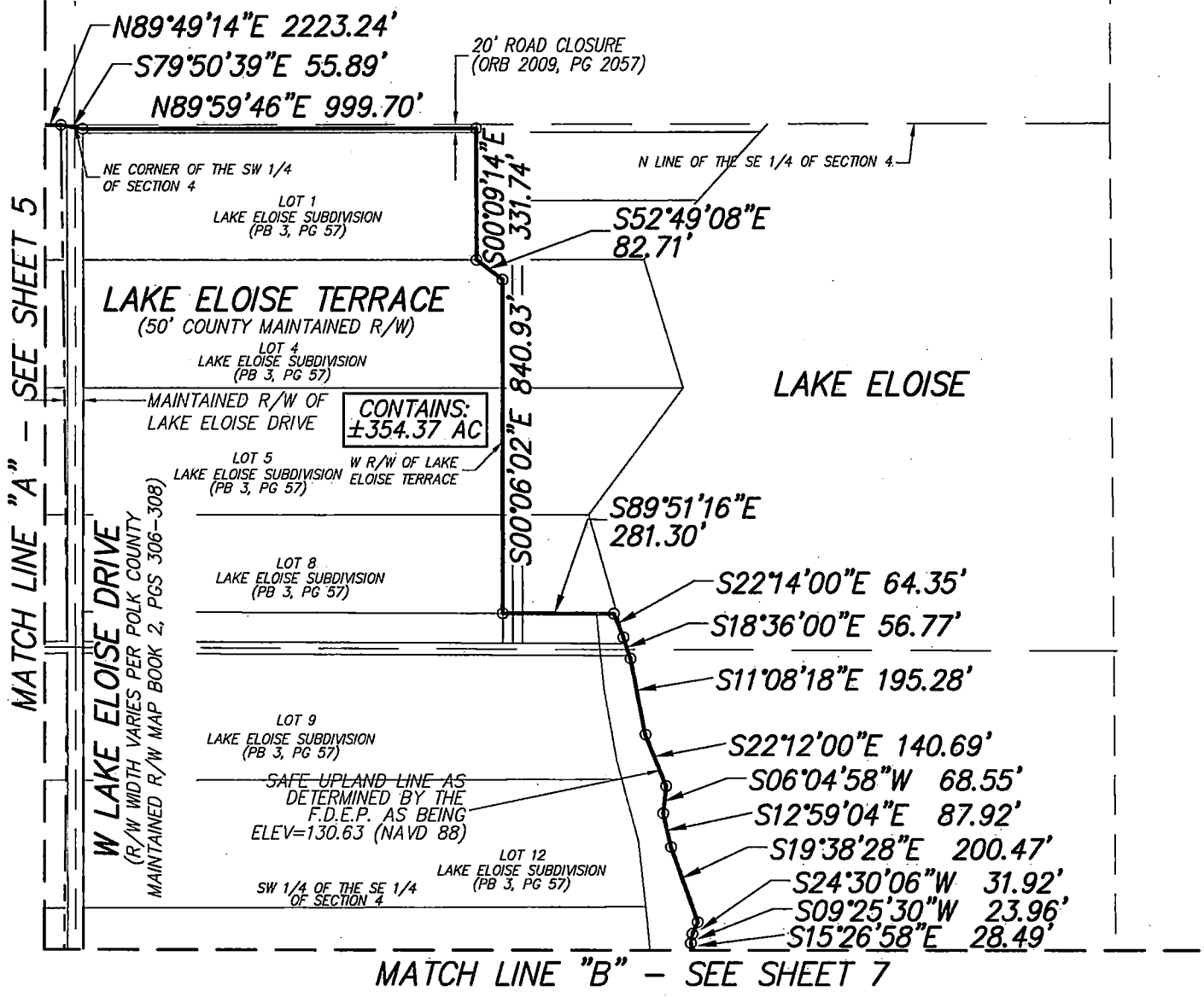
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 DRAWN BY: MRP
 CHECKED BY: WDD



EXHIBIT 2



1 INCH = 400 FEET



MATCH LINE "B" - SEE SHEET 7

SHEET 6 OF 9

SEE SHEET 4 FOR LEGEND/ABBREVIATIONS
(SEE SHEETS 2-3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

Drawing name: S:\Employee Mike Phillips\Autosave\AcPublish_12616\Lake Eloise_CDD_sursketch.dwg - Sheet 6 May 10, 2021 7:40am by: mphilips

SKETCH OF DESCRIPTION
-OF-
HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT
DISTRICT

SECTIONS 4 & 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST

POLK COUNTY FLORIDA



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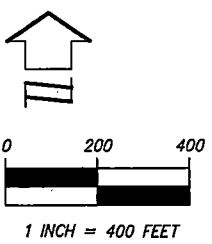
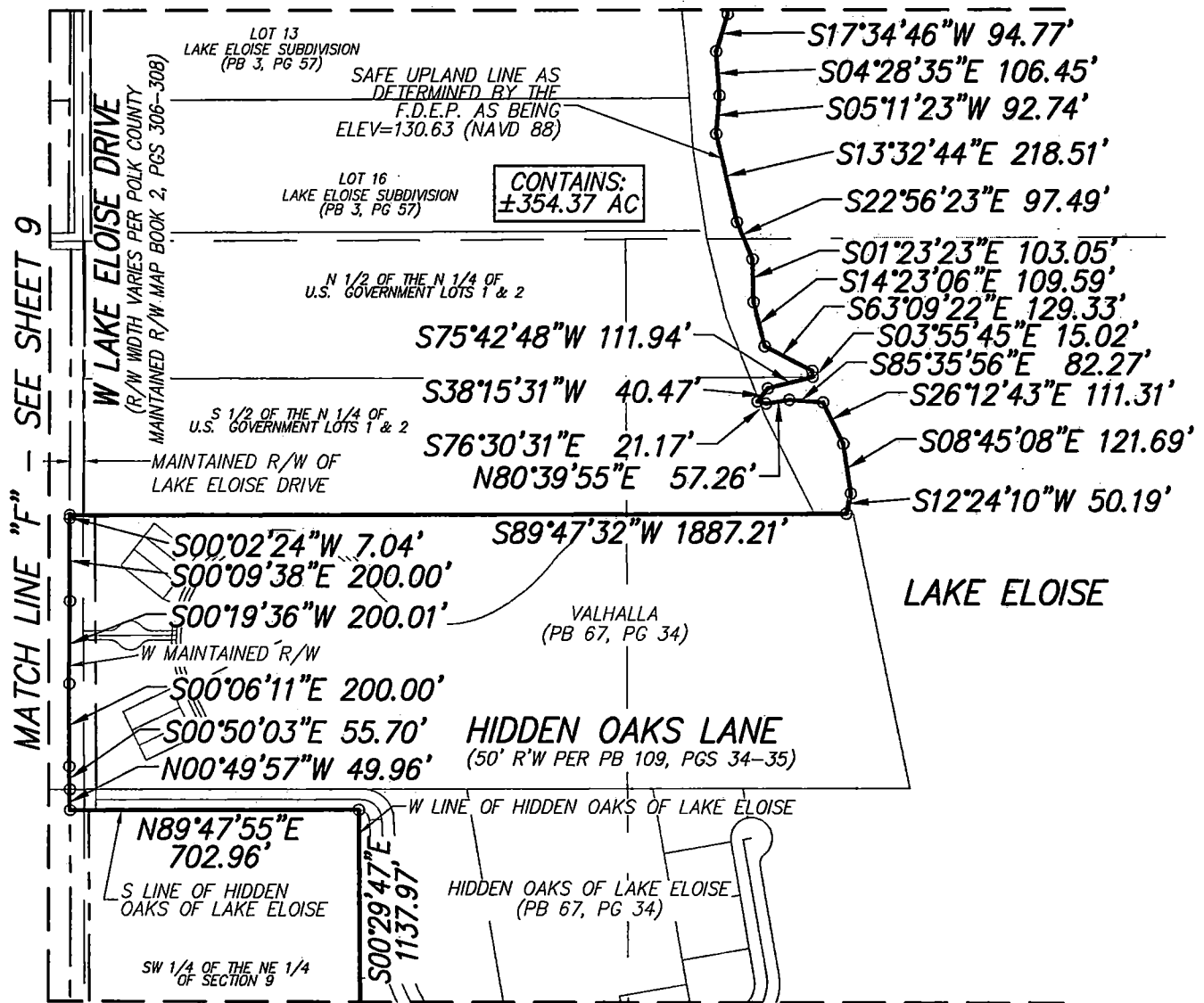


EXHIBIT 2

MATCH LINE "B" - SEE SHEET 6



MATCH LINE "C" - SEE SHEET 8
SHEET 7 OF 9

SEE SHEET 4 FOR LEGEND/ABBREVIATIONS
(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

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SKETCH OF DESCRIPTION

-OF-

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT
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DATE: 04/06/2021
REV DATE:
SCALE 1" = 400'

PROJ: 50138736
DRAWN BY: MRP
CHECKED BY: WDD

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\12616\Lake Eloise_CDD_sursketch.dwg Sheet 7 May 10, 2021 7:40am by: mphilips



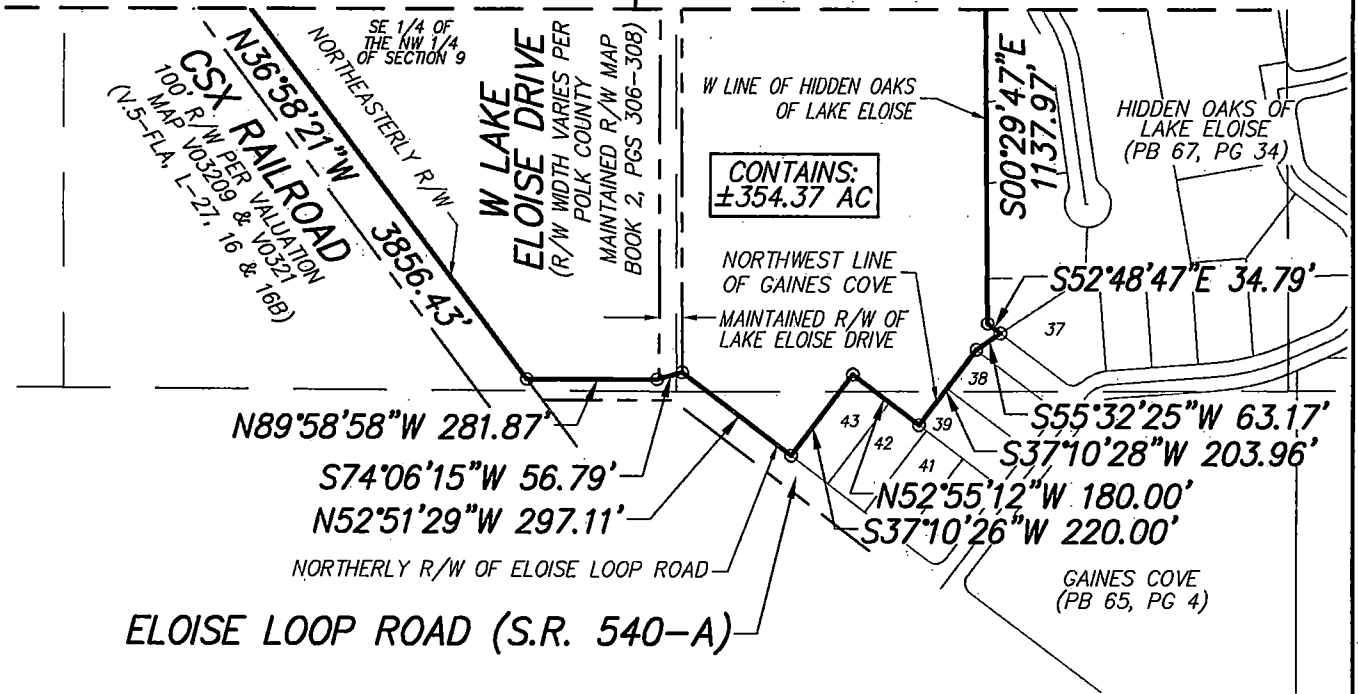
EXHIBIT 2



1 INCH = 400 FEET

MATCH LINE "D" - SEE SHEET 9

MATCH LINE "C" - SEE SHEET 7



SHEET 8 OF 9

SEE SHEET 4 FOR LEGEND/ABBREVIATIONS
(SEE SHEETS 2-3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

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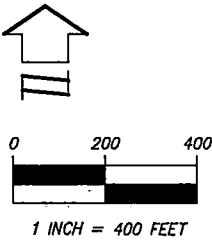
PREPARED FOR:

FORESTAR REAL
ESTATE GROUP

DATE: 04/06/2021
REV DATE:
SCALE 1" = 400'

PROJ: 50138736
DRAWN BY: MRP
CHECKED BY: WDD

EXHIBIT 2



CROTON ROAD
 (R/W WIDTH VARIES PER
 MB 14, PG 26 & 27)
 PAVED ROAD

MATCH LINE "E" - SEE SHEET 5

S89°52'45"E 20.16'
 N00°08'53"W 37.70'

EASTERLY MAINTAINED RIGHT OF WAY LINE

L=177.43'
 R=60.00'
 Δ=169°25'56"
 CB=N05°24'17"E
 CH=119.49'

LOT 14
 LAKE ELOISE SUBDIVISION
 (PB 3, PG 57)

LOT 15
 LAKE ELOISE SUBDIVISION
 (PB 3, PG 57)

LOT 66
 WAHNETA FARM SUBDIVISION
 (PB 1, PGS 82A-82B)

CONTAINS:
 ±354.37 AC

NW 1/4 OF THE NW 1/4
 OF SECTION 9

NE 1/4 OF THE NW 1/4
 OF SECTION 9

LOT 67
 WAHNETA FARM SUBDIVISION
 (PB 1, PGS 82A-82B)

N36°58'21"W 3856.43'
 NORTH-EASTERLY R/W
CSX RAILROAD
 100' R/W PER VALUATION
 MAP V03209 & V0321
 (N-5-FLA, L-27, 16 & 18B)

SW 1/4 OF THE NW 1/4
 OF SECTION 9

MATCH LINE "D" - SEE SHEET 8
 SHEET 9 OF 9

SEE SHEET 4 FOR LEGEND/ABBREVIATIONS
 (SEE SHEETS 2-3 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

MATCH LINE "F" - SEE SHEET 7

Drawing name: S:\Employee\Mike Phillips\Autosave\4-Publish\12616\Lake Eloise_CDD_sursketch.dwg Sheet 9 May 10, 2021 7:40am by: mphilips

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 CHECKED BY: WDD

OFFICIAL BALLOT
HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
DECEMBER 8, 2021

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

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

<u>Description</u>	<u>Acreage</u>
See attached	354.57 Acres

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

or

Attach Proxy.

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

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

Date: _____

Signed: _____

Printed Name: _____

ATTACHMENT 1

**Harmony on Lake Eloise CDD
Landowner Election Roll - 11/29/2021**

Parcel Number	Owner	Address	City State ZIP	Acres	Votes
26-29-04-000000-043010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	75.79	
26-29-04-664000-000020	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	10.14	
26-29-04-664000-000011	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	7.5	
26-29-04-664000-000030	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	28.79	
26-29-04-664000-000044	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	20.4	
26-29-04-664000-000100	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	38.25	
26-29-04-664000-000090	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	47.23	
26-29-04-664000-000082	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	1.92	
26-29-09-687000-006602	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	14.36	
26-29-09-000000-031000	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	39.45	
26-29-09-000000-011010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	13.11	
26-29-09-000000-011020	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	14.06	
26-29-09-687000-008901	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	23.41	
26-29-09-000000-014010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	20.16	
Total				354.57	355