

**PETITION TO ESTABLISH**  
**HICKORY LAKES COMMUNITY**  
**DEVELOPMENT DISTRICT**

Submitted by: Jere Earlywine  
Florida Bar No. 155527  
Jere.Earlywine@kutakrock.com  
KUTAK ROCK LLP  
107 W. College Ave.  
Tallahassee, Florida 32301  
850-528-6152

## PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Osteen Acquisitions Group, LLC ("Petitioner"), hereby petitions the City Commission of the City of Deltona, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Deltona, Florida, and covers approximately 194.06 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located north and west of State Road 415 and south of Enterprise-Osteen Road. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no excluded parcels within the boundaries of the District.

3. Landowner Consent and Authorization. The landowner of 100% of the lands to be included within the proposed District has provided its written consent to establishment of the District. The consent is attached hereto as **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Sadique Jaffer, Ashu Luthra, Ria Luthra, Keith Trace, and Ashley Westmoreland each with an address of 103 Commerce Street, Suite #160, Lake Mary, Florida 32746. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Hickory Lakes Community Development District.

6. Major Water and Wastewater Facilities. **Exhibit 4** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed from 2026 through 2030. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is vacant timberlands. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element

are shown in **Exhibit 6**. These proposed land uses are consistent with the applicable local comprehensive plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs (“**SERC**”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 3**. Copies of all correspondence and official notices should be sent to:

Jere Earlywine  
Florida Bar No. 155527  
[Jere.Earlywine@kutakrock.com](mailto:Jere.Earlywine@kutakrock.com)  
KUTAK ROCK LLP  
107 W. College Ave.  
Tallahassee, Florida 32301  
850-528-6152

11. This petition to establish the Hickory Lakes Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the applicable local comprehensive plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the city from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will

provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

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

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Deltona, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 20th day of January, 2026.

Submitted by:

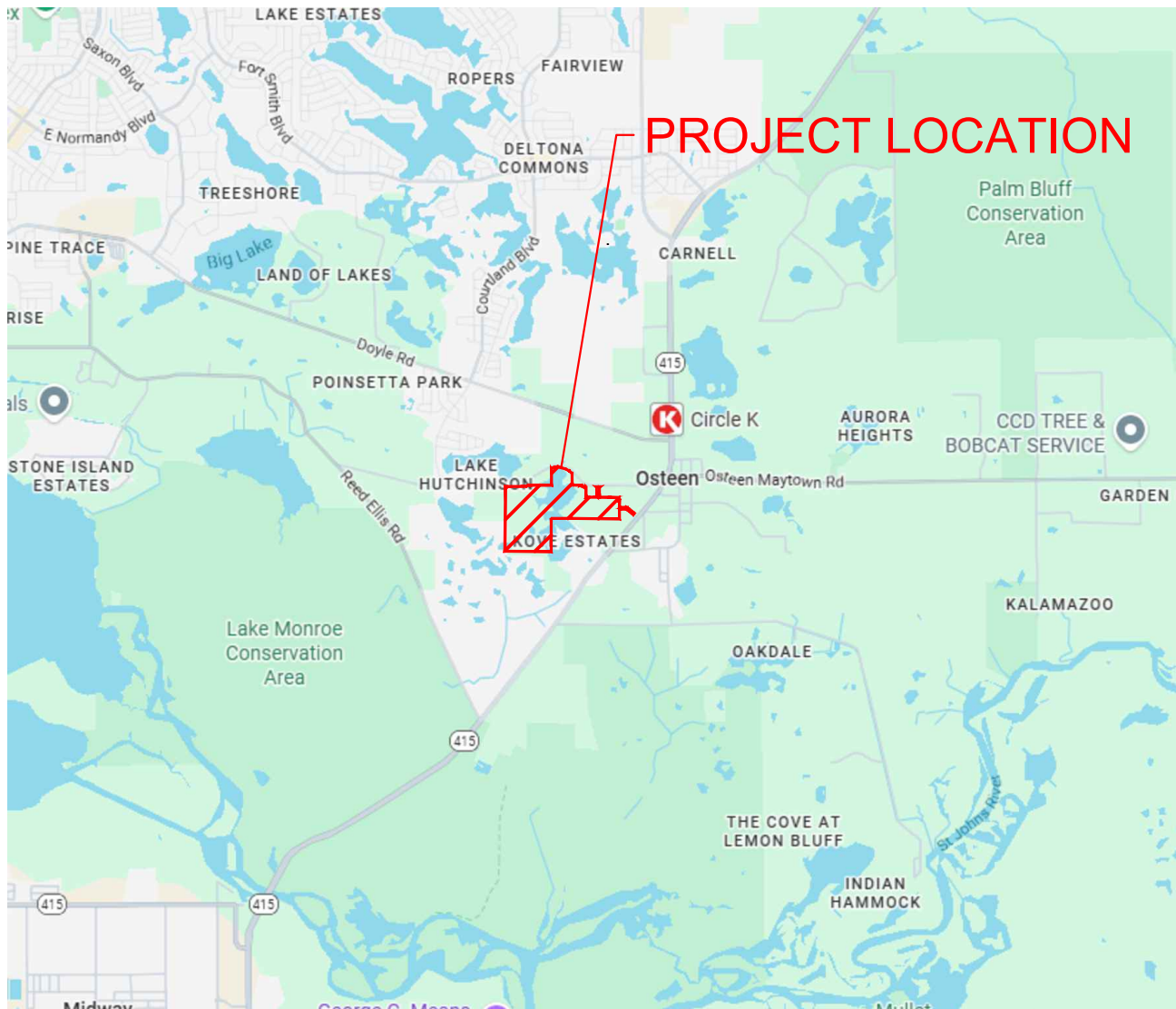


Jere Earlywine  
Florida Bar No. 155527  
[Jere.Earlywine@kutakrock.com](mailto:Jere.Earlywine@kutakrock.com)  
KUTAK ROCK LLP  
107 W. College Ave.  
Tallahassee, Florida 32301  
850-528-6152

**EXHIBIT 1**  
**LOCATION MAP**



# EXHIBIT 1



## HICKORY LAKE PRESERVE

ENTERPRISE OSTEEN ROAD  
CITY OF DELTONA, FLORIDA 32764

SECTION 12-13, TOWNSHIP 19, RANGE 31

DATE: 01-06-2026  
SCALE:  
PROJECT #: 18FL007  
DRAWN BY: EHH  
APPROVED BY:

SHEET NUMBER

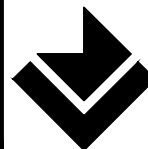
1

PROJECT NAME

HICKORY LAKES  
PRESERVE

SHEET

LOCATION MAP



**Landmark**

ENGINEERING GROUP

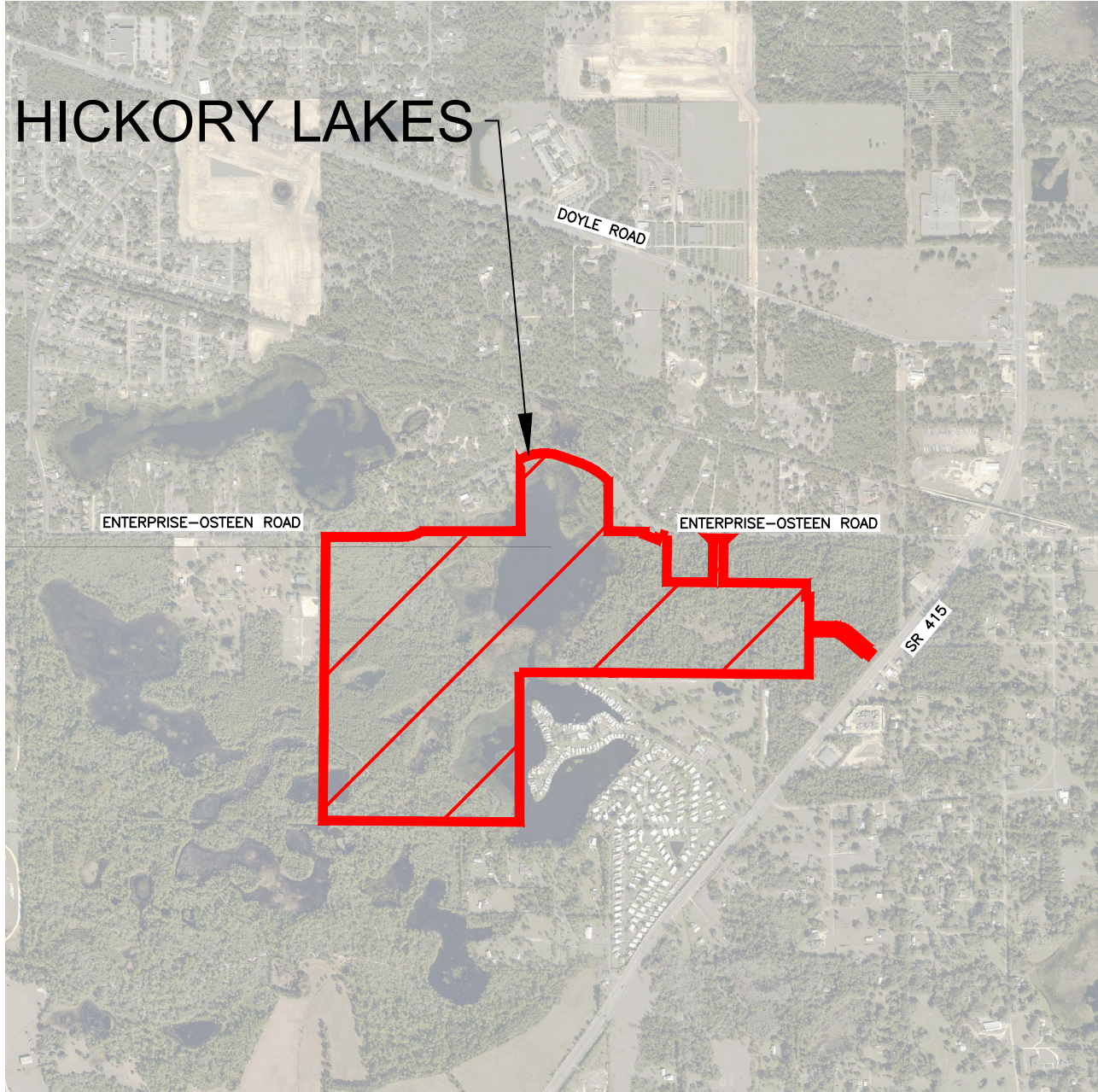
600 BROADWAY AVE SUITE 301 BARTOW, FL 33830  
(863) 422-5517

CIVIL ENGINEERING AND LAND PLANNING

FLORIDA DESIGN FIRM REGISTRATION NUMBER CA-38158



# HICKORY LAKES



DATE: 09-06-2024  
SCALE:  
PROJECT #: 18FL007  
DRAWN BY: EHH  
APPROVED BY:

SHEET NUMBER

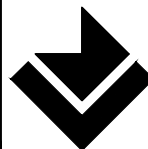
A

PROJECT NAME

HICKORY LAKES  
PRESERVE

SHEET

AERIAL MAP



**Landmark**

ENGINEERING GROUP

600 BROADWAY AVE SUITE 301 BARTOW, FL 33830  
(863) 422-5517

CIVIL ENGINEERING AND LAND PLANNING

FLORIDA DESIGN FIRM REGISTRATION NUMBER CA-38158

**EXHIBIT 2**

**SKETCH AND LEGAL**

# LEGAL DESCRIPTION

NOT A SURVEY

## CDD LIMITS

A PARCEL OF LAND COMPRISING PORTIONS OF SECTIONS 12 AND 13, TOWNSHIP 19 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTH QUARTER CORNER OF SAID SECTION 12, ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE RUN SOUTH 89°20'44" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 342.01 FEET; THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH LINE RUN SOUTH 00°41'37" WEST FOR A DISTANCE OF 28.20 FEET; THENCE RUN SOUTH 67°27'11" EAST FOR A DISTANCE OF 129.15 FEET; THENCE RUN NORTH 22°32'42" EAST FOR A DISTANCE OF 62.03 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 692.99 FEET, WITH A CHORD BEARING OF SOUTH 73°54'13" EAST, AND A CHORD DISTANCE OF 72.93 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°01'56" FOR A DISTANCE OF 72.96 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 00°31'57" WEST FOR A DISTANCE OF 430.88 FEET; THENCE RUN SOUTH 89°28'03" EAST FOR A DISTANCE OF 430.30 FEET; THENCE RUN NORTH 00°41'45" EAST FOR A DISTANCE OF 384.18 FEET; THENCE RUN NORTH 44°18'15" WEST FOR A DISTANCE OF 42.43 FEET; THENCE RUN SOUTH 89°18'15" EAST FOR A DISTANCE OF 160.00 FEET; THENCE RUN SOUTH 45°41'45" WEST FOR A DISTANCE OF 42.43 FEET; THENCE RUN SOUTH 00°41'45" WEST FOR A DISTANCE OF 383.89 FEET; THENCE RUN SOUTH 89°28'03" EAST FOR A DISTANCE OF 779.99 FEET; THENCE RUN SOUTH 00°31'57" WEST FOR A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°28'03" EAST FOR A DISTANCE OF 31.12 FEET; THENCE RUN SOUTH 00°31'57" WEST FOR A DISTANCE OF 273.00 FEET; THENCE RUN SOUTH 89°28'03" EAST FOR A DISTANCE OF 253.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 190.00 FEET, WITH A CHORD BEARING OF SOUTH 69°38'12" EAST, AND A CHORD DISTANCE OF 128.91 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°39'41" FOR A DISTANCE OF 131.52 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 49°48'22" EAST FOR A DISTANCE OF 261.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 22.00 FEET, WITH A CHORD BEARING OF NORTH 85°10'56" EAST, AND A CHORD DISTANCE OF 31.12 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'23" FOR A DISTANCE OF 34.57 FEET TO A POINT ON A NON TANGENT LINE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 415 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7912-108; THENCE RUN SOUTH 40°10'15" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 124.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 22.00 FEET, WITH A CHORD BEARING OF NORTH 04°49'04" WEST, AND A CHORD DISTANCE OF 31.11 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'37" FOR A DISTANCE OF 34.55 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 49°48'22" WEST FOR A DISTANCE OF 286.63 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 110.00 FEET, WITH A CHORD BEARING OF NORTH 69°38'12" WEST, AND A CHORD DISTANCE OF 74.63 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°39'41" FOR A DISTANCE OF 76.14 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°28'03" WEST FOR A DISTANCE OF 233.72 FEET; THENCE RUN SOUTH 00°31'57" WEST FOR A DISTANCE OF 393.72 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF AFORESAID SECTION 13; THENCE RUN NORTH 89°27'21" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1882.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 13, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 89°48'02" WEST

CONTINUED ON SHEET 2

SHEET 1 OF 6  
SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

## SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 13-19-31 AS BEING N89°20'25"W.
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE VOLUSIA COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20240339

DATE: 1-6-2026

SCALE: 1" = 400 FEET

CALC BY: DY

DRAWN BY: PJR

CHECKED BY: DY

FOR THE LICENSFD BUSINESS #8627 BY:



Digitally signed by

James L Rickman

Date: 2026.03.26

10:02:56 -04'00'

JAMES L. RICKMAN, PSM #5633

# SKETCH OF DESCRIPTION

NOT A SURVEY

CONTINUED FROM SHEET 1

ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 831.58 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°04'45" WEST FOR A DISTANCE OF 1324.40 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 89°30'29" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1843.41 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE RUN NORTH 00°33'51" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 13 FOR A DISTANCE OF 2630.03 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 89°58'06" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 1815.04 FEET TO THE SOUTHEAST CORNER OF LEONARDY SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 78 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 00°20'56" EAST ALONG THE EAST LINE OF SAID LEONARDY SHORES FOR A DISTANCE OF 696.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ENTERPRISE - OSTEEN ROAD PER FLORIDA STATUTE CHAPTER 95, ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 613.72 FEET, WITH A CHORD BEARING OF NORTH 71°02'50" EAST, AND A CHORD DISTANCE OF 157.74 FEET; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°46'03" FOR A DISTANCE OF 158.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 445.40 FEET, WITH A CHORD BEARING OF SOUTH 88°04'06" EAST, AND A CHORD DISTANCE OF 192.77 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°59'47" FOR A DISTANCE OF 194.31 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3503.72 FEET, WITH A CHORD BEARING OF SOUTH 72°21'03" EAST, AND A CHORD DISTANCE OF 198.37 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'40" FOR A DISTANCE OF 198.40 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.59 FEET, WITH A CHORD BEARING OF SOUTH 65°39'40" EAST, AND A CHORD DISTANCE OF 198.91 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°16'20" FOR A DISTANCE OF 199.42 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 702.50 FEET, WITH A CHORD BEARING OF SOUTH 51°15'08" EAST, AND A CHORD DISTANCE OF 153.10 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'41" FOR A DISTANCE OF 153.40 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 12; THENCE RUN SOUTH 00°14'44" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 502.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 194.06 ACRES MORE OR LESS.

SHEET 2 OF 6  
SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR AND MAPPER  
MB MAP BOOK  
PG PAGE

PCC POINT OF COMPOUND CURVATURE  
NT NON TANGENT  
SEC SECTION  
AKA ALSO KNOWN AS  
POB POINT OF BEGINNING  
R/W RIGHT-OF-WAY

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2026

DRAWN BY: PJR

SCALE: 1" = 400 FEET

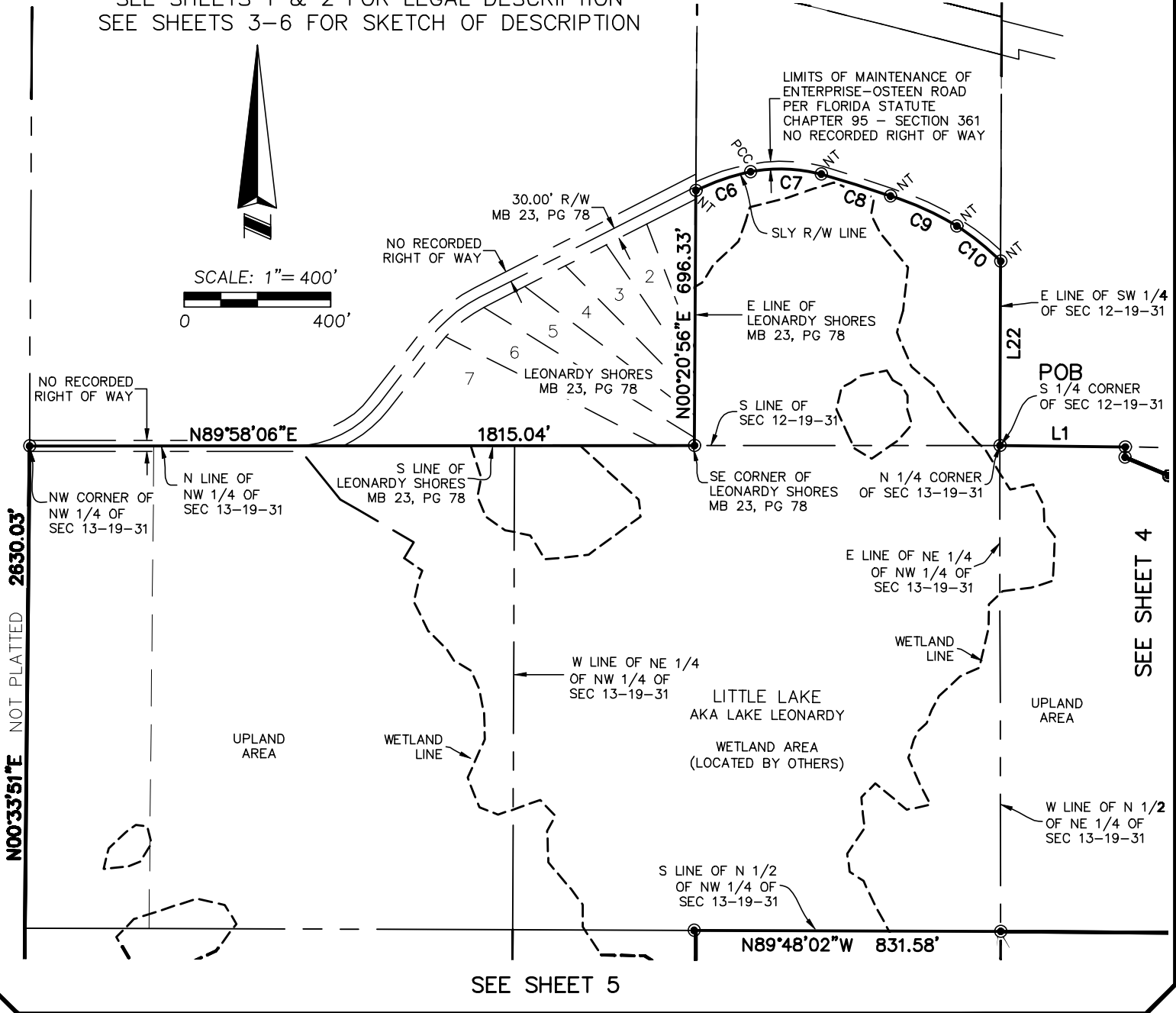
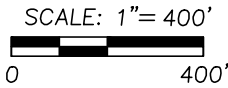
CHECKED BY: DY

# SKETCH OF DESCRIPTION

NOT A SURVEY

SHEET 3 OF 6

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- MB MAP BOOK
- PG PAGE

- PCC POINT OF COMPOUND CURVATURE
- NT NON TANGENT
- SEC SECTION
- AKA ALSO KNOWN AS
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2025

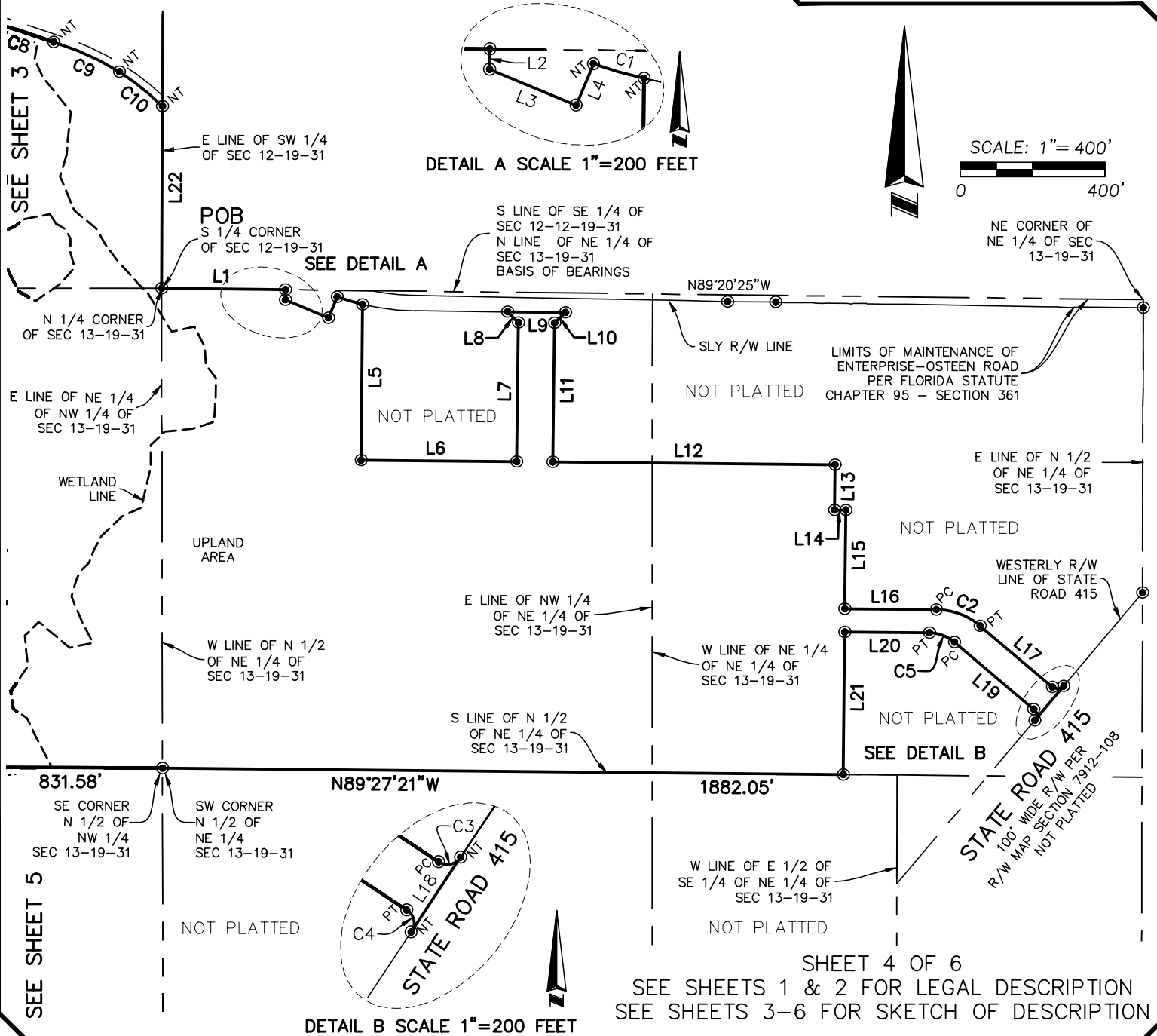
DRAWN BY: PJR

SCALE: 1" = 400 FEET

CHECKED BY: DY

# SKETCH OF DESCRIPTION

NOT A SURVEY



DETAIL A SCALE 1"=200 FEET

SCALE: 1"=400'  
0 400'

DETAIL B SCALE 1"=200 FEET

SHEET 4 OF 6  
SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

- |                                      |                       |                                 |
|--------------------------------------|-----------------------|---------------------------------|
| ● CHANGE IN DIRECTION                | PC POINT OF CURVATURE | PCC POINT OF COMPOUND CURVATURE |
| LB LICENSED BUSINESS                 | PT POINT OF TANGENCY  | NT NON TANGENT                  |
| PSM PROFESSIONAL SURVEYOR AND MAPPER |                       | SEC SECTION                     |
| MB MAP BOOK                          |                       | AKA ALSO KNOWN AS               |
| PG PAGE                              |                       | POB POINT OF BEGINNING          |
|                                      |                       | R/W RIGHT-OF-WAY                |

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2026

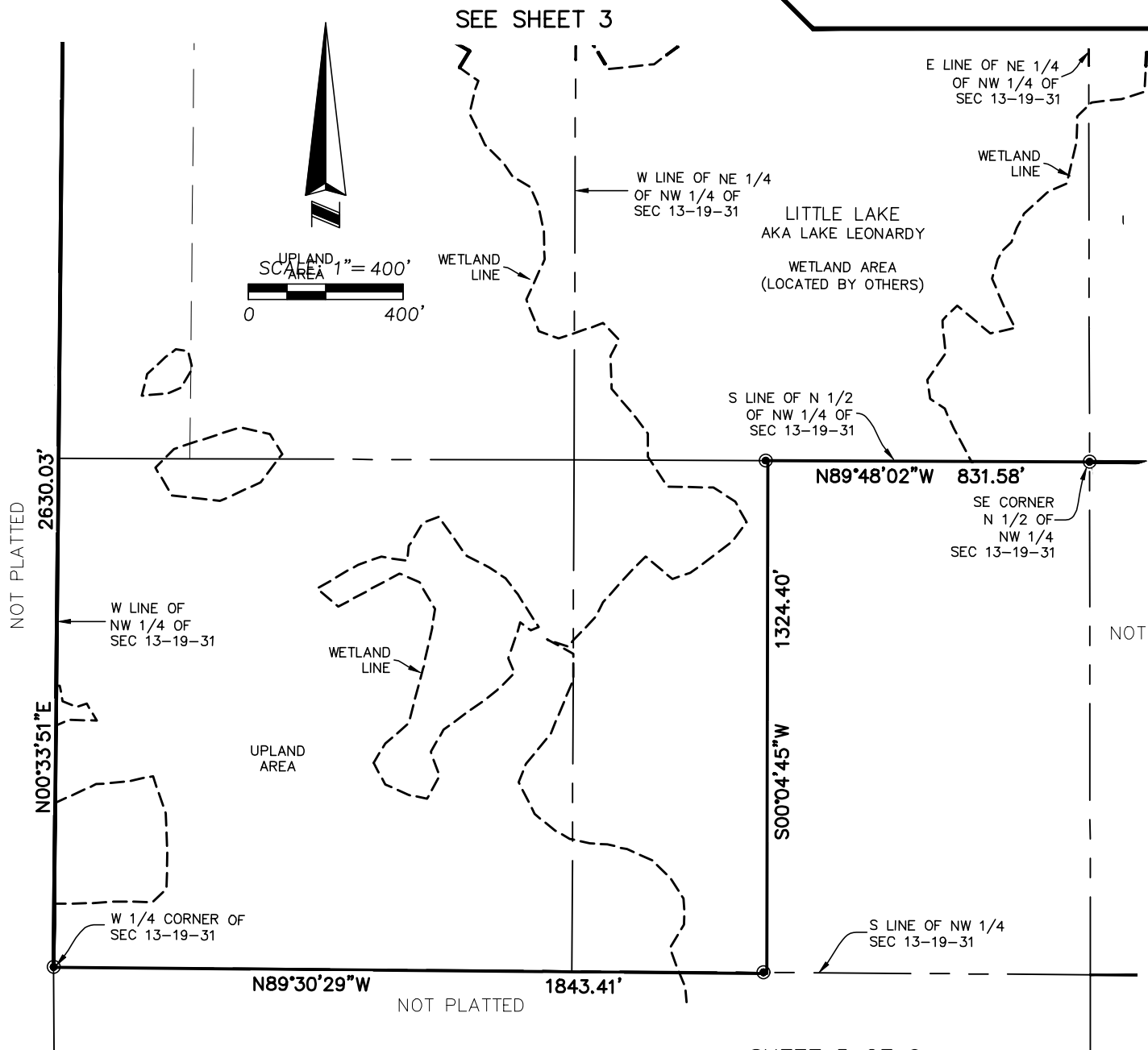
DRAWN BY: PJR

SCALE: 1"=400 FEET

CHECKED BY: DY

# SKETCH OF DESCRIPTION

NOT A SURVEY



SEE SHEET 4

SHEET 5 OF 6  
 SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
 SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
 GEOSPATIAL SERVICES  
 www.allen-company.com  
 16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355  
 LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- MB MAP BOOK
- PG PAGE

- PCC POINT OF COMPOUND CURVATURE
- NT NON TANGENT
- SEC SECTION
- AKA ALSO KNOWN AS
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2026

DRAWN BY: PJR

SCALE: 1" = 400 FEET

CHECKED BY: DY

# SKETCH OF DESCRIPTION

NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°20'44"E	342.01'
L2	S00°41'37"W	28.20'
L3	S67°27'11"E	129.15'
L4	N22°32'42"E	62.03'
L5	S00°31'57"W	430.88'
L6	S89°28'03"E	430.30'
L7	N00°41'45"E	384.18'
L8	N44°18'15"W	42.43'
L9	S89°18'15"E	160.00'
L10	S45°41'45"W	42.43'
L11	S00°41'45"W	383.89'
L12	S89°28'03"E	779.99'
L13	S00°31'57"W	125.00'
L14	S89°28'03"E	31.12'
L15	S00°31'57"W	273.00'
L16	S89°28'03"E	253.02'
L17	S49°48'22"E	261.51'
L18	S40°10'15"W	124.00'
L19	N49°48'22"W	286.63'
L20	N89°28'03"W	233.72'
L21	S00°31'57"W	393.72'
L22	S00°14'44"W	502.65'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	692.99'	S73°54'13"E	72.93'	006°01'56"	72.96'
C2	190.00'	S69°38'12"E	128.91'	039°39'41"	131.52'
C3	22.00'	N85°10'56"E	31.12'	090°01'23"	34.57'
C4	22.00'	N04°49'04"W	31.11'	089°58'37"	34.55'
C5	110.00'	N69°38'12"W	74.63'	039°39'41"	76.14'
C6	613.72'	N71°02'50"E	157.74'	014°46'03"	158.18'
C7	445.40'	S88°04'06"E	192.77'	024°59'47"	194.31'
C8	3503.72'	S72°21'03"E	198.37'	003°14'40"	198.40'
C9	800.59'	S65°39'40"E	198.91'	014°16'20"	199.42'
C10	702.50'	S51°15'08"E	153.10'	012°30'41"	153.40'

SHEET 6 OF 6  
 SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
 SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
 GEOSPATIAL SERVICES  
 www.allen-company.com  
 16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355  
 LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION  
 LB LICENSED BUSINESS  
 PSM PROFESSIONAL SURVEYOR AND MAPPER  
 MB MAP BOOK  
 PG PAGE

PCC POINT OF COMPOUND CURVATURE  
 NT NON TANGENT  
 SEC SECTION  
 AKA ALSO KNOWN AS  
 POB POINT OF BEGINNING  
 R/W RIGHT-OF-WAY

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2026

DRAWN BY: PJR

SCALE: 1" = 400 FEET

CHECKED BY: DY

**EXHIBIT 3**

**CONSENT AND AUTHORIZATION OF LANDOWNER**

This instrument was prepared by:

Jere Earlywine  
Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301

---

**Consent and Authorization of Landowner  
to Establish a Community Development District  
[Proposed Hickory Lakes Community Development District]**

The undersigned, on behalf of **Osteen Acquisitions Group LLC** (“Landowner”), is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof (“Property”).

Pursuant to Section 190.005, *Florida Statutes*, the undersigned hereby consents to the establishment of the Hickory Lakes Community Development District (“CDD”) that will include the Property within the lands to be a part of the CDD and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the CDD.

This document shall also serve as a designation of Jere Earlywine of Kutak Rock LLP, to act as agent for petitioner, Osteen Acquisitions Group LLC, with regard to any and all matters pertaining to the *Petition to Establish the Hickory Lakes Community Development District* pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*.

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.

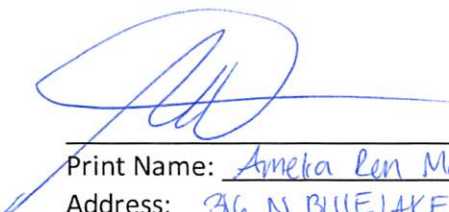
[SIGNATURE PAGE TO FOLLOW]


Consent and Joinder of Landowner  
to Establish a Community Development District  
[Proposed Hickory Lakes Community Development District]

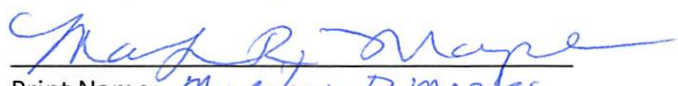
Executed this 14 day of January, 2026.

Witnessed:

OSTEEN ACQUISITIONS GROUP LLC

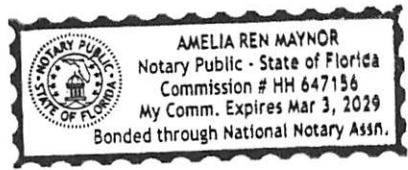
  
Print Name: Amelia Ren Maynor  
Address: 316 N BLUE LAKE AVE  
DELAND FL. 32724

  
BY: Sadique Jaffer  
ITS: Managing Member

  
Print Name: Marilyn R. Maples  
Address: 306 W 6th Street  
SANFORD, FL 32777

STATE OF FLORIDA  
COUNTY OF VOLUusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of January, 2026, by Sadique Jaffer, as an authorized representative of **OSTEEN ACQUISITIONS GROUP, LLC**, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



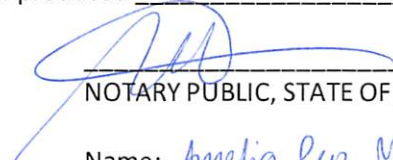
  
NOTARY PUBLIC, STATE OF FLORIDA  
Name: Amelia Ren Maynor  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

Consent and Joinder of Landowner  
to the Establishment of a Community Development District  
[*Proposed Hickory Lakes Community Development District*]

**Exhibit A:**  
Legal Description

# LEGAL DESCRIPTION

NOT A SURVEY

## CDD LIMITS

A PARCEL OF LAND COMPRISING PORTIONS OF SECTIONS 12 AND 13, TOWNSHIP 19 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTH QUARTER CORNER OF SAID SECTION 12, ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE RUN SOUTH 89°20'44" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 342.01 FEET; THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH LINE RUN SOUTH 00°41'37" WEST FOR A DISTANCE OF 28.20 FEET; THENCE RUN SOUTH 67°27'11" EAST FOR A DISTANCE OF 129.15 FEET; THENCE RUN NORTH 22°32'42" EAST FOR A DISTANCE OF 62.03 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 692.99 FEET, WITH A CHORD BEARING OF SOUTH 73°54'13" EAST, AND A CHORD DISTANCE OF 72.93 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°01'56" FOR A DISTANCE OF 72.96 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 00°31'57" WEST FOR A DISTANCE OF 430.88 FEET; THENCE RUN SOUTH 89°28'03" EAST FOR A DISTANCE OF 430.30 FEET; THENCE RUN NORTH 00°41'45" EAST FOR A DISTANCE OF 384.18 FEET; THENCE RUN NORTH 44°18'15" WEST FOR A DISTANCE OF 42.43 FEET; THENCE RUN SOUTH 89°18'15" EAST FOR A DISTANCE OF 160.00 FEET; THENCE RUN SOUTH 45°41'45" WEST FOR A DISTANCE OF 42.43 FEET; THENCE RUN SOUTH 00°41'45" WEST FOR A DISTANCE OF 383.89 FEET; THENCE RUN SOUTH 89°28'03" EAST FOR A DISTANCE OF 779.99 FEET; THENCE RUN SOUTH 00°31'57" WEST FOR A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 89°28'03" EAST FOR A DISTANCE OF 31.12 FEET; THENCE RUN SOUTH 00°31'57" WEST FOR A DISTANCE OF 273.00 FEET; THENCE RUN SOUTH 89°28'03" EAST FOR A DISTANCE OF 253.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 190.00 FEET, WITH A CHORD BEARING OF SOUTH 69°38'12" EAST, AND A CHORD DISTANCE OF 128.91 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°39'41" FOR A DISTANCE OF 131.52 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 49°48'22" EAST FOR A DISTANCE OF 261.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 22.00 FEET, WITH A CHORD BEARING OF NORTH 85°10'56" EAST, AND A CHORD DISTANCE OF 31.12 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'23" FOR A DISTANCE OF 34.57 FEET TO A POINT ON A NON TANGENT LINE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 415 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7912-108; THENCE RUN SOUTH 40°10'15" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 124.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 22.00 FEET, WITH A CHORD BEARING OF NORTH 04°49'04" WEST, AND A CHORD DISTANCE OF 31.11 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'37" FOR A DISTANCE OF 34.55 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 49°48'22" WEST FOR A DISTANCE OF 286.63 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 110.00 FEET, WITH A CHORD BEARING OF NORTH 69°38'12" WEST, AND A CHORD DISTANCE OF 74.63 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°39'41" FOR A DISTANCE OF 76.14 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°28'03" WEST FOR A DISTANCE OF 233.72 FEET; THENCE RUN SOUTH 00°31'57" WEST FOR A DISTANCE OF 393.72 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF AFORESAID SECTION 13; THENCE RUN NORTH 89°27'21" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1882.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 13, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 89°48'02" WEST

CONTINUED ON SHEET 2

SHEET 1 OF 6  
SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

## SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 13-19-31 AS BEING N89°20'25"W.
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE VOLUSIA COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20240339

DATE: 1-6-2026

SCALE: 1" = 400 FEET

CALC BY: DY

DRAWN BY: PJR

CHECKED BY: DY

FOR THE LICENSFD BUSINESS #8627 BY:



Digitally signed by

James L Rickman

Date: 2026.03.26

10:02:56 -04'00'

JAMES L. RICKMAN, PSM #5633

# SKETCH OF DESCRIPTION

NOT A SURVEY

CONTINUED FROM SHEET 1

ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 831.58 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°04'45" WEST FOR A DISTANCE OF 1324.40 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 89°30'29" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1843.41 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE RUN NORTH 00°33'51" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 13 FOR A DISTANCE OF 2630.03 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 89°58'06" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 13 FOR A DISTANCE OF 1815.04 FEET TO THE SOUTHEAST CORNER OF LEONARDY SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 78 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 00°20'56" EAST ALONG THE EAST LINE OF SAID LEONARDY SHORES FOR A DISTANCE OF 696.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ENTERPRISE - OSTEEN ROAD PER FLORIDA STATUTE CHAPTER 95, ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 613.72 FEET, WITH A CHORD BEARING OF NORTH 71°02'50" EAST, AND A CHORD DISTANCE OF 157.74 FEET; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°46'03" FOR A DISTANCE OF 158.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 445.40 FEET, WITH A CHORD BEARING OF SOUTH 88°04'06" EAST, AND A CHORD DISTANCE OF 192.77 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°59'47" FOR A DISTANCE OF 194.31 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3503.72 FEET, WITH A CHORD BEARING OF SOUTH 72°21'03" EAST, AND A CHORD DISTANCE OF 198.37 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'40" FOR A DISTANCE OF 198.40 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.59 FEET, WITH A CHORD BEARING OF SOUTH 65°39'40" EAST, AND A CHORD DISTANCE OF 198.91 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°16'20" FOR A DISTANCE OF 199.42 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 702.50 FEET, WITH A CHORD BEARING OF SOUTH 51°15'08" EAST, AND A CHORD DISTANCE OF 153.10 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'41" FOR A DISTANCE OF 153.40 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 12; THENCE RUN SOUTH 00°14'44" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 502.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 194.06 ACRES MORE OR LESS.

SHEET 2 OF 6  
SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR AND MAPPER  
MB MAP BOOK  
PG PAGE

PCC POINT OF COMPOUND CURVATURE  
NT NON TANGENT  
SEC SECTION  
AKA ALSO KNOWN AS  
POB POINT OF BEGINNING  
R/W RIGHT-OF-WAY

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2026

DRAWN BY: PJR

SCALE: 1" = 400 FEET

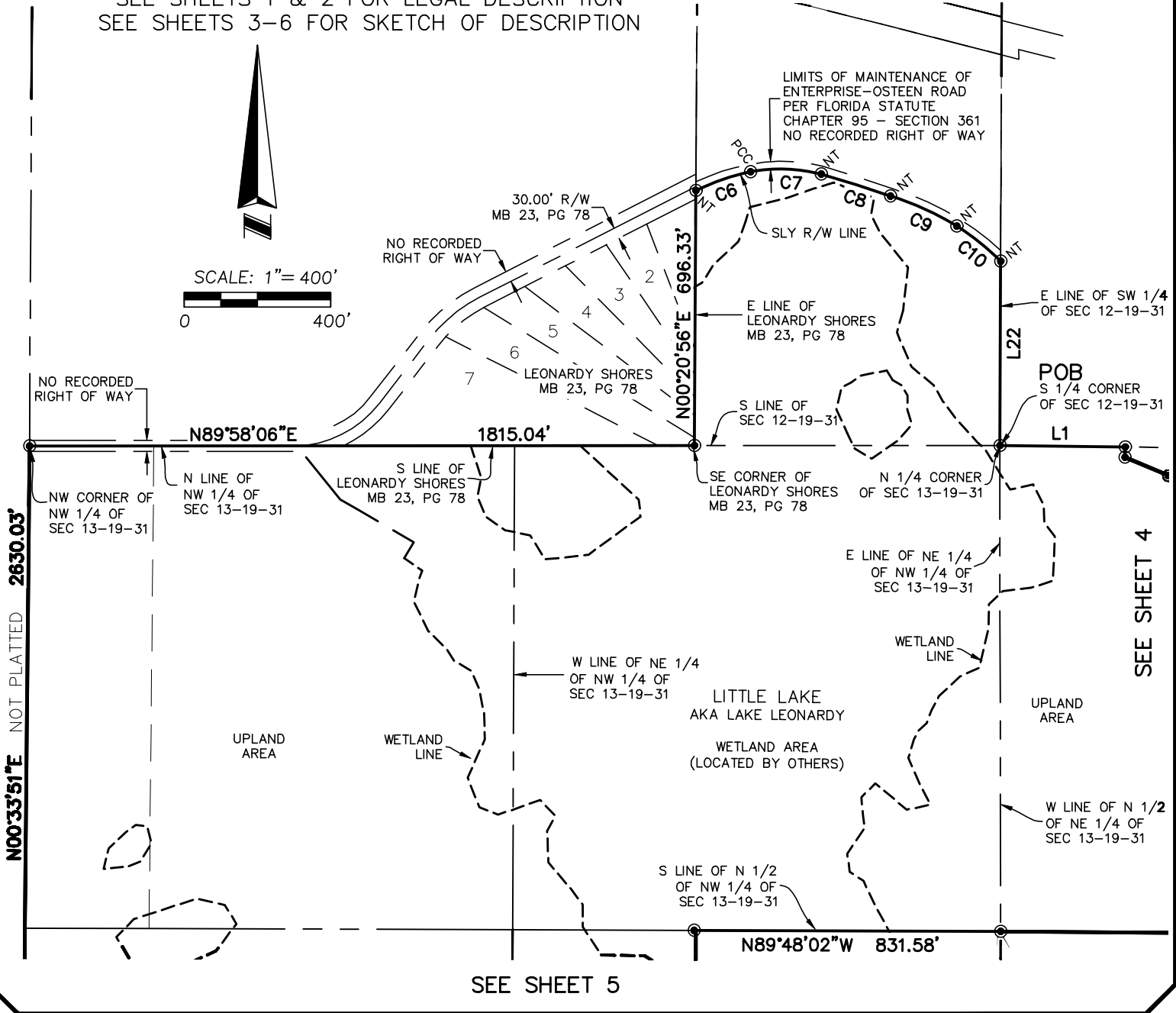
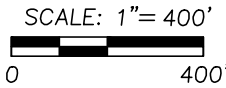
CHECKED BY: DY

# SKETCH OF DESCRIPTION

NOT A SURVEY

SHEET 3 OF 6

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



N00°33'51"E NOT PLATTED 2630.03'

SEE SHEET 4

SEE SHEET 5



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

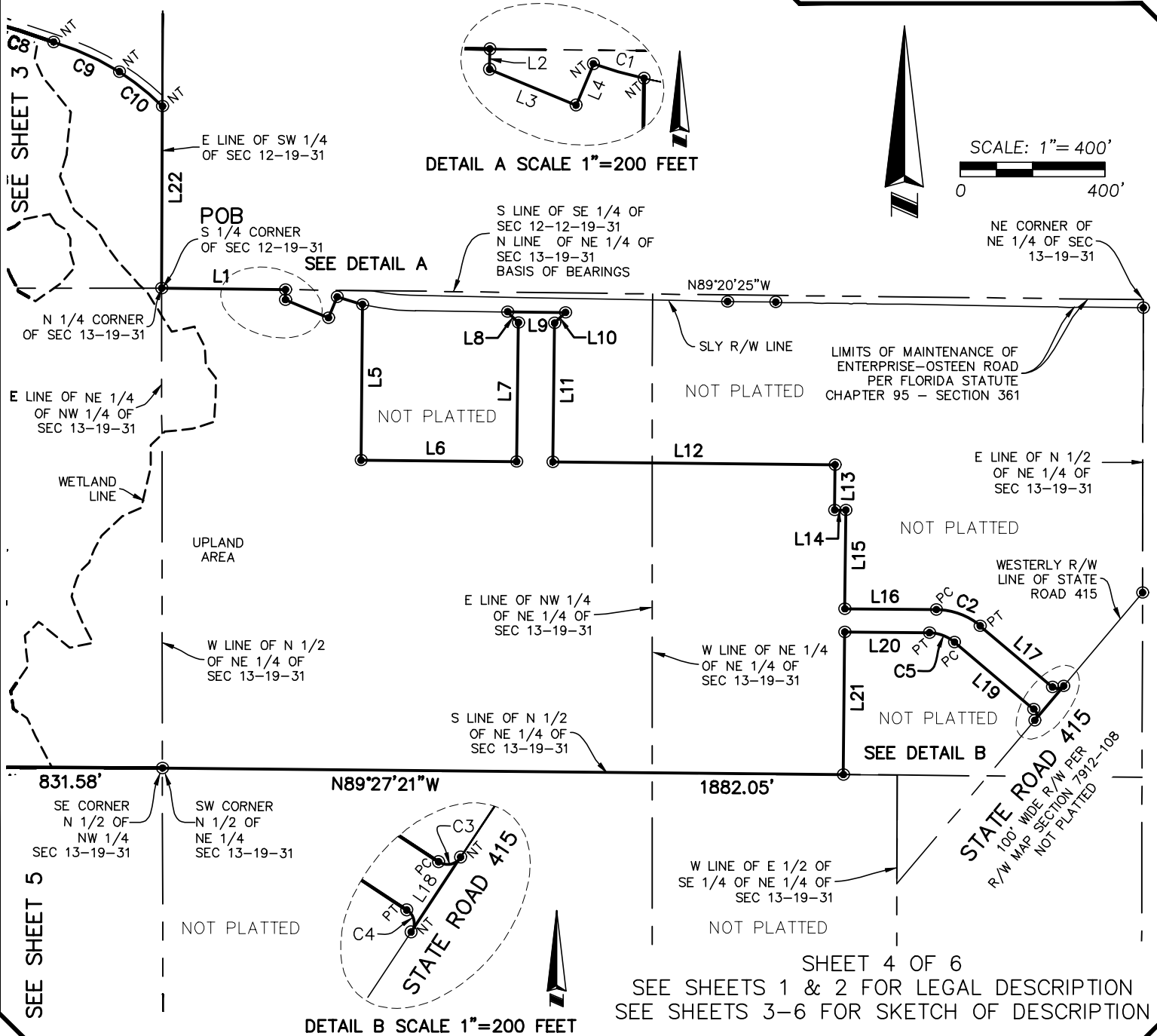
## SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- MB MAP BOOK
- PG PAGE
- PCC POINT OF COMPOUND CURVATURE
- NT NON TANGENT
- SEC SECTION
- AKA ALSO KNOWN AS
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

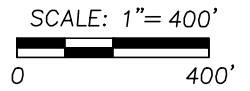
JOB #: 20240339	CALC BY: DY	
DATE: 1-6-2025	DRAWN BY: PJR	
SCALE: 1" = 400 FEET	CHECKED BY: DY	

# SKETCH OF DESCRIPTION

NOT A SURVEY



DETAIL A SCALE 1"=200 FEET



DETAIL B SCALE 1"=200 FEET

## SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- MB MAP BOOK
- PG PAGE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PCC POINT OF COMPOUND CURVATURE
- NT NON TANGENT
- SEC SECTION
- AKA ALSO KNOWN AS
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#8627

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2026

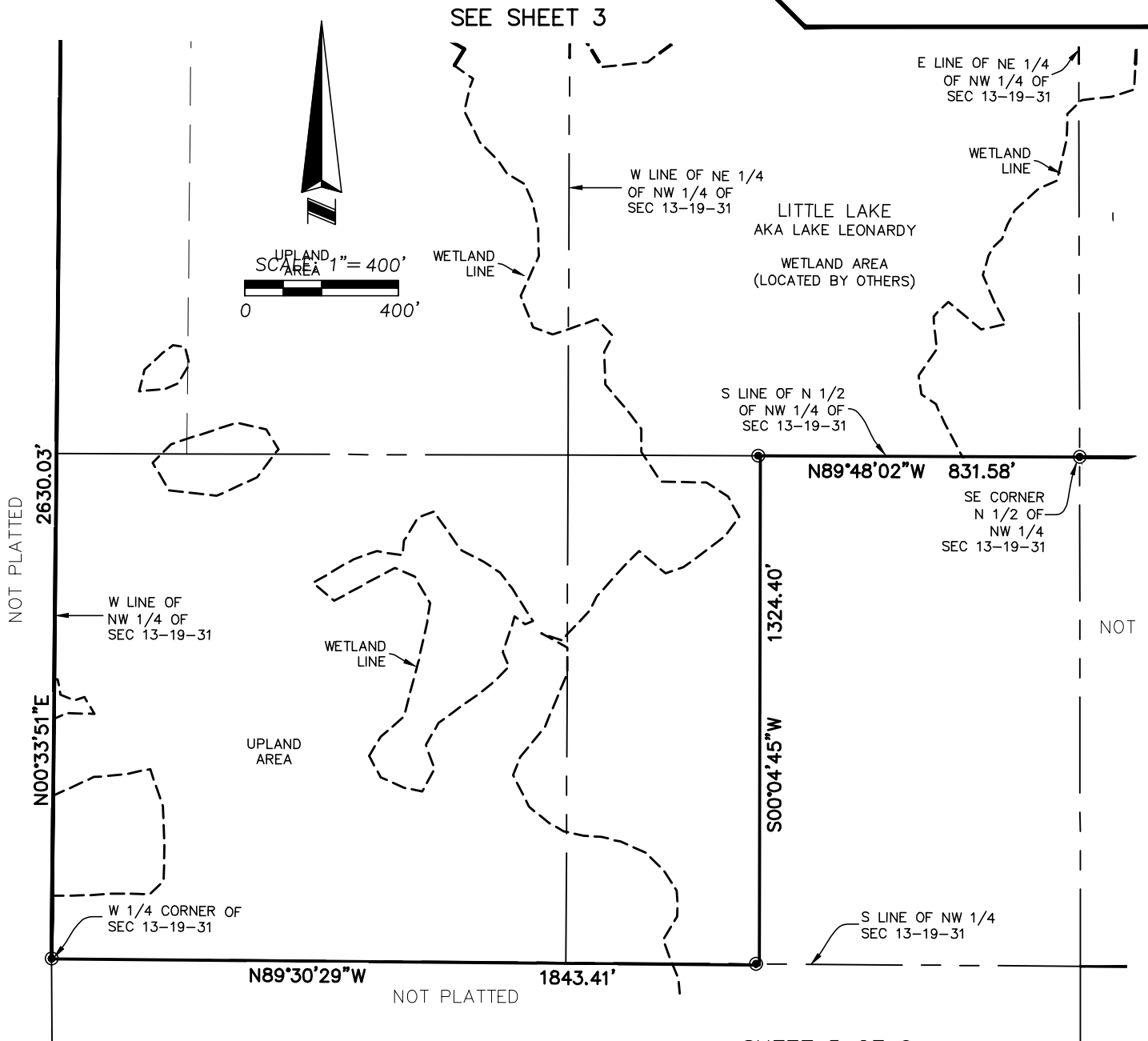
DRAWN BY: PJR

SCALE: 1"=400 FEET

CHECKED BY: DY

# SKETCH OF DESCRIPTION

NOT A SURVEY



SEE SHEET 4

SHEET 5 OF 6  
 SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
 SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
 GEOSPATIAL SERVICES  
 www.allen-company.com  
 16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355  
 LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- MB MAP BOOK
- PG PAGE

- PCC POINT OF COMPOUND CURVATURE
- NT NON TANGENT
- SEC SECTION
- AKA ALSO KNOWN AS
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2026

DRAWN BY: PJR

SCALE: 1" = 400 FEET

CHECKED BY: DY

# SKETCH OF DESCRIPTION

NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°20'44"E	342.01'
L2	S00°41'37"W	28.20'
L3	S67°27'11"E	129.15'
L4	N22°32'42"E	62.03'
L5	S00°31'57"W	430.88'
L6	S89°28'03"E	430.30'
L7	N00°41'45"E	384.18'
L8	N44°18'15"W	42.43'
L9	S89°18'15"E	160.00'
L10	S45°41'45"W	42.43'
L11	S00°41'45"W	383.89'
L12	S89°28'03"E	779.99'
L13	S00°31'57"W	125.00'
L14	S89°28'03"E	31.12'
L15	S00°31'57"W	273.00'
L16	S89°28'03"E	253.02'
L17	S49°48'22"E	261.51'
L18	S40°10'15"W	124.00'
L19	N49°48'22"W	286.63'
L20	N89°28'03"W	233.72'
L21	S00°31'57"W	393.72'
L22	S00°14'44"W	502.65'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	692.99'	S73°54'13"E	72.93'	006°01'56"	72.96'
C2	190.00'	S69°38'12"E	128.91'	039°39'41"	131.52'
C3	22.00'	N85°10'56"E	31.12'	090°01'23"	34.57'
C4	22.00'	N04°49'04"W	31.11'	089°58'37"	34.55'
C5	110.00'	N69°38'12"W	74.63'	039°39'41"	76.14'
C6	613.72'	N71°02'50"E	157.74'	014°46'03"	158.18'
C7	445.40'	S88°04'06"E	192.77'	024°59'47"	194.31'
C8	3503.72'	S72°21'03"E	198.37'	003°14'40"	198.40'
C9	800.59'	S65°39'40"E	198.91'	014°16'20"	199.42'
C10	702.50'	S51°15'08"E	153.10'	012°30'41"	153.40'

SHEET 6 OF 6  
 SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION  
 SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
 GEOSPATIAL SERVICES  
 www.allen-company.com  
 16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355  
 LB#8627

## SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION  
 LB LICENSED BUSINESS  
 PSM PROFESSIONAL SURVEYOR AND MAPPER  
 MB MAP BOOK  
 PG PAGE

PCC POINT OF COMPOUND CURVATURE  
 NT NON TANGENT  
 SEC SECTION  
 AKA ALSO KNOWN AS  
 POB POINT OF BEGINNING  
 R/W RIGHT-OF-WAY

JOB #: 20240339

CALC BY: DY

DATE: 1-6-2026

DRAWN BY: PJR


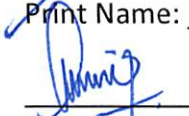
SCALE: 1" = 400 FEET

CHECKED BY: DY


**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Jere Earlywine of Kutak Rock LLP, to act as agent for Petitioner, **Osteen Acquisitions Group LLC**, with regard to any and all matters pertaining to the Petition to the City Commission of the City of Deltona, Florida, to Establish the Hickory Lakes Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

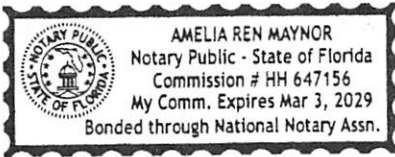
  
Print Name: Amelia Ren Maynor  
  
Print Name: April Robnett

**OSTEEN ACQUISITIONS GROUP LLC**  
**PETITIONER**

  
By: Sadique Jaffer  
Its: Managing Member

STATE OF FLORIDA  
COUNTY OF VOLUSIA

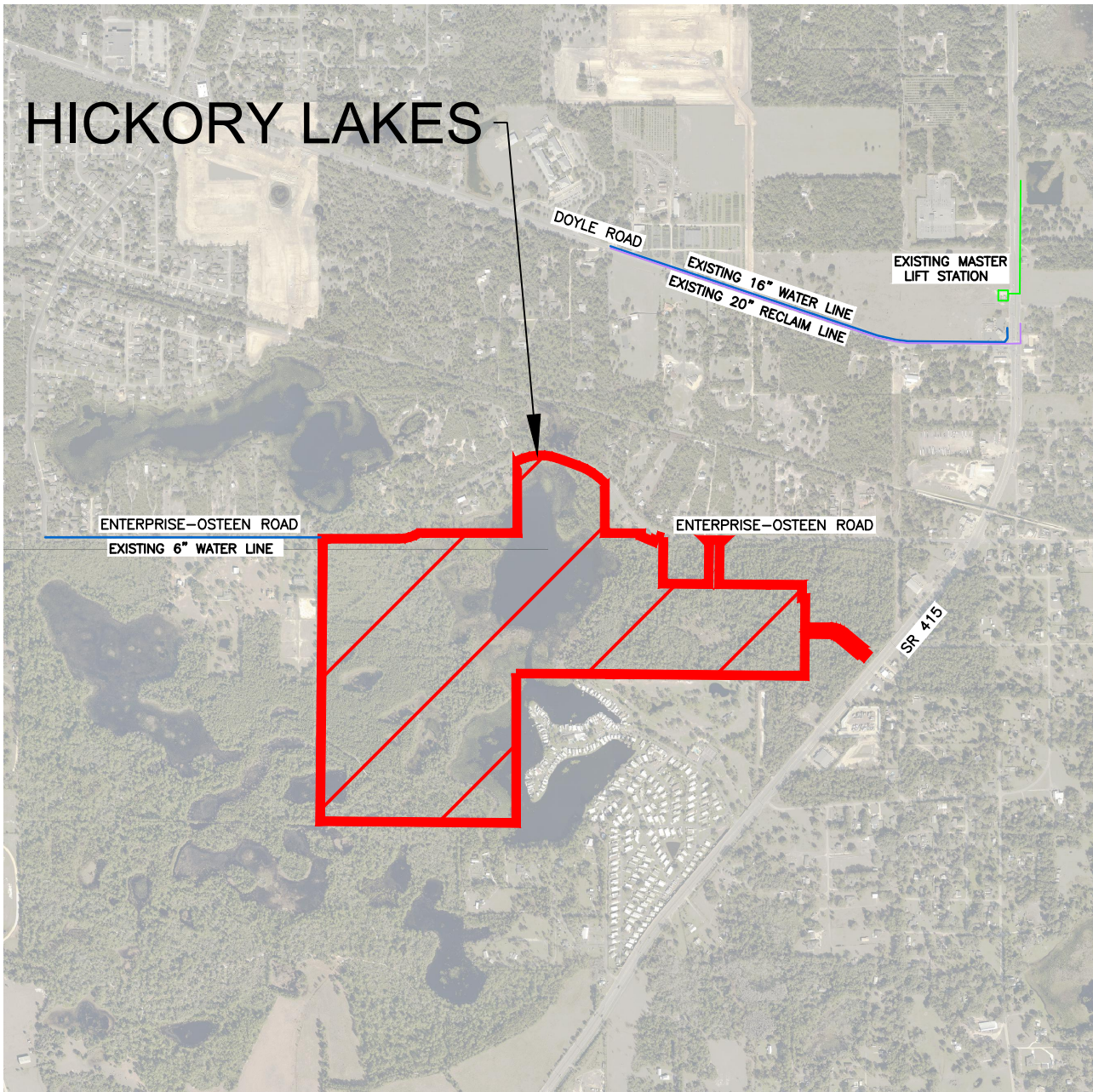
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of DECEMBER, 2025, by Sadique Jaffer, as managing Member of Osteen Acquisitions Group LLC on its behalf. He [2] is personally known to me or [ ] produced \_\_\_\_\_ as identification.



  
Amelia Ren Maynor  
Notary Public, State of Florida

**EXHIBIT 4**  
**UTILITIES MAP**

# EXHIBIT 4



DATE: 01-06-2026  
SCALE: NTS  
PROJECT #: 18FL007  
DRAWN BY: EHH  
APPROVED BY:

PROJECT NAME

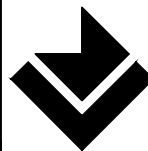
## HICKORY LAKES PRESERVE

SHEET NUMBER

# 4

SHEET

## EXISTING UTILITY MAP



### Landmark

ENGINEERING GROUP

600 BROADWAY AVE SUITE 301 BARTOW, FL 33830  
(863) 422-5517

CIVIL ENGINEERING AND LAND PLANNING

FLORIDA DESIGN FIRM REGISTRATION NUMBER CA-38158

**EXHIBIT 5**

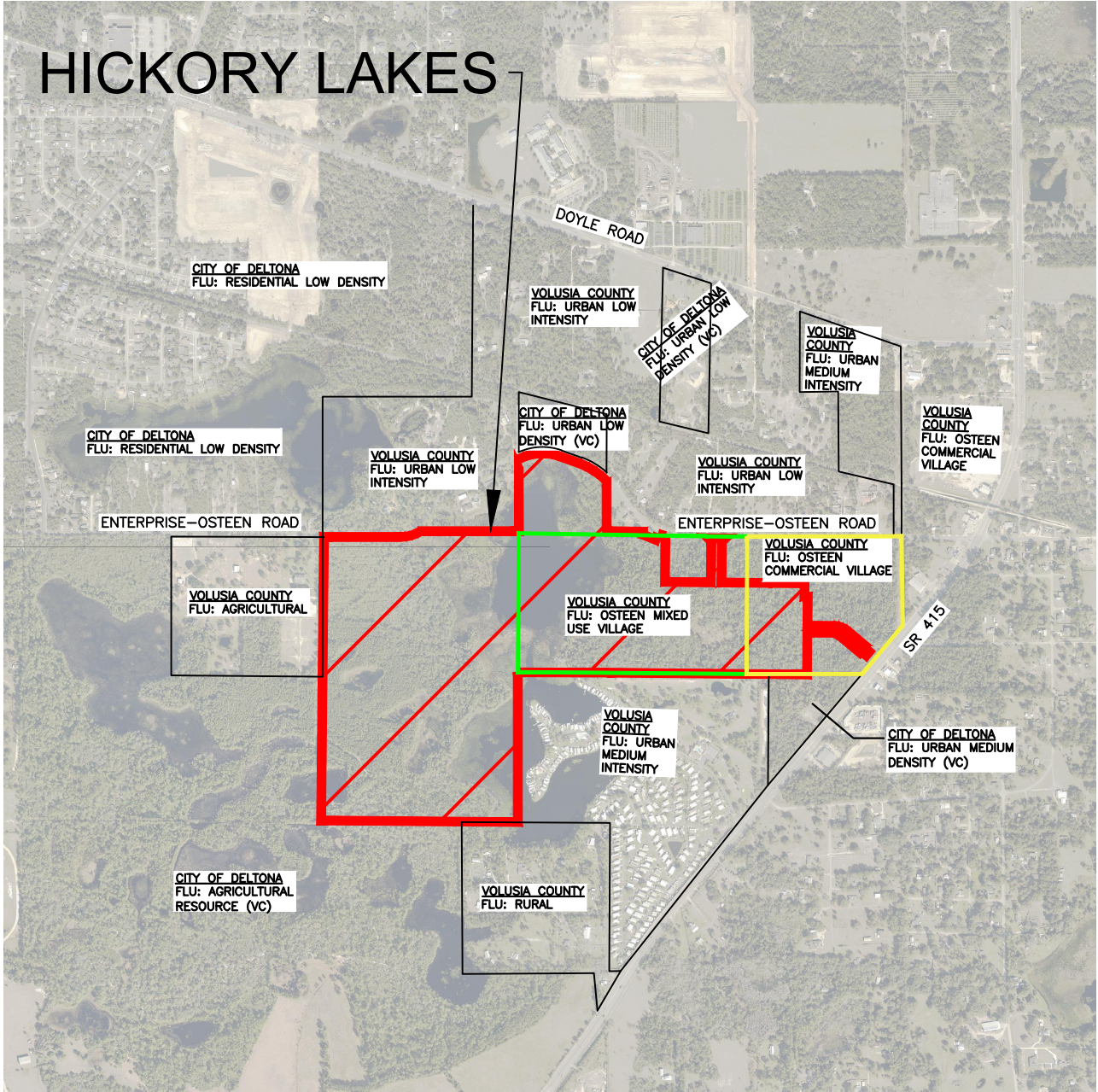
**Hickory Lakes CDD Proposed Facilities and Services**

<b>Improvement</b>	<b>Estimated Cost</b>	<b>Operation &amp; Maintenance Entity</b>
Stormwater Management Systems	\$1,698,084.57	CDD
Roadways	\$1,470,630.61	City
Water & Wastewater Systems	\$2,668,757.08	City
Undergrounding of Conduit	\$35,900.00	CDD
Hardscape, Landscape, Irrigation & Retaining Walls	\$501,931.30	CDD
Amenity/Play Lots	\$750,000.00	CDD
Conservation Areas	N/A	CDD
Off-Site Improvements	\$5,689,291.85	City/County
Traffic Signal	\$550,000.00	FDOT/County
Professional Services & Permit Fees	\$291,000.78	N/A
Contingency	\$2,239,307.17	N/A
<b>TOTAL</b>	<b>\$15,894,903.36</b>	

**NOTE:** The figures below are based on estimates only.

**EXHIBIT 6**  
**LAND USE MAP**

# EXHIBIT 6



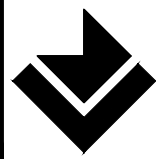
DATE: 01-06-2026  
 SCALE:  
 PROJECT #: 18FL007  
 DRAWN BY: EHH  
 APPROVED BY:

PROJECT NAME:  
 SHEET:

## HICKORY LAKES PRESERVE

### FLU: MAP

SHEET NUMBER  
**6**



**Landmark**  
 ENGINEERING GROUP  
 600 BROADWAY AVE SUITE 301 BARTOW, FL 33830  
 (863) 422-5517  
 CIVIL ENGINEERING AND LAND PLANNING  
 FLORIDA DESIGN FIRM REGISTRATION NUMBER CA-38158

## EXHIBIT 7

# STATEMENT OF ESTIMATED REGULATORY COSTS

## 1.0 Introduction

### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Hickory Lakes Community Development District** (the “District”). The proposed District comprises approximately 194.06 acres of land located within the City of Deltona, Florida (hereafter “City”). The project is planned for approximately 500 residential units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

### 1.2 Overview of the Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 194.06 acres.

The Development plan for the proposed lands within the District includes approximately 500 residential units. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

### 1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule<sup>1</sup> directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; 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 in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) 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 rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon 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 rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

## **2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through

---

<sup>1</sup> For the purposes of this SERC, the term “agency” means the City, the term “state” or “State” means State of Florida and the term “rule” means the ordinance(s) which the City would enact in connection with the creation of the District.

Section 6.0 of this SERC.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the District is a community designed for approximately 500 residential units. Formation of the District would put all of these units under the jurisdiction of the District. Prior to sale of any units, all of the owners of land within the proposed boundaries will also be under the jurisdiction of the District. Initially, Osteen Acquisitions Group, LLC (“Developer”) will be the primary developer and sole landowner of property within the proposed District boundaries.

**4.0 Good faith estimate of the cost to state and local government entities of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

**4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

**State Government Entities**

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2,500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District’s reports are very small, because the District is only one of many governmental units that are required to submit such reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida’s Department of Economic Opportunity, which offsets such costs.

**The City**

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than the petition to establish a CDD.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the

minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

**4.2 Impact on State and Local Revenues**

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State or the City. In accordance with State law, debts of the District are strictly the District’s own responsibility.

**5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the potable water, sanitary sewer and reclaimed utility systems; master stormwater system; electrical undergrounding; gas; conservation/mitigation areas; and onsite and offsite roadway improvements may be financed by the District.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are also shown in Table 1 below. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that may benefit from the District’s capital improvement program.

**Table 1.  
Hickory Lakes CDD Proposed Facilities and Services**

<b>Improvement</b>	<b>Estimated Cost</b>	<b>Operation &amp; Maintenance Entity</b>
Stormwater Management Systems	\$1,698,084.57	CDD
Roadways	\$1,470,630.61	City
Water & Wastewater Systems	\$2,668,757.08	City
Undergrounding of Conduit	\$35,900.00	CDD
Hardscape, Landscape, Irrigation & Retaining Walls	\$501,931.30	CDD
Amenity/Play Lots	\$750,000.00	CDD
Conservation Areas	N/A	CDD
Off-Site Improvements	\$5,689,291.85	City/County
Traffic Signal	\$550,000.00	FDOT/County

Professional Services & Permit Fees	\$291,000.78	N/A
Contingency	\$2,239,307.17	N/A
<b>TOTAL</b>	<b>\$15,894,903.36</b>	

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City's overall requirements.

Fourth, the District has the ability to maintain infrastructure better than a Homeowners' Association because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly

low.

**6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.**

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City has an estimated un-incarcerated population that is greater than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a “small city” according to section 120.52, Florida Statutes.

**7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer’s Engineer and other professionals associated with the Developer.

**8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.