

THIS INSTRUMENT PREPARED  
BY AND RETURN TO:  
Jan A. Carpenter, Esq.  
Latham, Shuker, Eden & Beaudine, LLP  
111 N. Magnolia Ave, Suite 1400  
Orlando, Florida 32801

ABOVE SPACE RESERVED FOR  
RECORDING PURPOSES ONLY

## **NOTICE OF ESTABLISHMENT OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**

This Notice of Establishment of the Dowden West Community Development District is recorded pursuant to the requirements of Section 190.0485, *Florida Statutes*. The Dowden West Community Development District (the "District") was established pursuant to City of Orlando Ordinance Number 2017-20 of Orange County, Florida, dated April 10, 2017.

The legal description of external boundaries of the Dowden West Community Development District, as amended, is attached hereto as Exhibit "A" and incorporated by reference herein.


**THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

For information about the District, the District's Manager may be contacted at:

Dowden West Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
135 West Central Blvd, Suite 320  
Orlando, Florida 32801  
Phone: 407.841.5524

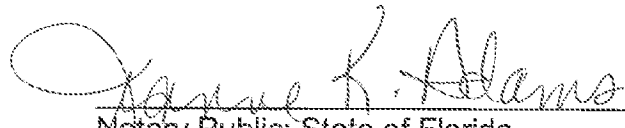
NOTICE OF ESTABLISHMENT OF THE  
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

DOWDEN WEST  
COMMUNITY DEVELOPMENT DISTRICT,  
a Florida community development district

By:   
Jan A. Carpenter, Esq.  
Counsel for Petitioner

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2017, by JAN A. CARPENTER, as Counsel for the Petitioner of the Dowden West Community Development District, on its behalf. Said person is  personally known to me or  has produced a valid driver's license as identification.

  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

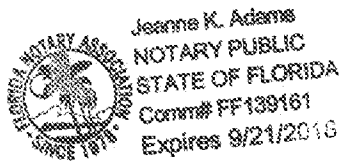
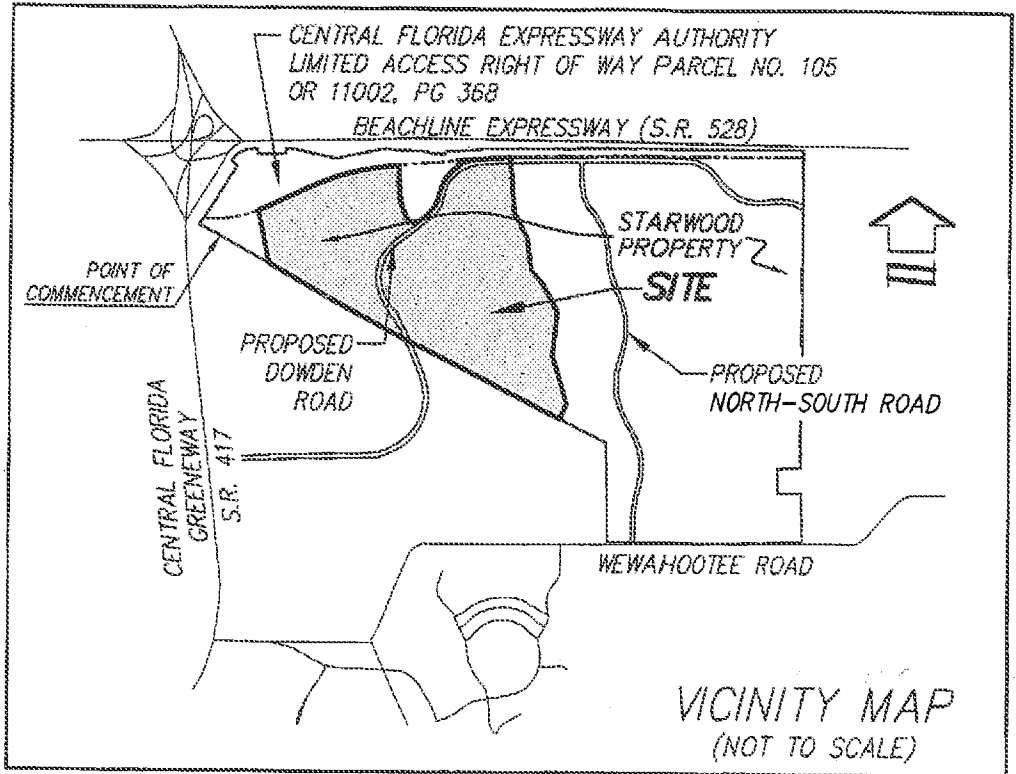


EXHIBIT "A"

METES AND BOUNDS LEGAL DESCRIPTION OF THE  
EXTERNAL BOUNDARIES OF THE  
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

[ATTACHED BELOW]



**LEGEND:**

	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SEC	SECTION - TOWNSHIP S - RANGE E
○	CHANGE IN DIRECTION
PNT	POINT OF NON TANGENCY
S.R.	STATE ROAD
NO.	NUMBER
CDD	COMMUNITY DEVELOPMENT DISTRICT
LS	LICENSED SURVEYOR

Drawing name: S:\Archie\_Burnett\DWG-CAD 201\Sketch and Land Description\Project\_Archie\_Burnett\DWG-CAD 201\Sketch and Land Description\DWG-CAD 201\Sheet 1.dwg SHEET 1

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THAT CERTAIN LINE BETWEEN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AS BEING N61°17'20"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH 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. SECTION TIES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY DONALD W. MCINTOSH AND ASSOCIATES UNDER JOB #14153.002, DATED MARCH 16, 2015, PROVIDED TO THIS FIRM BY THE CLIENT.

THOMAS R. CAMDEN  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 7078  
 DATE  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 (SEE SHEET 2 FOR DESCRIPTION OF SKETCH)  
 (SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

**SHEET 1 OF 7**

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**DOWDEN WEST CDD**

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
 AND  
 SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



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:

**BEACHLINE SOUTH  
 RESIDENTIAL, LLC**

DATE: 01/27/17  
 REV DATE:  
 SCALE N/A

PROJ: 50088281  
 DRAWN BY: MF  
 CHECKED BY: TRC

**LEGAL DESCRIPTION**

DOWDEN WEST CDD

A PORTION OF SECTIONS 33 AND 34 TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND A PORTION OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S81°17'20"E, A DISTANCE OF 1558.70 FEET TO THE POINT OF BEGINNING; THENCE N11°39'53"W, A DISTANCE OF 1468.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY LIMITED ACCESS RIGHT OF WAY PARCEL NUMBER 105 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11002, PAGE 368 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 01°32'43", A CHORD BEARING OF N66°49'30"E AND A CHORD DISTANCE OF 87.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 87.55 FEET TO THE END OF SAID CURVE; THENCE N65°56'36"E, A DISTANCE OF 1652.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6300.00 FEET, A CENTRAL ANGLE OF 19°15'31", A CHORD BEARING OF N75°34'21"E AND A CHORD DISTANCE OF 2107.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2117.61 FEET TO THE POINT OF TANGENCY; THENCE N85°12'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 194.70 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S02°40'45"E, A DISTANCE OF 900.92 FEET; THENCE S18°43'11"E, A DISTANCE OF 563.86 FEET; THENCE S51°16'52"E, A DISTANCE OF 222.49 FEET; THENCE S33°50'17"E, A DISTANCE OF 57.71 FEET; THENCE N51°17'04"E, A DISTANCE OF 392.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 918.95 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF N32°30'55"E AND A CHORD DISTANCE OF 591.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 602.06 FEET TO THE POINT OF TANGENCY; THENCE N13°44'46"E, A DISTANCE OF 147.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1168.85 FEET, A CENTRAL ANGLE OF 45°25'35", A CHORD BEARING OF N35°27'34"E AND A CHORD DISTANCE OF 902.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 926.71 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE N25°53'43"W, A DISTANCE OF 40.95 FEET; THENCE N21°30'01"W, A DISTANCE OF 110.00 FEET TO A POINT OF THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE N85°12'06"E, A DISTANCE OF 1217.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11200.00 FEET, A CENTRAL ANGLE OF 01°19'54", A CHORD BEARING OF N85°52'03"E AND A CHORD DISTANCE OF 260.31 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.31 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S03°53'30"E, A DISTANCE OF 1530.02 FEET; THENCE S28°26'51"E, A DISTANCE OF 736.04 FEET; THENCE S08°28'31"E, A DISTANCE OF 918.02 FEET; THENCE S42°16'04"E, A DISTANCE OF 536.04 FEET; THENCE S27°30'58"E, A DISTANCE OF 799.90 FEET; THENCE S06°27'17"W, A DISTANCE OF 1193.90 FEET; THENCE S16°53'30"E, A DISTANCE OF 1403.95 FEET; THENCE S26°38'41"W, A DISTANCE OF 449.68 FEET; THENCE N63°21'19"W, A DISTANCE OF 4505.39 FEET TO NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE S89°13'33"E, ALONG SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 9.69 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH LINE OF SECTION 33, RUN N61°17'20"W, A DISTANCE OF 4494.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 736.279 ACRES, MORE OR LESS.

SHEET 2 OF 7

(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**

-OF-

**DOWDEN WEST CDD**

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
AND  
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



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:

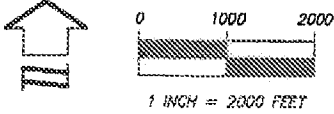
**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

DATE: 01/27/17  
REV DATE:  
SCALE N/A

PROJ: 50088981  
DRAWN BY: MF  
CHECKED BY: TRC

Drawing name: S:\Alpha\_Banner\17\DWG-Civil\_301\_Sketch and Legal Descriptions\Project\_Alpha\_surfsketch\_Promote West\_CDD.dwg SHEET 2 of 7 Jan 30, 2017 7:13am by loandrea

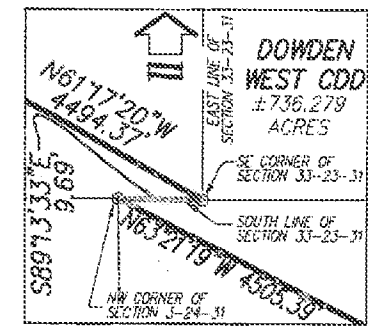
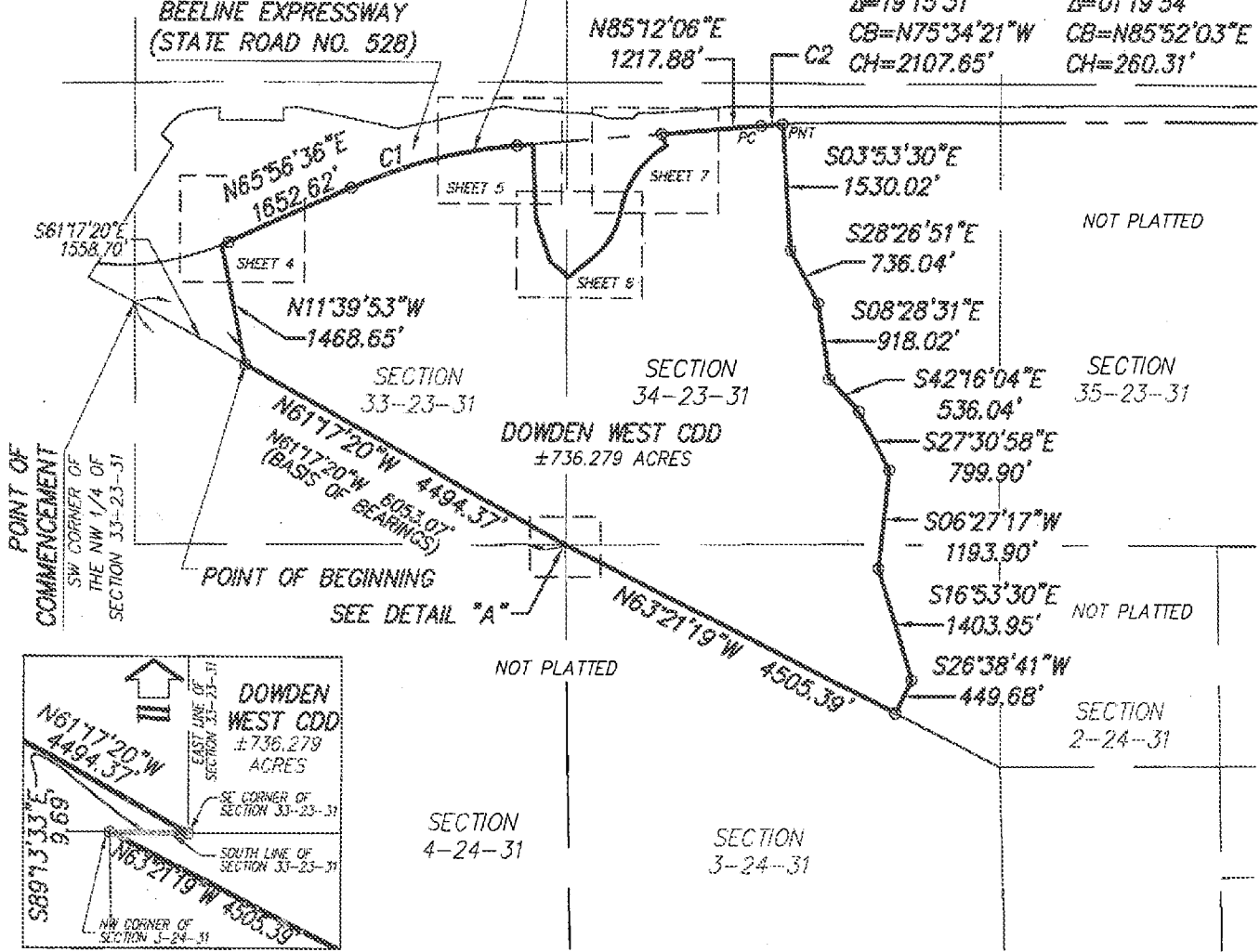
\*SEE SHEET 1 FOR LEGEND



SOUTHERLY LINE OF THE CENTRAL  
FLORIDA EXPRESSWAY AUTHORITY  
LIMITED ACCESS RIGHT OF WAY  
PARCEL NUMBER 105  
(OR 11002, PG 368)

BEELINE EXPRESSWAY  
(STATE ROAD NO. 528)

<b>C1</b>	<b>C2</b>
L=2117.61'	L=260.31'
R=6300.00'	R=11200.00'
Δ=1975'31"	Δ=0179'54"
CB=N75'34'21"W	CB=N85'52'03"E
CH=2107.85'	CH=260.31'



SHEET 3 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

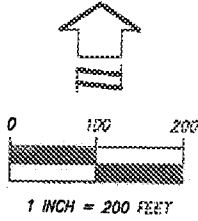
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**  
-OF-  
**DOWDEN WEST CDD**  
  
SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
AND  
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST  
  
ORANGE 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:  
**BEACHLINE SOUTH  
RESIDENTIAL, LLC**  
  
DATE: 01/27/17  
REV DATE:  
SCALE 1" = 2000'  
  
PROJ: 500888B1  
DRAWN BY: MF  
CHECKED BY: TRC

Drawing name: S:\Alpha\_Drawing\17494-CDD-CDD\_S3\Sketch and Legend\_Description\17494-CDD-CDD\_S3\Sketch and Legend\_Description.dwg SHEET 3 of 7 Job No: 2017 7-13 Rev. by: Jaramila



\*SEE SHEET 1 FOR LEGEND

MATCHLINE -- SEE SHEET 3

L=87.55'  
R=3246.20'  
A=01°32'43"  
CB=N66°49'30"E  
CH=87.55'

N65°56'36"E 1652.62'

SOUTHERLY LINE OF THE CENTRAL  
FLORIDA EXPRESSWAY AUTHORITY  
LIMITED ACCESS RIGHT OF WAY  
PARCEL NUMBER 105  
(OR 11002, PG 368)

PNT

PNT

N11°39'53"W 1468.65'

DOWDEN WEST CDD  
±736.292 ACRES

SECTION  
33-23-31

MATCHLINE -- SEE SHEET 3

SHEET 4 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

--OF--

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
AND  
SECTIONS 33 & 34, TOWNSHIP 25 SOUTH, RANGE 31 EAST

ORANGE 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 0011

PREPARED FOR:

**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

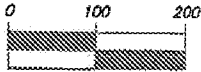
DATE: 01/27/17  
REV DATE:  
SCALE 1" = 200'

PROJ: 50488881  
DRAWN BY: MF  
CHECKED BY: TRC

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\*SEE SHEET 1 FOR LEGEND



1 INCH = 200 FEET

MATCHLINE - SEE SHEET 3

$L=2117.61'$   
 $R=6300.00'$   
 $\Delta=19^{\circ}15'31''$   
 $CB=N75^{\circ}34'21''E$   
 $CH=2107.65'$

$N85^{\circ}12'06''E$   
 $194.70'$

PT

SOUTHERLY LINE OF THE CENTRAL  
 FLORIDA EXPRESSWAY AUTHORITY  
 LIMITED ACCESS RIGHT OF WAY  
 PARCEL NUMBER 105  
 (OR 11002, PG 368)

DOWDEN WEST CDD  
 ±736.292 ACRES

$S02^{\circ}40'45''E$  900.92'

NOT PLATTED

EAST LINE OF THE NE 1/4 OF  
 SECTION 33-23-31  
 WEST LINE OF THE NW 1/4 OF  
 SECTION 34-23-31

SECTION  
 34-23-31

SECTION  
 33-23-31

NOT PLATTED

$S18^{\circ}43'11''E$   
 $563.86'$

MATCHLINE - SEE SHEET 6

SHEET 5 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
 AND  
 SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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:

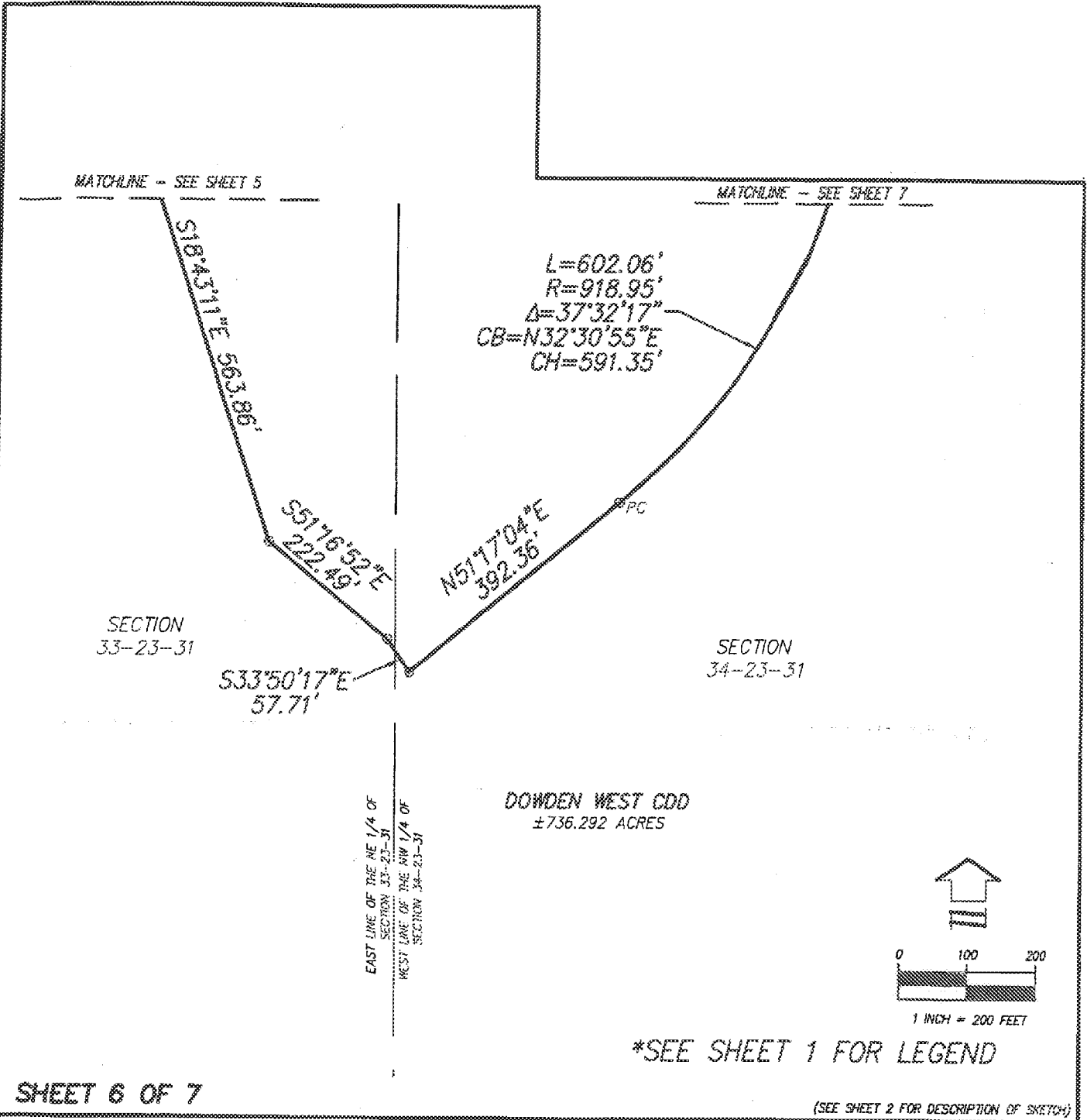
BEACHLINE SOUTH  
 RESIDENTIAL, LLC

DATE: 01/27/17  
 REV DATE:  
 SCALE 1" = 200'

PROJ: 50088981  
 DRAWN BY: MF  
 CHECKED BY: TRC

Drawing name: S:\Users\Brounoff\ONE-CAD\301\Sketch and Layer Descriptions\Project\Alpha\_gov\Sketch\_Brounoff\_Mat\_CDD.dwg SHEET 5 of 7 2/1/17 2:15pm by: tcronin





SHEET 6 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
AND  
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

DRANGE COUNTY FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
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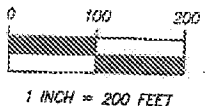
BEACHLINE SOUTH  
RESIDENTIAL, LLC

DATE: 01/27/17  
REV DATE:  
SCALE 1" = 200'

PROJ: 60088981  
DRAWN BY: MF  
CHECKED BY: TRC

Drawing name: S:\Mhwa\_Drawing\1702-Conf\_30\Sketch and Legal Descriptions\Project A\Info\_Architectural\_Dowden West CDD.dwg SHEET 6 of 7 Jan 30, 2017 0:14:00 SV: loomden

\*SEE SHEET 1 FOR LEGEND



SOUTHERLY LINE OF THE CENTRAL  
FLORIDA EXPRESSWAY AUTHORITY  
LIMITED ACCESS RIGHT OF WAY  
PARCEL NUMBER 105  
(OR 11002, PG 368)

N85°12'06"E 1217.88'

N21°30'01"W  
110.00'  
N25°53'43"W  
40.95'

PNT

L=926.71'  
R=1168.85'  
Δ=45°25'35"  
CB=N36°27'34"E  
CH=902.63'

DOWDEN WEST CDD  
± 758.643 ACRES

SECTION  
34-23-31

N13°44'46"E  
147.55'

C3

MATCHLINE - SEE SHEET 6

C3  
L=602.06'  
R=918.95'  
Δ=37°32'17"  
CB=N32°30'55"E  
CH=591.35'

SHEET 7 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

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SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
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SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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FLORIDA



131 WEST KALEY STREET  
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PREPARED FOR:

BEACHLINE SOUTH  
RESIDENTIAL, LLC

DATE: 01/27/17  
REV DATE:  
SCALE 1" = 200'

PROJ: 5009081  
DRAWN BY: MF  
CHECKED BY: TRC

Drawing name: S:\Alpha\_Rev\17\17-DWG-01\Sketch and Legend\Drawings\Auto\Project\Drawings\Sketch\34-23-31.dwg SHEET 7 of 7 Date: 2017 01 27 11:46:00