

CREEKVIEW

**COMMUNITY DEVELOPMENT
DISTRICT**

February 22, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Creekview 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

February 15, 2022

Board of Supervisors
Creekview Community Development District

Dear Board Members:

The Board of Supervisors of the Creekview Community Development District will hold a Regular Meeting on February 22, 2022, at 9:30 A.M., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation/Ratification of First Supplemental Engineer's Report
4. Presentation/Ratification of First Supplemental Special Assessment Methodology Report
5. Consideration of Other Bond Related Matters
6. Discussion/Consideration of Construction Related Matters
7. Acceptance of Unaudited Financial Statements as of January 31, 2022
8. Approval of Minutes
 - A. January 28, 2022 Special Meeting
 - B. February 4, 2022, Continued Special Meeting
9. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 22, 2022 at 9:30 A.M.

ATTENDEES:

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

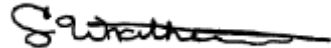
○ QUORUM CHECK

SEAT 1	Rose Bock	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 2	Mike Taylor	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 3	Blake Weatherly	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 4	Gregg Kern	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 5	Liam O'Reilly	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

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

Sincerely,



Craig Wrathell
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 413 553 5047

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

3

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
FIRST SUPPLEMENTAL ENGINEER'S REPORT
TO THE CAPITAL IMPROVEMENT PLAN
(PHASE 1 PROJECT)**

Prepared for

**Board of Supervisors
Creekview
Community Development District**

Prepared by
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

BACKGROUND

The Creekview Community Development District (the “District”) is a 745± acre community development district located in Clay County, Florida. (See *Plate 1*, Location Map). The land within the District is currently an undeveloped parcel within the Lake Asbury Master Plan. The authorized land uses within the District include residential development as well as open space and recreational amenities. The full development within the District’s boundaries as currently proposed is as depicted in Table 1. The District previously adopted its Creekview Community Development District Capital Improvement Plan, dated August 26, 2021, describing the public improvements planned for the District (“Capital Improvement Plan”).

TABLE 1
DEVELOPMENT SUMMARY

TYPE	Area (Acres)	Residential Units
Residential	468.0	1,481
Village Center	66.5	0
APF Road	13.4	0
Community Parks	13.6	0
Neighborhood Parks	17.0	0
Wetlands	109.3	0
Upland Buffer/Preservation	57.2	0
TOTALS	745	1,481

Plate 2 depicts the District boundary, and Plate 3 provides the legal description of the District. Plate 4 depicts the Assessment Areas for the Phase 1 Project. Plates 5A-5C provide the legal description for those Assessment Areas.

The currently proposed development program for the District is presented below in Table 2. The current proposed District Master Plan is depicted on Plate 11.

TABLE 2
DISTRICT DEVELOPMENT PROGRAM

UNIT TYPE	TOTAL
Townhomes	102
40'	32
50'	698
60'	554
70'	95
TOTALS	1,481

The currently proposed development program for the Phase 1 Project is presented below in Table 3. The currently proposed Phase 1 Project Master Plan is depicted on Plate 12.

TABLE 3A

AREAS 1 AND 2 DEVELOPMENT PROGRAM

UNIT TYPE	TOTAL
Townhomes	0
Single Family 40'	0
Single Family 50'	167
Single Family 60'	129
Single Family 70'	0
TOTALS	296

TABLE 3B

AREA 5 DEVELOPMENT PROGRAM

UNIT TYPE	TOTAL
Townhome	0
Single Family 40'	0
Single Family 50'	185
Single Family 60'	58
Single Family 70'	0
TOTALS	243

To serve the residents of the District, the District has developed this Supplemental Engineer’s Report to describe the improvements included in the first phase of its Capital Improvement Plan, hereinafter referred to as the Phase 1 Project, including certain utility, stormwater management, amenity and transportation infrastructures necessary for development within the District (the “Phase 1 Project”). Summaries of the proposed improvements and corresponding cost estimates follow in Tables 4, 4B and 4C. A description and basis of costs for each improvement category is included in this report.

Phase 1 Project

"Phase 1" consists of approximately 244 gross acres, corresponding to Areas 1&2, Area 5 and the APF Road-Phase 1 and is planned to contain approximately 539 residential units. The District is issuing its Series 2022 Bonds to finance a portion of the Phase 1 Project. The "Phase 1 Project" consists of those portions of the Capital Improvement Plan associated with the development of Phase 1 and has a total estimated cost of \$28,450,000, broken down between Areas 1&2 and Area 5, and more particularly described herein. The Phase 1 Project further includes constructing a portion of a proposed roadway designated as NS3-1, which will serve as the main spine road for the Development. The roadway improvement will consist of constructing approximately 0.266 miles of a new two-lane roadway and associated improvements, with an estimated cost of \$1,979,000. It is anticipated that such improvements will be reimbursed by the County through the issuance of mobility fee credits. The total estimated cost of the Phase 1 Project is \$30,429,000, as more particularly described herein.

The description of the Phase 1 Project contained in this report reflects the current intentions of the District. However, the Phase 1 Project may be subject to modification in the future. The implementation of any improvement outlined within this Supplemental Engineers Report requires final approval by the District’s Board of Supervisors.

Design and permitting for the improvements described in this improvement plan is ongoing, and a tentative schedule is provided below:

ITEM	STATUS OF AGENCY APPROVAL
1. U.S. Army Corps of Engineers	Issued for entire project
2. SJRWMD Construction ERP	Pending for Phase 1 Project and APF Road-Phase 1
3. Clay County Utility Authority (CCUA)	Pending for Phase 1 Project and APF Road-Phase 1*
4. Clay County Development Review Committee	Pending for Phase 1 Project and APF Road-Phase 1

*Issued for Area 5 Only

A conceptual permit for the entire property within the District has been completed and approved by the St. Johns River Water Management District (SJRWMD). A U.S. Army Corps of Engineers (USACE) permit for the entire property within the District has been issued. A SJRWMD Construction ERP permit application has been submitted for the Phase 1 Project. Construction plan approvals from Clay County will be obtained for the residential development portions of the property by phases, which is currently anticipated to total 1,481 residential units within the District. There is a reasonable expectation that the remaining required permits for the District improvements are obtainable, however, all permits are subject to final agency action.

Cost estimates contained in this report are based upon year 2021 dollars and have been prepared based upon the best available information, but in some cases without benefit of final engineering design and environmental permitting. England, Thims & Miller, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final engineering, planning and approvals from regulatory agencies, as well as material cost variability.

PROJECT PHASING

The overall Capital Improvement Plan will be built in a series of interrelated phases. The phasing of the project allows the clearing, earthwork, stormwater management systems, roadways, utilities, entry features, recreational areas, landscaping, sidewalks and paths to be constructed as needed throughout the build-out of the District. The development has been designed such that the Capital Improvement Plan is an interrelated series of improvements with benefits from the Capital Improvement Plan providing benefit to all developable properties within the District. The Phase 1 Project comprises the first phase of development within the District.

TABLE 4A
SUMMARY OF COSTS
AREAS 1 AND 2

Improvement Description	Estimated Cost
Stormwater Management System	\$ 6,364,000
Roadway Improvements	\$ 3,552,000
Water, Sewer and Reuse Systems	\$ 4,884,000
Landscaping	\$ 500,000
NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$15,300,000

TABLE 4B
SUMMARY OF COSTS
AREA 5

Improvement Description	Estimated Cost
Stormwater Management System	\$ 5,724,500
Roadway Improvements	\$ 2,916,000
Water, Sewer and Reuse Systems	\$ 4,009,500
Landscaping	\$ 500,000
NEIGHBORHOOD INFRASTRUCTURE TOTAL	\$13,150,000

TABLE 4C
SUMMARY OF COSTS
APF ROAD

Improvement Description	Estimated Cost
APF Road (Phase 1)*	\$1,979,000
APF ROAD TOTAL	\$1,979,000

*The APF Road cost is reimbursable through an impact fee agreement. This amount also includes contingency and soft costs that are not reimbursable through an impact fee agreement. There are three phases of the APF Road, this is only Phase 1.

INFRASTRUCTURE IMPROVEMENTS

PHASE 1 PROJECT

The District currently intends to finance, design and construct certain infrastructure improvements for development of the Phase 1 Project. The improvements include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, water and sewer and reuse underground utility construction, drainage, stormwater management, grassing, sodding, Clay Electric underground electrical conduit and neighborhood street lighting. The Phase 1 Project also includes complete construction of the first phase of the APF Road. Refer to Plates 6-10 for the infrastructure improvements.

The cost estimate for the roadways included for the infrastructure improvements is based upon curb and gutter section roadways with variable pavement widths, within variable width rights-of-way. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area and include utility easements for underground electrical conduit for roadway street lighting. Disturbed areas within the rights-of-way, which are outside of the paved areas, will be sodded and/or seeded and grassed in order to provide erosion and sediment control in accordance with Clay County standards.

Stormwater management cost estimates included in the infrastructure improvements provide for the attenuation and treatment of stormwater runoff from the project in accordance with St. Johns River Water Management District and Clay County standards. Costs include detention pond construction, outfall control structures, and any site fill required to provide a complete stormwater management system.

Water, sewer and reuse cost estimates included in the residential master infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection system serving the development. Costs include piping, manholes, valves, services, and all appurtenances required to construct the system in accordance with CCUA and Florida Department of Environmental Protection standards.

The infrastructure improvements shall be designed and constructed to Clay County, CCUA, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Roadways shall be owned and maintained by the District, with the exception of the APF Road, which will be owned and maintained by Clay County. Water, reuse and sewer facilities shall be owned and maintained by CCUA. The neighborhood street lighting shall be owned and operated by Clay Electric, and the cost to operate them is presently expected to be paid by the District. The District shall maintain stormwater management improvements.

**BASIS OF COST ESTIMATE FOR
INFRASTRUCTURE IMPROVEMENTS**

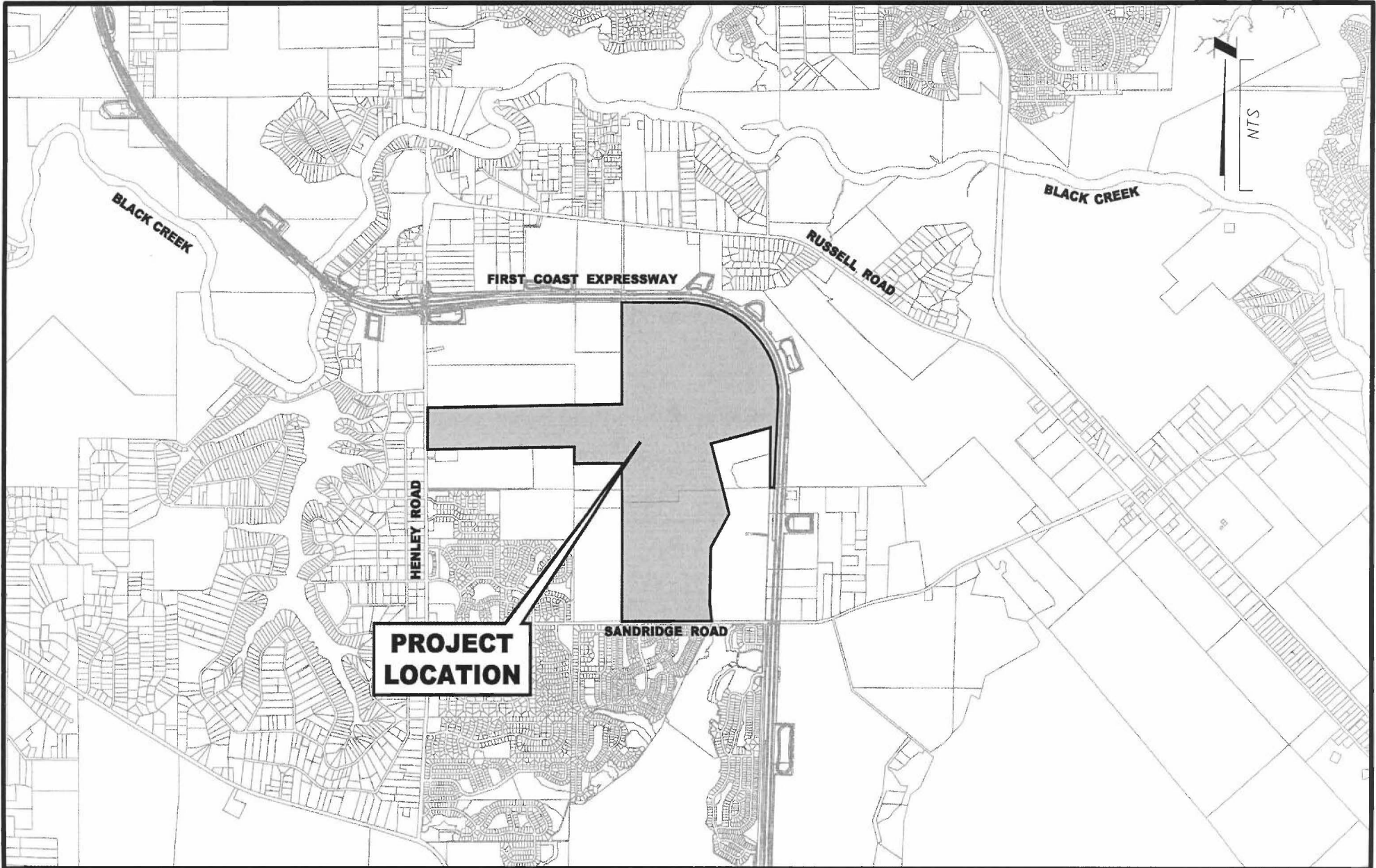
The following is the basis for the infrastructure cost estimates:

- Costs utilized were obtained from recent bids on similar projects.
- Water, Reuse and Sewer Facilities are designed in accordance with CCUA and FDEP standards.
- The stormwater management system is designed pursuant to SJRWMD and Clay County standards and the cost estimate has been developed from recent bids.
- The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- For the purpose of this report, a 10% contingency factor has been included for infrastructure.
- Costs have been included for street lighting and electrical conduit on all roadways in accordance with Clay Electric standards.
- Cost estimates contained in this report are based upon year 2021 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

APPENDIX
Description

Plate
Number

- | | |
|-------|--------------------------------------|
| 1 | Location Map |
| 2 | District Boundary |
| 3 | District Legal Description |
| 4 | Assessment Areas for Phase 1 Project |
| 5A-5C | Assessment Areas Legal Description |
| 6. | Water Distribution System |
| 7. | Sanitary Sewer Collection System |
| 8. | Stormwater Management System |
| 9. | Neighborhood and APF Roads |
| 10. | Amenities, Parks and Entry Features |
| 11. | District Master Plan |
| 12. | Phase 1 Project Master Plan |



ETM

VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

LOCATION MAP

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

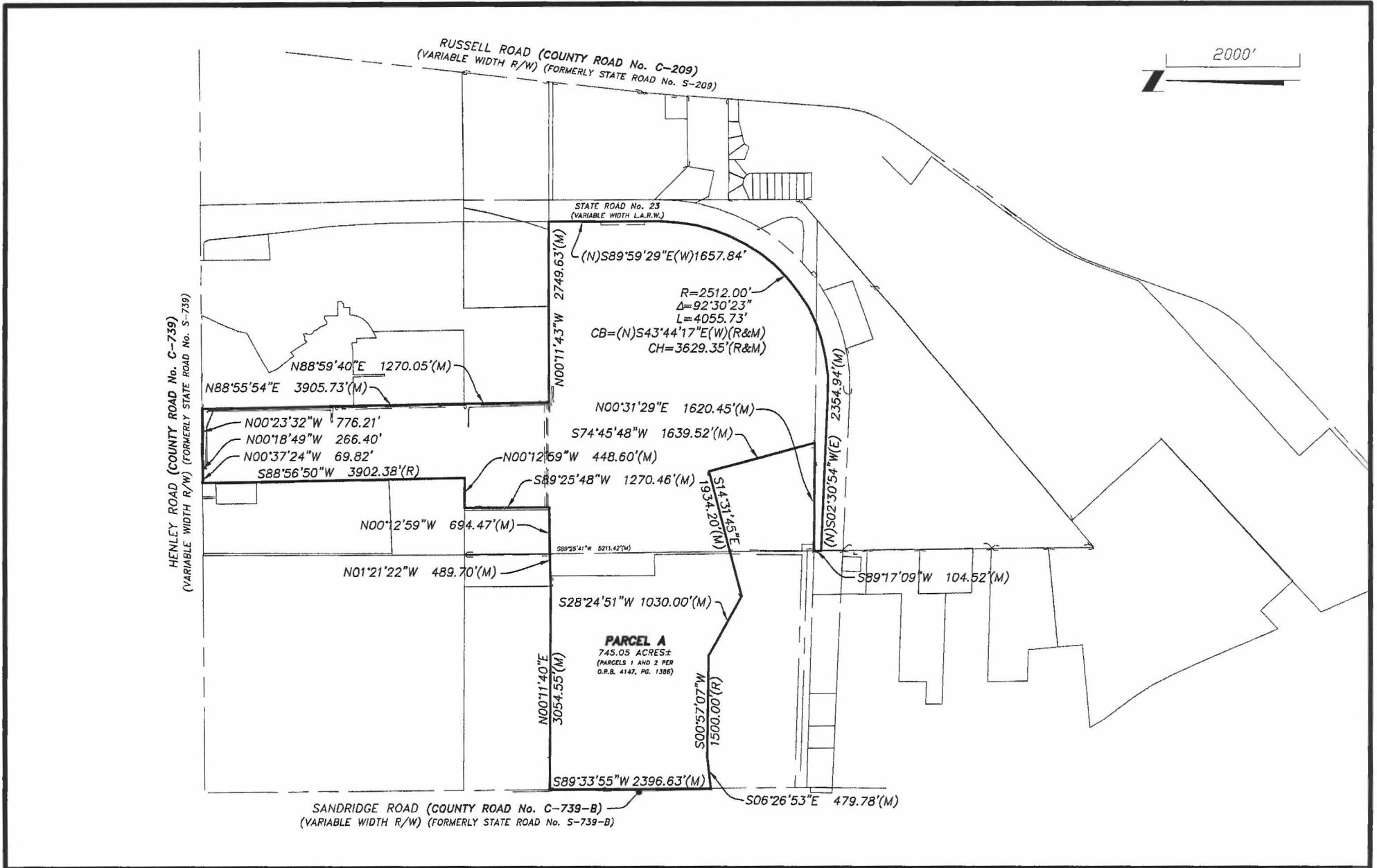
CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 1



ETM
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DISTRICT BOUNDARY
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA

ETM NO. 17-115-07
 DRAWN BY: MAJ
 DATE: NOVEMBER 2021
 DRAWING NO. PLATE 2

SURVEYOR'S DESCRIPTION

PARCEL A:

A portion of Sections 14, 15, 16 and 22, Township 5 South, Range 25 East, Clay County, Florida, being all of Parcels 1 and 2, as described and recorded in Official Records Book 4147, page 1386, of the Public Records of said county, be more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 15; thence North 00°31'29" East, along the Easterly line of said Section 15, a distance of 1620.45 feet to an angle point in the Southerly boundary line of said Parcel 2, of Official Records Book 4147, page 1386; thence South 74°45'48" West, departing said Easterly line and along said Southerly boundary line, 1639.52 feet to a point lying on the Easterly line of Exception Parcel A, as described and recorded in Official Records Book 1598, page 1299, of said Public Records; thence South 14°31'45" East, along said Easterly line and along the Easterly line of Exception Parcel C, as described and recorded in said Official Records Book 1598, page 1299, a distance of 1934.20 feet; thence Southerly continuing along said Easterly line of Exception Parcel C the following 3 courses: Course 1, thence South 28°24'51" West, 1030.00 feet; Course 2, thence South 00°57'07" West, 1500.00 feet; Course 3, thence South 06°26'53" East, 479.78 feet to the Southeasterly corner thereof, said corner lying on the Northerly right of way line of Sandridge Road (County Road No. C-739-B) (formerly State Road No. S-739-B), a variable width right of way as presently established; thence South 89°33'55" West, along said Northerly right of way line, 2396.63 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 1421, page 1951, of said Public Records; thence North 00°11'40" East, departing said Northerly right of way line and along the Easterly line of said Official Records Book 1421, page 1951, a distance of 3054.55 feet to the Northeasterly corner thereof, said corner also being the Southeasterly corner of those lands described and recorded in Official Records Book 2061, page 1775, of said Public Records; thence North 01°21'22" West, along the Easterly line of said Official Records Book 2061, page 1775, a distance of 489.70 feet to the Northeasterly corner thereof, said corner also being the Southeasterly corner of Parcel 1, as described and recorded in Official Records Book 1486, page 381, of said Public Records; thence North 00°12'59" West, along the Easterly line of last said Parcel 1 and along the Easterly line of those lands described and recorded in Official Records Book 1711, page 652, of said Public Records, 694.47 feet to a point lying on said Southerly boundary line of Parcel 2, of Official Records Book 4147, page 1386; thence South 89°25'48" West, along said Southerly boundary line of Parcel 2, a distance of 1270.46 feet to a point lying on the Easterly line of Parcel "A" as described and recorded in Official Records Book 4173, page 490, of said Public Records; thence North 00°12'59" West, along said Easterly line, 448.60 feet to the Northeasterly corner thereof; thence South 88°56'50" West, along the Northerly line of said Parcel "A", and along the Northerly lines of those lands described and recorded in Official Records Book 4173, page 493 (Parcel "B"), and Official Records Book 4178, page 1821, all of said Public Records, a distance of 3902.38 feet to its intersection with the Easterly right of way line of Henley Road (County Road No. C-739) (formerly State Road No. S-739), a variable width right of way as presently established; thence Northerly along said Easterly right of way line the following 3 courses: Course 1, thence North 00°37'24" West, departing last said Northerly line, 69.82 feet; Course 2, thence North 00°18'49" West, 266.40 feet; Course 3, thence North 00°23'32" West, 776.21 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 4167, page 1057, of said Public Records; thence North 88°55'54" East, departing said Easterly right of way line, along the Southerly line of said Official Records Book 4167, page 1057, and along the Southerly line of those lands described and recorded in Official Records Book 2673, page 522, of said Public Records, a distance of 3905.73 feet to the Southeasterly corner thereof, said corner also being the Southwesterly corner of those lands described and recorded in Official Records Book 2374, page 885, of said Public Records; thence North 88°59'40" East, along the Southerly line of said Official Records Book 2374, page 885, a distance of 1270.05 feet to the Southeasterly corner thereof; thence North 00°11'43" West, along the Easterly line of said Official Records Book 2374, page 885, and along the Easterly lines of those lands described and recorded in Official Records Book 2374, page 892, and Official Records Book 2859, page 403, all of said Public Records, 2749.63 feet to a point lying on the boundary line of State Road No. 23, Parcel 114, Part "A", a variable width limited access right of way as described and recorded in Official Records Book 4085, page 409, of said Public Records; thence Southeasterly along said boundary line of State Road No. 23 the following 3 courses: Course 1, thence South 89°59'29" East, departing said Easterly line of Official Records Book 2859, page 403, a distance of 1657.84 feet to the point of curvature of a curve concave Southwesterly having a radius of 2512.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 92°30'23", an arc length of 4055.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 43°44'17" East, 3629.35 feet; Course 3, thence South 02°30'54" West, 2354.94 feet to the Westerly corner of the Southerly terminus of said Parcel 114, Part "A", said corner lying on the Southerly line of said Section 14; thence South 89°17'09" West, along said Southerly line, 104.52 feet to the Point of Beginning.

Containing 745.05 acres, more or less.



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 REG - 2584 LC - 0000316

DISTRICT LEGAL DESCRIPTION

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

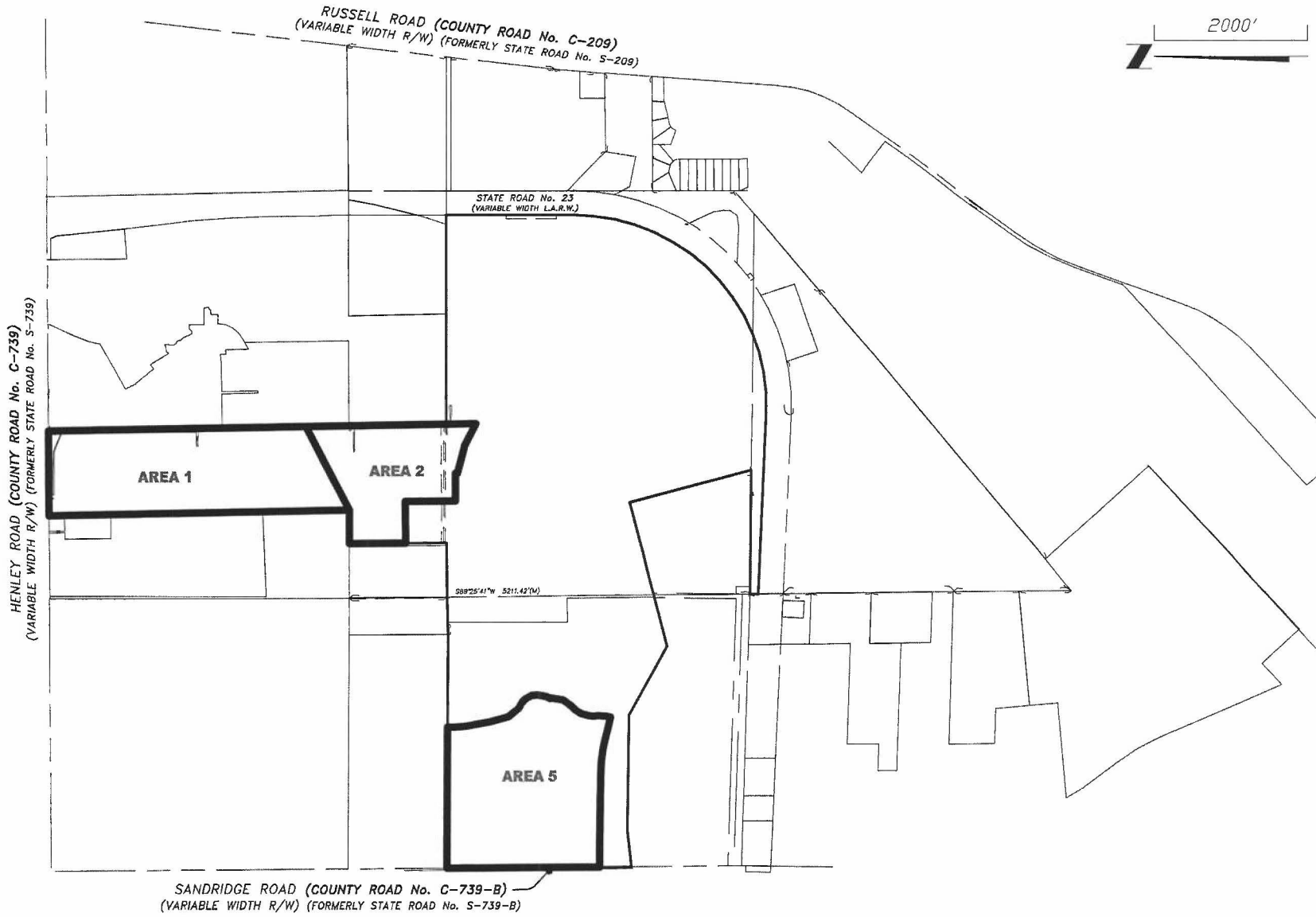
CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 3



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**ASSESSMENT AREAS FOR
 AREAS 1, 2 AND 5
 CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

DRAWING NO. PLATE 4

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF VILLAGE PARK UNIT 1A-1B, AS RECORDED IN PLAT BOOK 63, PAGES 28 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE NORTH 88°55'54" EAST, ALONG THE SOUTHERLY OF SAID PLAT OF VILLAGE PARK UNIT 1A-1B AND THE EASTERLY PROLONGATION THEREOF, 3905.73 FEET, TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2374, PAGE 885, OF SAID PUBLIC RECORDS; THENCE NORTH 88°59'40" EAST, ALONG THE SOUTHERLY LINE LAST SAID LANDS, 1270.05 FEET; THENCE SOUTH 00°14'05" EAST, 5.37 FEET; THENCE NORTH 89°48'06" EAST, 382.74 FEET; THENCE SOUTH 26°11'53" WEST, 293.68 FEET; THENCE SOUTH 14°52'38" WEST, 374.78 FEET; THENCE SOUTH 89°45'55" WEST, 25.30 FEET; THENCE SOUTH 00°14'05" EAST, 370.80 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE SOUTH 00°34'12" EAST, 569.79 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4147, PAGE 1386, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°25'48" WEST, ALONG LAST SAID LINE, 745.04 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "A", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 490, OF SAID PUBLIC RECORDS; THENCE NORTH 00°12'59" WEST, ALONG LAST SAID LINE, 448.60 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°56'50" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 493 AND OFFICIAL RECORDS BOOK 4178, PAGE 1821, OF SAID PUBLIC RECORDS, 3902.38 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF HENLEY ROAD (COUNTY ROAD NO. 739) (FORMERLY STATE ROAD NO. 739), A VARIABLE WIDTH RIGHT-OF-WAY NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°37'24" WEST, 69.82 FEET; COURSE NO. 2: NORTH 00°18'49" WEST, 266.40 FEET; COURSE NO. 3: NORTH 00°23'32" WEST, 776.21 FEET, TO THE POINT OF BEGINNING, TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 92.31 FEET; THENCE SOUTH 63°59'53" EAST, 145.48 FEET; THENCE NORTH 75°51'34" EAST, 203.94 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 174.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°03'07" WEST, 174.55 FEET; THENCE SOUTH 80°20'16" EAST, 61.37 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 153.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°38'42" EAST, 153.08 FEET; THENCE NORTH 75°35'37" EAST, 226.70 FEET; THENCE SOUTH 49°46'59" EAST, 239.21 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 652.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°34'37" WEST, 649.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°57'54" WEST, 912.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2030.00 FEET, AN ARC DISTANCE OF 49.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°16'03" WEST, 49.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°25'49" EAST, 224.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°34'03" WEST, 42.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE NORTHERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 89°33'55" WEST, ALONG LAST SAID LINE, 880.74 FEET; THENCE NORTH 00°22'13" WEST, 260.44 FEET; THENCE SOUTH 89°37'47" WEST, 93.04 FEET; THENCE NORTH 00°22'13" WEST, 160.51 FEET; THENCE NORTH 67°26'45" WEST, 59.85 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 24.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°48'31" WEST, 23.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°56'12" WEST, 144.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°25'03" WEST, 40.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°53'53" WEST, 96.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 655.79 FEET, AN ARC DISTANCE OF 143.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°23'17" EAST, 143.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 50.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°12'08" EAST, 44.96 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 208.80 FEET, AN ARC DISTANCE OF 265.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°16'55" EAST, 248.09 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 30.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°31'28" EAST, 29.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 43.61 FEET, AN ARC DISTANCE OF 66.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°07'49" EAST, 60.50 FEET; THENCE NORTH 12°08'08" WEST, 207.55 FEET; THENCE NORTH 21°15'51" WEST, 52.65 FEET; THENCE NORTH 30°16'04" WEST, 111.59 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 779.88 FEET, AN ARC DISTANCE OF 137.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°46'10" EAST, 136.95 FEET; THENCE NORTH 20°11'36" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 839.88 FEET, AN ARC DISTANCE OF 7.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°04'22" EAST, 7.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND



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**ASSESSMENT AREAS LEGAL DESCRIPTION
FOR AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5A

DISTANCE OF NORTH 27°09'43" EAST, 34.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°00'54" WEST, 104.56 FEET; THENCE SOUTH 70°09'33" WEST, 84.44 FEET; THENCE SOUTH 64°10'36" WEST, 112.71 FEET; THENCE SOUTH 55°33'23" WEST, 168.79 FEET; THENCE SOUTH 47°02'08" WEST, 112.65 FEET; THENCE SOUTH 42°36'51" WEST, 84.75 FEET; THENCE NORTH 52°53'05" WEST, 103.07 FEET; THENCE SOUTH 37°06'55" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°38'55" WEST, 36.25 FEET; THENCE NORTH 55°49'04" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1159.88 FEET, AN ARC DISTANCE OF 5.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°19'06" EAST, 5.52 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'54" WEST, 34.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 52°53'05" WEST, 55.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 50.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°14'45" WEST, 50.45 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.88 FEET, AN ARC DISTANCE OF 150.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°13'42" WEST, 150.51 FEET; THENCE NORTH 89°47'23" WEST, 188.16 FEET, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951; THENCE NORTH 00°11'40" EAST, ALONG LAST SAID LINE, 465.13 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET, THENCE CONTINUE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 465.13 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'23" EAST, 188.16 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.88 FEET, AN ARC DISTANCE OF 150.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°13'42" EAST, 150.51 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 50.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°14'45" EAST, 50.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°53'05" EAST, 55.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°12'54" EAST, 34.53 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1159.88 FEET, AN ARC DISTANCE OF 5.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°19'06" WEST, 5.52 FEET; THENCE SOUTH 55°49'04" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°38'55" EAST, 36.25 FEET; THENCE NORTH 37°06'55" EAST, 60.00 FEET; THENCE SOUTH 52°53'05" EAST, 103.07 FEET; THENCE NORTH 42°36'51" EAST, 84.75 FEET; THENCE NORTH 47°02'08" EAST, 112.65 FEET; THENCE NORTH 55°33'23" EAST, 168.79 FEET; THENCE NORTH 64°10'36" EAST, 112.71 FEET; THENCE NORTH 70°09'33" EAST, 84.44 FEET; THENCE SOUTH 16°00'54" EAST, 104.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°09'43" WEST, 34.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 839.88 FEET, AN ARC DISTANCE OF 7.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°04'22" WEST, 7.80 FEET; THENCE SOUTH 20°11'36" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 779.88 FEET, AN ARC DISTANCE OF 137.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°46'10" WEST, 136.95 FEET; THENCE SOUTH 30°16'04" EAST, 111.59 FEET; THENCE SOUTH 21°15'51" EAST, 52.65 FEET; THENCE SOUTH 12°08'08" EAST, 207.55 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 43.61 FEET, AN ARC DISTANCE OF 66.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°07'49" WEST, 60.50 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 30.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°31'28" WEST, 29.93 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 208.80 FEET, AN ARC DISTANCE OF 265.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°16'55" WEST, 248.09 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 50.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°12'08" WEST, 44.96 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 655.79 FEET, AN ARC DISTANCE OF 143.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°23'17" WEST, 143.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°53'53" EAST, 96.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°25'03" EAST, 40.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°56'12" EAST, 144.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 24.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°48'31" EAST, 23.09 FEE; THENCE SOUTH 67°26'45" EAST, 59.85 FEET; THENCE SOUTH 00°22'13" EAST, 160.51 FEET; THENCE NORTH 89°37'47" EAST, 93.04 FEET; THENCE SOUTH 00°22'13" EAST, 260.44 FEET, THE NORTHERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 89°33'55" WEST, ALONG LAST SAID LINE, 1076.37 FEET, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951; THENCE NORTH 00°11'40" EAST, 1199.94 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:



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**ASSESSMENT AREAS LEGAL DESCRIPTION
FOR AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5B

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 92.31 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39°10'07" EAST, 238.60 FEET; THENCE SOUTH 80°20'16" EAST, 155.57 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 174.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°03'07" EAST, 174.55 FEET; THENCE SOUTH 75°51'34" WEST, 203.94 FEET; THENCE NORTH 63°59'53" WEST, 145.48 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 216.94 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 80°20'16" EAST, 165.52 FEET; THENCE SOUTH 49°46'59" EAST, 104.00 FEET; THENCE SOUTH 75°35'37" WEST, 226.70 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 153.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°38'42" WEST, 153.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 231.38 ACRES, MORE OR LESS.



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**ASSESSMENT AREAS LEGAL DESCRIPTION
FOR AREAS 1, 2 AND 5
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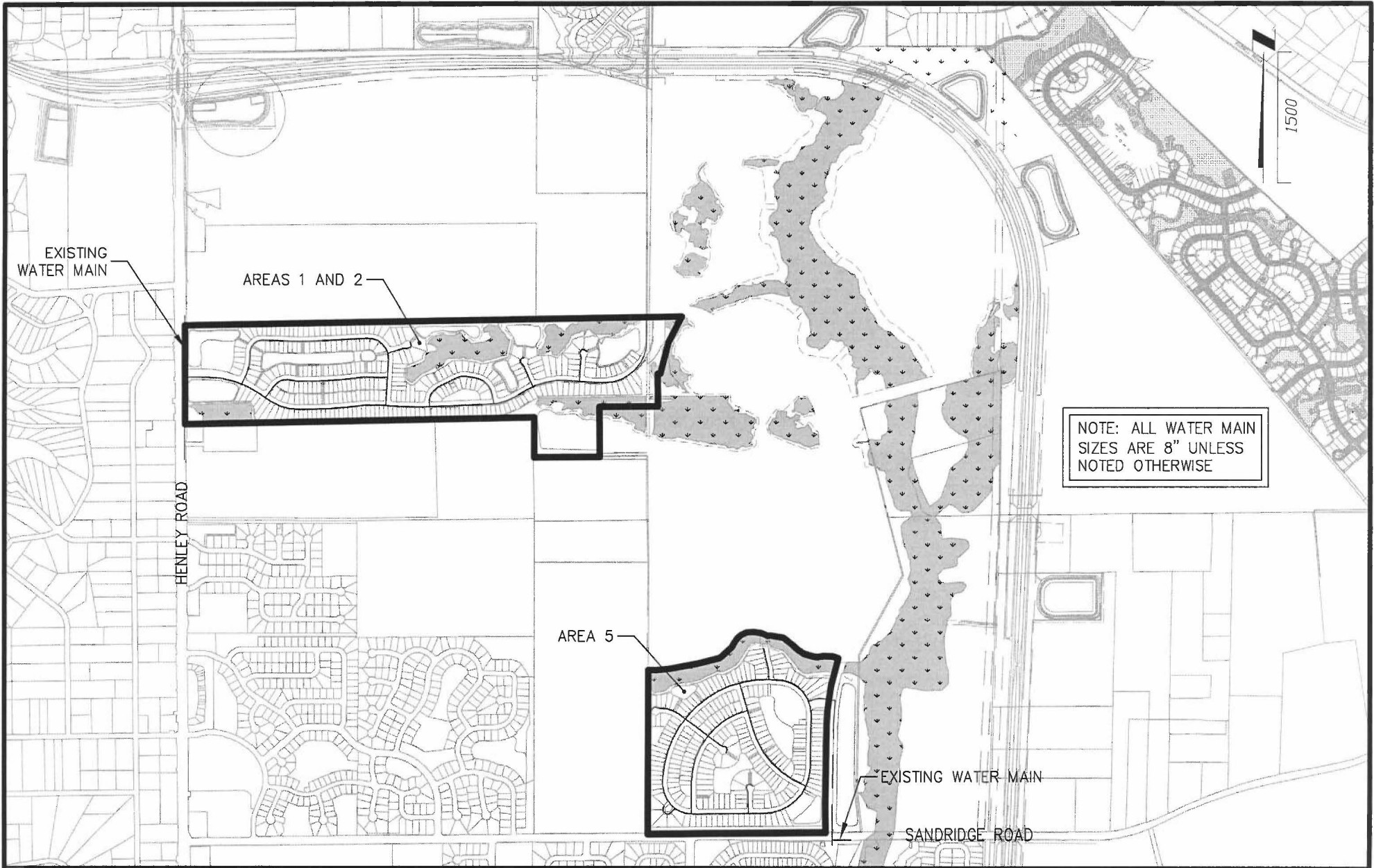
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DATE: NOVEMBER 2021

PLATE 5C



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WATER DISTRIBUTION SYSTEM

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

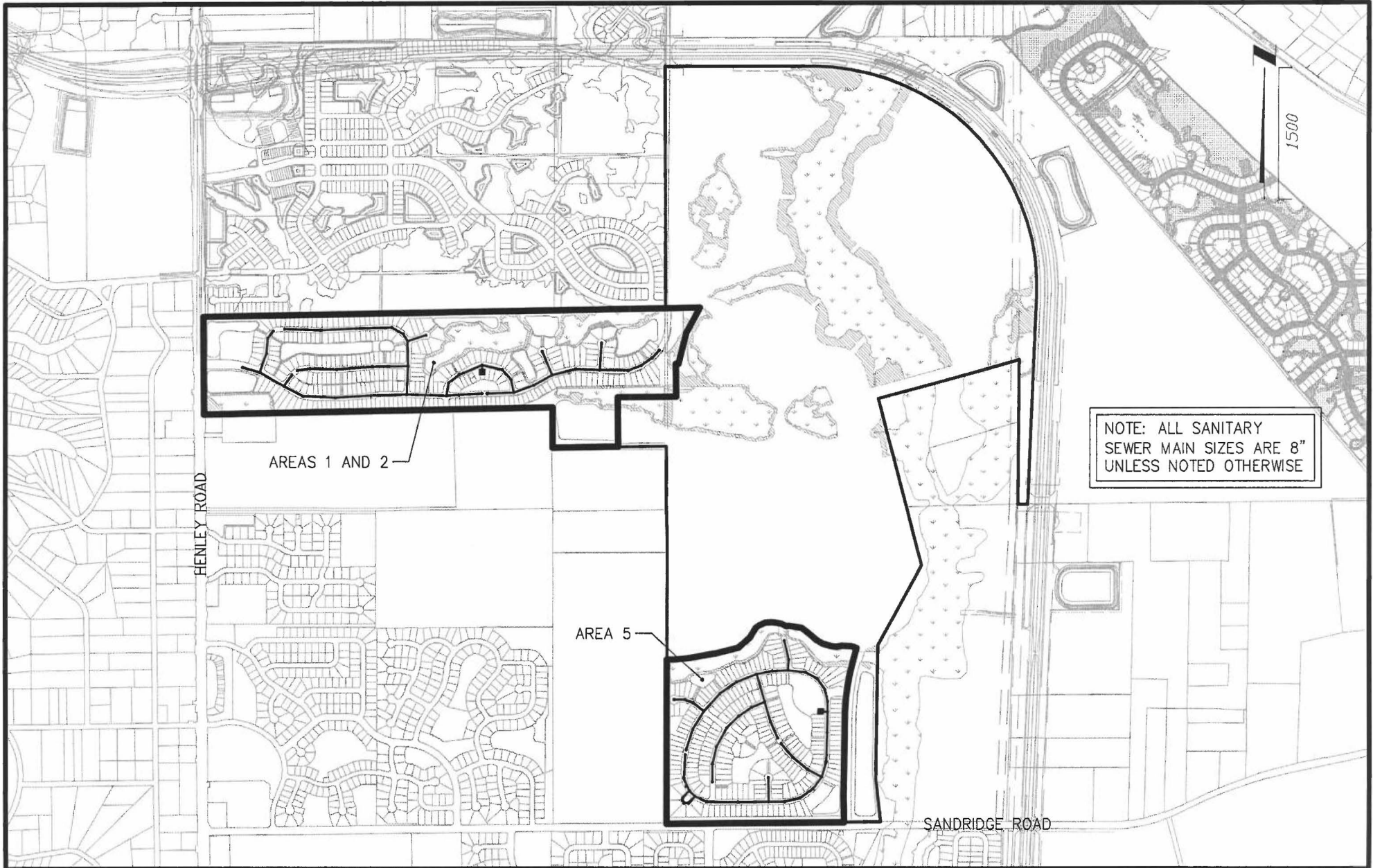
CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 6



NOTE: ALL SANITARY SEWER MAIN SIZES ARE 8" UNLESS NOTED OTHERWISE



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SANITARY SEWER COLLECTION SYSTEM

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

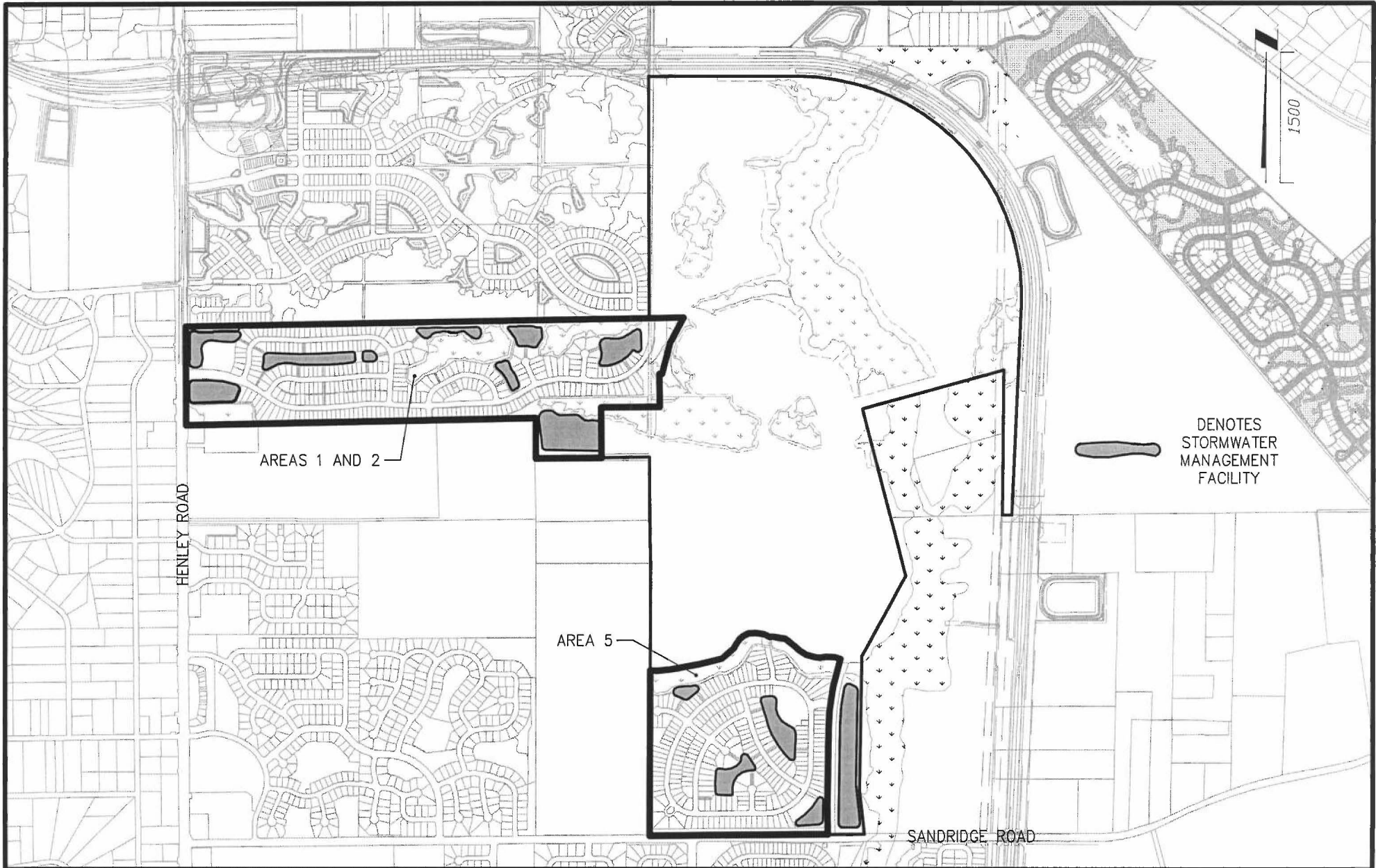
CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 7



ETM

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STORM WATER MANAGEMENT SYSTEM

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

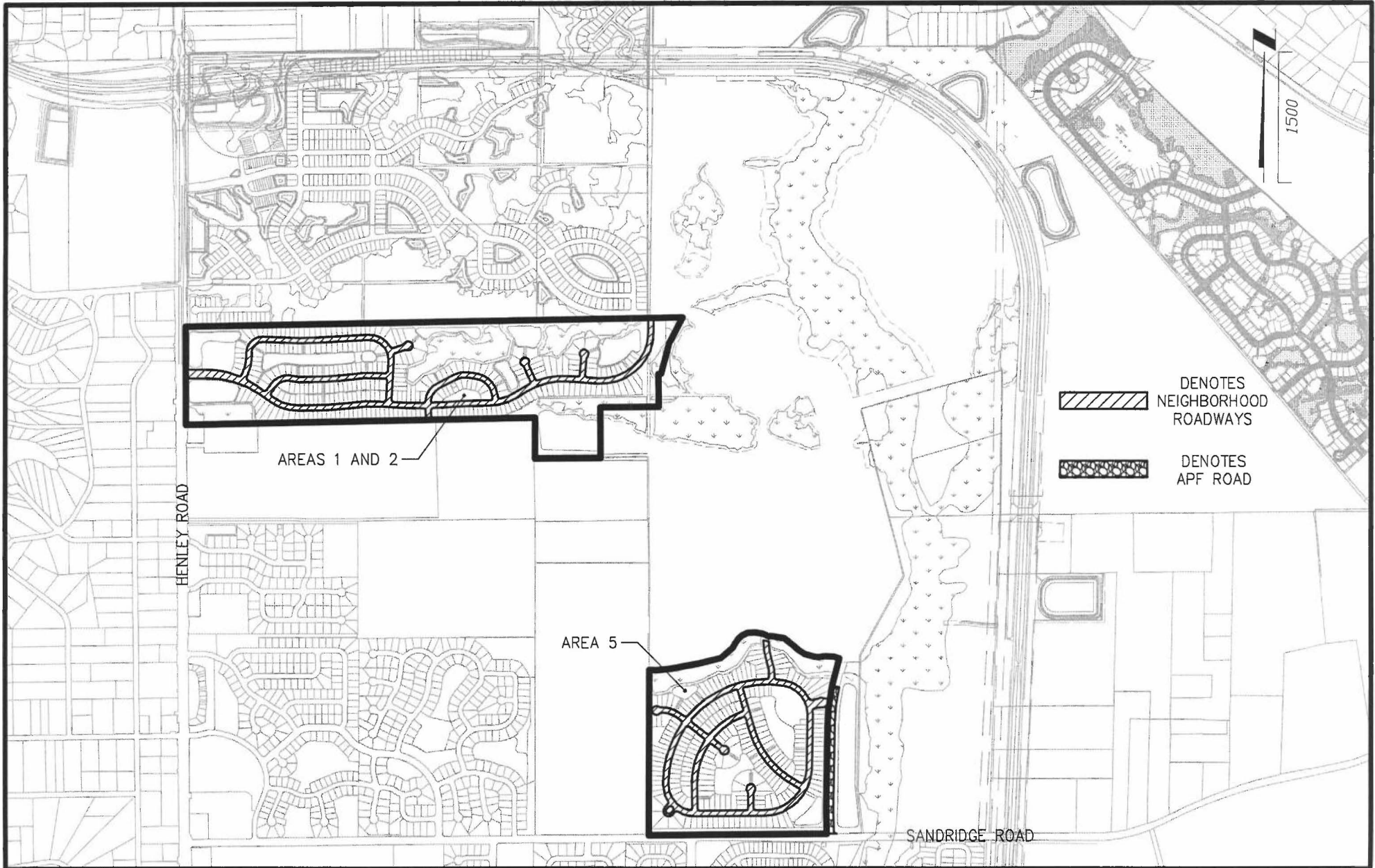
CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 8



ETM

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 REG - 2584 LC - 0000316

NEIGHBORHOOD AND APF ROADS

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 9



ETM

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AMENITIES, PARKS AND ENTRY FEATURES

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

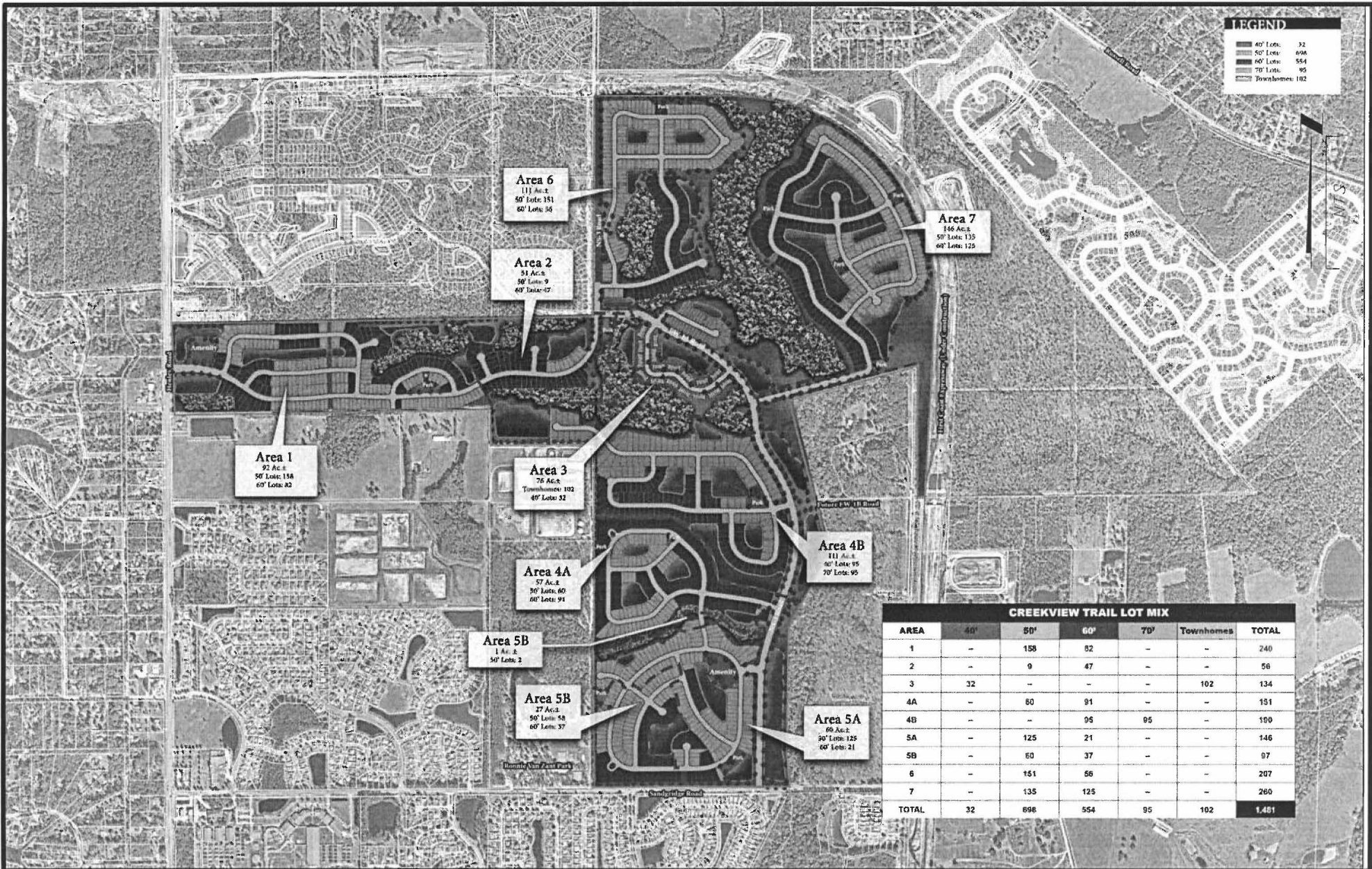
CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 10



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DISTRICT MASTER PLAN

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: JULY 28 2021

PLATE 11



ETM

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**AREAS 1, 2 AND 5
 MASTER PLAN
 CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 12

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

4

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

First Supplemental Special Assessment
Methodology Report

February 16, 2022



Provided by:

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1.0 Introduction

1.1 Purpose

This First Supplemental Special Assessment Methodology Report (the “Supplemental Report”) was developed to supplement the Master Special Assessment Methodology Report (the “Master Report”) dated August 27, 2021 and to provide a supplemental financing plan and a supplemental special assessment methodology for the 539 residential units that are projected to be developed within Areas 1, 2 and 5 (to be defined later herein) and representing Phase 1 within Creekview Community Development District (the “District”) located in unincorporated Clay County, Florida. This Supplemental Report was developed in relation to funding by the District of a portion of the Capital Improvement Plan (to be defined later herein) contemplated to be provided by the District commencing in 2022 and related to the development of the Phase 1 (the “Phase 1 Project”).

1.2 Scope of the Supplemental Report

This Supplemental Report presents projections for financing a portion of the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Creekview Community Development District Capital Improvement Plan, prepared by England-Thims & Miller, Inc. (the “District Engineer”) dated August 26, 2021 (the “Engineer’s Report”) as supplemented on February 14, 2022 by the Creekview Community Development District First Supplemental Engineer’s Report to the Capital Improvement Plan (Phase 1 Project) also prepared by England-Thims & Miller, Inc. (the “Supplemental Engineer’s Report”). This Supplemental Report also describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Phase 1 Project.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Phase 1 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the District, including those within Phase 1, as well as general benefits to the public at large. However, as discussed within this Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to properties within the District, including Phase 1. The District’s Phase 1 Project enables properties within the boundaries of Phase 1 to be developed.

There is no doubt that the general public, property owners, and properties outside the District will benefit from the provision of the Phase 1 Project. However, these benefits are only incidental since the Phase 1 Project is designed solely to provide special benefits peculiar to properties within the District as more particularly provided herein and in the Supplemental Engineer's Report. Properties outside the District are not directly served by the Phase 1 Project and do not depend upon the Phase 1 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which properties located within the boundaries of the District, including Phase 1, receive compared to those lying outside of the District boundaries.

The Phase 1 Project will provide public infrastructure improvements which are all necessary in order to make the lands within the District, including Phase 1, developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District, including Phase 1, to increase by more than the sum of the financed cost of the individual components of the Phase 1 Project. Even though the exact value of the benefits provided by the Phase 1 Project is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Supplemental Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan and the Phase 1 Project as determined by the District Engineer.

Section Four discusses the supplemental financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Creekview development (the "Development" or "Creekview"), a master planned, residential development located in Clay County, Florida. The land within the District currently consists of approximately 745.05 +/- acres and is generally located to the

north of Sandridge Road, south of the First Coast Expressway, and east of Henley Road.

2.2 The Development Program

The development of Creekview is anticipated to be conducted by Creekview GP, LLC or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan envisions a total of 1,481 residential units developed in multiple phases within multiple areas, with the first phase of development comprised of Areas 1, 2 and 5 and referred to cumulatively herein as “Phase 1”, with Areas 1 and 2 projected to be developed with a total of 296 residential units (“Areas 1 and 2”), Area 5 projected to be developed with a total of 243 residential units (“Area 5”), and all of the remaining areas, referred to herein as “Future Areas,” projected to be developed with a total of 942 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the current development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure improvements costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only improvements that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, were included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of stormwater management facilities, roadway improvements, water, sewer, and reuse systems, amenities, entry features, and landscaping as set forth in more detail in the Engineer's Report.

The Phase 1 Project comprises that portion of the Capital Improvement Plan necessary for the development of Phase 1, which will provide all necessary neighborhood infrastructure and master infrastructure for Phase 1. The future project comprises that portion of the Capital Improvement Plan necessary for the development of the Future Areas (“Future Project”). The public infrastructure

improvements that comprise the overall Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. Similarly, the public infrastructure improvements that comprise the Phase 1 Project will serve and provide benefit to all land uses in Phase 1 and will comprise an interrelated system of improvements, which means all of improvements will serve the entire Phase 1 and improvements will be interrelated such that they will reinforce one another and also provide benefit to properties within the District, each of which is necessary for development of the community.

At the time of this writing, the total costs of the Capital Improvement Plan are estimated at \$90,549,000, and the estimated costs of the Phase 1 Project are \$30,429,000. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

The District intends to issue Special Assessment Revenue Bonds, Series 2022 (Phase 1 Project) in the estimated principal amount of \$24,495,000 (the "Series 2022 Bonds") to fund a portion of the Phase 1 Project Costs in the total estimated amount of \$21,383,751.72.

It is anticipated that any components of the Phase 1 Project which are not funded by the Series 2022 Bonds will be contributed to the District at no cost under an Acquisition Agreement that will be entered into by the Developer and the District.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Series 2022 Bonds in the estimated principal amount of \$24,495,000 to finance a portion of the Phase 1 Project Costs in the estimated amount of \$21,383,751.72.

The Series 2022 Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments. Interest payments on the Series 2022 Bonds would be made every May 1 and November 1, and principal payments would be made either on May 1 or on November 1.

In order to finance a portion of the costs of the Phase 1 Project in the estimated amount of \$21,383,751.72, the District would need to borrow more funds and incur indebtedness in the estimated amount at \$24,495,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, which include the underwriter's discount. Preliminary sources and uses of funding for the Series 2022 Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Series 2022 Bonds provides the District a portion of the funds necessary to construct/acquire the public infrastructure improvements which are part of the Phase 1 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Supplemental Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District, including Phase 1. General benefits accrue to areas outside of the District and are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Phase 1 Project. Properties that receive special benefits from the Phase 1 Project will be assessed for their fair share of the debt issued in order to finance the Phase 1 Project.

5.2 Benefit Allocation

The current development plan for the District envisions a total of 1,481 residential units developed in multiple phases within multiple areas, with Phase 1 projected to be developed with a total of 539

residential units and Future Areas projected to be developed with a total of 942 residential units, although land use types and unit numbers may change throughout the development period.

Even though the installation of the public infrastructure improvements that comprise the Capital Improvement Plan is projected to occur in multiple projects coinciding with multiple phases of development within the District, by allowing for the land in the District to be developable, the improvements that comprise the Capital Improvement Plan will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another and their combined benefit will be greater than the sum of their individual benefits. All of the unit types within the District will benefit from each public infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

Similarly, by allowing for the land in Phase 1 to be developable the public infrastructure improvements that comprise the Phase 1 Project will serve and provide to all land uses in Phase 1 and will comprise an interrelated system of improvements, which means all of improvements will serve the entire Phase 1 and improvements will be interrelated such that they will reinforce one another and their combined benefit will be greater than the sum of their individual benefits. All of the unit types within Phase 1 will benefit from each public infrastructure improvement category, as the improvements provide basic infrastructure to all land within Phase 1 and benefit all land within Phase 1 as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, and the public infrastructure improvements included in the Phase 1 Project have a logical connection to the special and peculiar benefits received by the land within Phase 1, as without such improvements, the development of the properties within the District/Phase 1 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District/Phase 1, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be

calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

In following the methodology developed in the Master Report, this Supplemental Report proposes to allocate the benefit associated with the Capital Improvement Plan and its component the Phase 1 Project to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by units that comprise Phase 1 and Future Areas.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller lot sizes will use and benefit from the improvements which are part of the Capital Improvement Plan less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. Additionally, the value of the products with larger lot sizes is likely to appreciate by more in terms of dollars than that of the products with smaller lot sizes as a result of the implementation of the infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the Capital Improvement Plan.

As the public infrastructure improvements included in the Capital Improvement Plan will comprise an interrelated system of improvements, and as the implementation of the Capital Improvement Plan is projected to proceed in multiple stages to coincide with multiple phases of development occurring within different areas, Table 5 in the *Appendix* presents the allocation of the costs of the Capital Improvement Plan to Phase 1 and Future Areas based on the benefit allocation methodology illustrated in Table 4 in the *Appendix*.

In order to facilitate the marketing of the residential units developed the District, the Developer requested that the District limit the amount of annual assessments for debt service on the Series 2022 Bonds (the "Series 2022 Bond Assessments") to certain predetermined levels, and in order to accomplish that goal, the Developer will be required as part of the Acquisition Agreement and/or the Completion Agreement to construct public infrastructure improvements in the estimated amount of \$11,595,171.32, which represent a required "buy down" of assessment levels, in excess of the total amount available from the proceeds of the Series 2022 Bonds.

Using the ERU benefit allocations developed in Table 4 in the *Appendix*, as well as the allocation of the costs of the Phase 1 Project to Phase 1 and Future Areas developed in Table 5 in the *Appendix*, Table 6 in the *Appendix* illustrates the allocation of the costs of the Phase 1 Project and Capital Improvement Plan allocable to the units within Phase 1 and Future Areas.

Table 7 in the *Appendix* presents the apportionment of the Series 2022 Bond Assessments for Areas 1 and 2 and Area 5 in accordance with the ERU benefit allocation method presented in Table 4 as modified by the effects of the contributions and/or future indebtedness illustrated in Table 6 in the *Appendix*. Table 7 also presents the annual levels of the annual debt service assessments per unit.

5.3 Assigning Bond and Note Assessments

As the land in the District is not yet platted for its intended final use and the precise location of the residential units by lot or parcel is unknown, the Series 2022 Bond Assessments will initially be levied on all developable lands in Phase 1 on an equal pro-rata gross acre basis, thus the Series 2022 Bond Assessments in the estimated amount of \$24,495,000 will be preliminarily levied on approximately 231.38 +/- gross acres contained within Phase 1 (the "Series 2022 Bonds Assessment Area") at a rate of \$105,864.81 per acre.

When the land in Phase 1 is platted, the Series 2022 Bond Assessments will be allocated to each platted parcel within Phase 1 on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of the Series 2022 Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of the Series 2022 Bond Assessments levied on unplatted gross acres within Phase 1.

Further, to the extent that any parcel of land which has not been platted is sold to another developer or builder, the Series 2022 Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Series 2022 Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Capital Improvement Plan and its component the Phase 1 Project make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan and its component the Phase 1 Project.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Series 2022 Bond Assessments on a per ERU basis never exceed the initially allocated assessment as contemplated in the adopted assessment methodology. The Series 2022 Bond Assessments per ERU are estimated to preliminarily equal \$42,496.53 (\$24,495,000 in Series 2022 Bond Assessments divided by 576.40 ERUs) and may change based on the final sizing of the Series 2022 Bonds. If such changes occur, the methodology described herein is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of ERUs.

As the land in Phase 1 is platted, the Series 2022 Bond Assessments are assigned to platted parcels based on the figures in Table 7 in the *Appendix*. If as a result of platting and apportionment of the Series 2022 Bond Assessments to the platted parcels, the Series 2022 Bond Assessments per ERU for land that remains unplatted remains equal to \$42,496.53 then no true-up adjustment will be necessary.

If as a result of platting of land in Phase 1 and apportionment of the Series 2022 Bond Assessments to the platted parcels the Series 2022 Bond Assessments per ERU for land that remains unplatted equal less than \$42,496.53 (for instance as a result of a larger number of units) then the per ERU Series 2022 Bond Assessments for all parcels within Phase 1 will be lowered if that state persists at the conclusion of platting of all land within Phase 1.

If, in contrast, as a result of platting of land in Phase 1 and apportionment of the Series 2022 Bond Assessments to the platted parcels, the Series 2022 Bond Assessments per ERU for land that remains unplatted equals more than \$42,496.53 (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted lands – in the District’s sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in the Series 2022 Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Series 2022 Bond Assessments per ERU and \$42,496.53 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Series 2022 Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the Series 2022 Bonds secured by the Series 2022 Bond Assessments).

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Series 2022 Bond Assessments per ERU for land that remains unplatted within the District remains equal to \$42,496.53. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of the Series 2022 Bond Assessments transferred at sale.

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.3, the Series 2022 Bond Assessments in the estimated amount of \$24,495,000 are proposed to be levied over the area described in Exhibit “A”, which comprises the Series 2022 Bonds Assessment Area.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the structure of the Series 2022 Bonds and Series 2022 Notes and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Creekview

Community Development District

Development Plan

Product Type	Phase 1			Future Areas Number of Units	Total Number of Units
	Areas 1 and 2 Number of Units	Area 5 Number of Units	Total Phase 1 Number of Units		
Townhome	0	0	0	102	102
Single Family 40'	0	0	0	32	32
Single Family 50'	167	185	352	346	698
Single Family 60'	129	58	187	367	554
Single Family 70'	0	0	0	95	95
Total	296	243	539	942	1,481

Table 2

Creekview

Community Development District

Capital Improvement Plan Costs

Improvement	Phase 1 Project						Total Costs
	Areas 1 and 2		Master Phase 1	Total Phase 1	Future Project	Total Costs	
	Phase 1 Project	Area 5 Phase 1					
	Costs	Project Costs	Project Costs*	Project Costs	Costs		
Stormwater Management System	\$6,364,000	\$5,724,500	\$0	\$12,088,500	\$19,925,000	\$32,013,500	
Roadway Improvements	\$3,552,000	\$2,916,000	\$1,979,000	\$8,447,000	\$18,620,000	\$27,067,000	
Water, Sewer and Reuse Systems	\$4,884,000	\$4,009,500	\$0	\$8,893,500	\$15,375,000	\$24,268,500	
Amenities, Entry Feature, and Landscaping	\$500,000	\$500,000	\$0	\$1,000,000	\$6,200,000	\$7,200,000	
Total	\$15,300,000	\$13,150,000	\$1,979,000	\$30,429,000	\$60,120,000	\$90,549,000.00	

* The Master Phase 1 Project consists of the Phase 1 of the APF Road

Table 3

Creekview

Community Development District

Preliminary Sources and Uses of Funds

<u>Sources</u>	<u>Series 2022 Bonds</u>
Bond Proceeds:	
Par Amount	\$24,495,000.00
Total Sources	\$24,495,000.00

<u>Uses</u>	
Project Fund Deposits:	
Project Fund	\$21,383,751.72
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,416,548.28
Capitalized Interest Fund	\$979,800.00
Delivery Date Expenses:	
Costs of Issuance	\$714,900.00
Total Uses	\$24,495,000.00

Table 4

Creekview

Community Development District

Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
Townhome	102	0.60	61.20
Single Family 40'	32	0.80	25.60
Single Family 50'	698	1.00	698.00
Single Family 60'	554	1.20	664.80
Single Family 70'	95	1.40	133.00
Total	1,481		1,582.60

Product Type	Phase 1 Number of Units	ERU Weight	Phase 1 Total ERU	Percent of Total ERU
Townhome	0	0.60	0.00	
Single Family 40'	0	0.80	0.00	
Single Family 50'	352	1.00	352.00	
Single Family 60'	187	1.20	224.40	
Single Family 70'	0	1.40	0.00	
Total	539		576.40	36.4211%

Product Type	Future Areas Number of Units	ERU Weight	Future Areas Total ERU	Percent of Total ERU
Townhome	102	0.60	61.20	
Single Family 40'	32	0.80	25.60	
Single Family 50'	346	1.00	346.00	
Single Family 60'	367	1.20	440.40	
Single Family 70'	95	1.40	133.00	
Total	942		1,006.20	63.5789%

Table 5

Creekview

Community Development District

ERU-Based Allocation of Costs of the Capital Improvement Plan to Phase 1 and Future Areas

	Total ERU	Percent of Total ERU	Allocation of Costs of Capital Improvement Program
Phase 1 Capital Improvement Plan Cost	576.40	36.4211%	\$32,978,923.04
Future Areas Capital Improvement Plan Cost	1,006.20	63.5789%	\$57,570,076.96
Total	1,582.60	100.0000%	\$90,549,000.00

Product Type	Capital Improvement Plan Cost Allocation to Phase 1	Capital Improvement Plan Cost Allocation to Future Phases	Total Capital Improvement Program Cost
Townhome	\$0.00	\$3,501,578.92	\$3,501,578.92
Single Family 40'	\$0.00	\$1,464,712.75	\$1,464,712.75
Single Family 50'	\$20,139,800.33	\$19,796,508.28	\$39,936,308.61
Single Family 60'	\$12,839,122.71	\$25,197,636.55	\$38,036,759.26
Single Family 70'	\$0.00	\$7,609,640.47	\$7,609,640.47
Total	\$32,978,923.04	\$57,570,076.96	\$90,549,000.00

Table 6

Creekview

Community Development District

Phase 1 Project - Costs Allocation

Product Type	Phase 1 Project Costs	Capital Improvement Plan Cost Allocation to Phase 1	Capital Improvement Plan Cost Contributed by Developer	Capital Improvement Plan/Phase 1 Project Costs Funded by Series 2022 Bonds
Townhome	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40'	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 50'	\$18,582,595.42	\$20,139,800.33	\$7,081,020.65	\$13,058,779.68
Single Family 60'	\$11,846,404.58	\$12,839,122.71	\$4,514,150.67	\$8,324,972.04
Single Family 70'	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$30,429,000.00	\$32,978,923.04	\$11,595,171.32	\$21,383,751.72

Table 7

Creekview

Community Development District

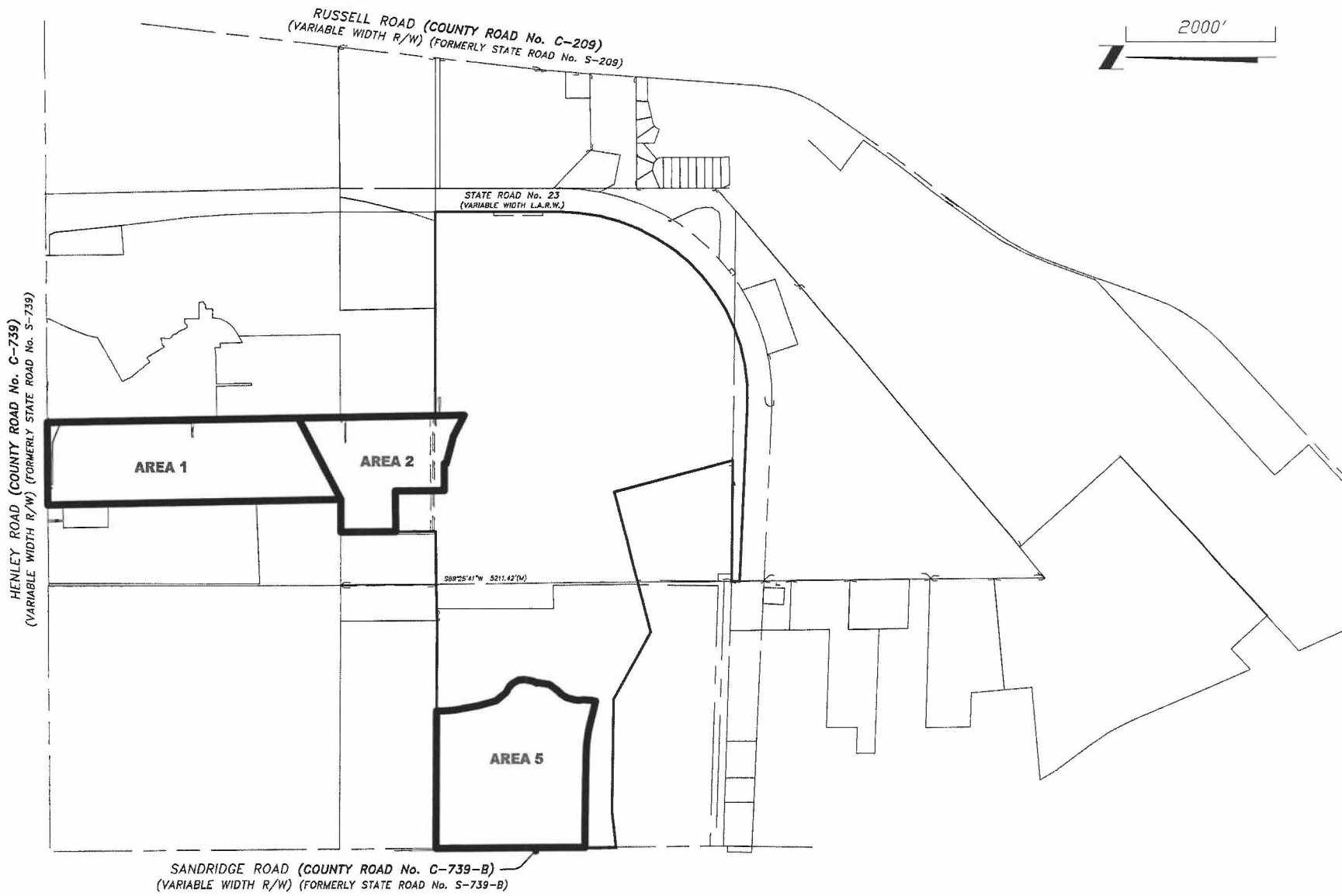
Phase 1 Series 2022 Bond Assessments Apportionment

Product Type	Phase 1 Number of Units	Capital Improvement Plan/Phase 1 Project Costs Funded by Series 2022 Bonds	Total Series 2022 Bond Assessments Apportionment	Series 2022 Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit - paid in March*
Townhome	0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40'	0	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 50'	352	\$13,058,779.68	\$14,958,778.63	\$42,496.53	\$2,671.28
Single Family 60'	187	\$8,324,972.04	\$9,536,221.37	\$50,995.84	\$3,205.54
Single Family 70'	0	\$0.00	\$0.00	\$0.00	\$0.00
Total	539	\$21,383,751.72	\$24,495,000.00		

* Includes costs of collection at 4% (subject to change) and allowance for early payment discount at 4% (subject to change)

Exhibit “A”

Series 2022 Bond Assessments in the estimated amount of \$24,495,000 are proposed to be levied over the area as described below designating the boundary of Series 2022 Bonds Assessment Area:



VISION • EXPERIENCE • RESULTS
 ENGLAND • THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

**ASSESSMENT AREAS FOR
 AREAS 1, 2 AND 5
 CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

DRAWING NO. PLATE 4

T:\2017\17-115\17-115-07\LandDev\Design\Plots\Exhibits\ASSESSMENT AREAS\Plate 4 ASSESSMENT PLATS\AREAS1,2,AR0215.dwg: 04 AM, BY: Mark Jeter

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF VILLAGE PARK UNIT 1A-1B, AS RECORDED IN PLAT BOOK 63, PAGES 28 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE NORTH 88°55'54" EAST, ALONG THE SOUTHERLY OF SAID PLAT OF VILLAGE PARK UNIT 1A-1B AND THE EASTERLY PROLONGATION THEREOF, 3905.73 FEET, TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2374, PAGE 885, OF SAID PUBLIC RECORDS; THENCE NORTH 88°59'40" EAST, ALONG THE SOUTHERLY LINE LAST SAID LANDS, 1270.05 FEET; THENCE SOUTH 00°14'05" EAST, 5.37 FEET; THENCE NORTH 89°48'06" EAST, 382.74 FEET; THENCE SOUTH 26°11'53" WEST, 293.68 FEET; THENCE SOUTH 14°52'38" WEST, 374.78 FEET; THENCE SOUTH 89°45'55" WEST, 25.30 FEET; THENCE SOUTH 00°14'05" EAST, 370.80 FEET; THENCE SOUTH 89°25'48" WEST, 657.75 FEET; THENCE SOUTH 00°34'12" EAST, 569.79 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4147, PAGE 1386, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°25'48" WEST, ALONG LAST SAID LINE, 745.04 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "A", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 490, OF SAID PUBLIC RECORDS; THENCE NORTH 00°12'59" WEST, ALONG LAST SAID LINE, 448.60 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°56'50" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 493 AND OFFICIAL RECORDS BOOK 4178, PAGE 1821, OF SAID PUBLIC RECORDS, 3902.38 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF HENLEY ROAD (COUNTY ROAD NO. 739) (FORMERLY STATE ROAD NO. 739), A VARIABLE WIDTH RIGHT-OF-WAY NOW ESTABLISHED; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°37'24" WEST, 69.82 FEET; COURSE NO. 2: NORTH 00°18'49" WEST, 266.40 FEET; COURSE NO. 3: NORTH 00°23'32" WEST, 776.21 FEET, TO THE POINT OF BEGINNING, TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 92.31 FEET; THENCE SOUTH 63°59'53" EAST, 145.48 FEET; THENCE NORTH 75°51'34" EAST, 203.94 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 174.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°03'07" WEST, 174.55 FEET; THENCE SOUTH 80°20'16" EAST, 61.37 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 153.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°38'42" EAST, 153.08 FEET; THENCE NORTH 75°35'37" EAST, 226.70 FEET; THENCE SOUTH 49°46'59" EAST, 239.21 FEET; THENCE SOUTH 87°07'58" EAST, 344.42 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2170.00 FEET, AN ARC DISTANCE OF 652.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°34'37" WEST, 649.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°57'54" WEST, 912.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2030.00 FEET, AN ARC DISTANCE OF 49.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°16'03" WEST, 49.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°25'49" EAST, 224.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°34'03" WEST, 42.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE NORTHERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 89°33'55" WEST, ALONG LAST SAID LINE, 880.74 FEET; THENCE NORTH 00°22'13" WEST, 260.44 FEET; THENCE SOUTH 89°37'47" WEST, 93.04 FEET; THENCE NORTH 00°22'13" WEST, 160.51 FEET; THENCE NORTH 67°26'45" WEST, 59.85 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 24.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°48'31" WEST, 23.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°56'12" WEST, 144.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°25'03" WEST, 40.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°53'53" WEST, 96.91 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 655.79 FEET, AN ARC DISTANCE OF 143.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°23'17" EAST, 143.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 50.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°12'08" EAST, 44.96 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 208.80 FEET, AN ARC DISTANCE OF 265.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°16'55" EAST, 248.09 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 30.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°31'28" EAST, 29.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 43.61 FEET, AN ARC DISTANCE OF 66.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°07'49" EAST, 60.50 FEET; THENCE NORTH 12°08'08" WEST, 207.55 FEET; THENCE NORTH 21°15'51" WEST, 52.65 FEET; THENCE NORTH 30°16'04" WEST, 111.59 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 779.88 FEET, AN ARC DISTANCE OF 137.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°46'10" EAST, 136.95 FEET; THENCE NORTH 20°11'36" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 839.88 FEET, AN ARC DISTANCE OF 7.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°04'22" EAST, 7.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND



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**ASSESSMENT AREAS LEGAL DESCRIPTION
FOR AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5A

DISTANCE OF NORTH 27°09'43" EAST, 34.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°00'54" WEST, 104.56 FEET; THENCE SOUTH 70°09'33" WEST, 84.44 FEET; THENCE SOUTH 64°10'36" WEST, 112.71 FEET; THENCE SOUTH 55°33'23" WEST, 168.79 FEET; THENCE SOUTH 47°02'08" WEST, 112.65 FEET; THENCE SOUTH 42°36'51" WEST, 84.75 FEET; THENCE NORTH 52°53'05" WEST, 103.07 FEET; THENCE SOUTH 37°06'55" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°38'55" WEST, 36.25 FEET; THENCE NORTH 55°49'04" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1159.88 FEET, AN ARC DISTANCE OF 5.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°19'06" EAST, 5.52 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'54" WEST, 34.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 52°53'05" WEST, 55.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 50.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°14'45" WEST, 50.45 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.88 FEET, AN ARC DISTANCE OF 150.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°13'42" WEST, 150.51 FEET; THENCE NORTH 89°47'23" WEST, 188.16 FEET, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951; THENCE NORTH 00°11'40" EAST, ALONG LAST SAID LINE, 465.13 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET, THENCE CONTINUE SOUTH 00°11'40" WEST, CONTINUING ALONG LAST SAID LINE, 465.13 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'23" EAST, 188.16 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1289.88 FEET, AN ARC DISTANCE OF 150.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°13'42" EAST, 150.51 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; 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THENCE SOUTH 86°56'12" EAST, 144.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 24.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°48'31" EAST, 23.09 FEE; THENCE SOUTH 67°26'45" EAST, 59.85 FEET; THENCE SOUTH 00°22'13" EAST, 160.51 FEET; THENCE NORTH 89°37'47" EAST, 93.04 FEET; THENCE SOUTH 00°22'13" EAST, 260.44 FEET, THE NORTHERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED; THENCE SOUTH 89°33'55" WEST, ALONG LAST SAID LINE, 1076.37 FEET, TO AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951; THENCE NORTH 00°11'40" EAST, 1199.94 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:



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ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5B

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 92.31 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39°10'07" EAST, 238.60 FEET; THENCE SOUTH 80°20'16" EAST, 155.57 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 174.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°03'07" EAST, 174.55 FEET; THENCE SOUTH 75°51'34" WEST, 203.94 FEET; THENCE NORTH 63°59'53" WEST, 145.48 FEET, TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°25'27" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1270.22 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2061, PAGE 1775, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY; THENCE SOUTH 01°21'22" EAST, ALONG LAST SAID LINE, 489.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°11'40" WEST, ALONG LAST SAID LINE, 1389.46 FEET; THENCE NORTH 74°26'32" EAST, 945.75 FEET; THENCE NORTH 39°10'07" EAST, 330.90 FEET; THENCE SOUTH 80°20'16" EAST, 216.94 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 80°20'16" EAST, 165.52 FEET; THENCE SOUTH 49°46'59" EAST, 104.00 FEET; THENCE SOUTH 75°35'37" WEST, 226.70 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 153.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°38'42" WEST, 153.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 231.38 ACRES, MORE OR LESS.



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8890, FAX: (904) 646-9485
REG - 2584 LC - 0000316

**ASSESSMENT AREAS LEGAL DESCRIPTION
FOR AREAS 1, 2 AND 5
CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT**

CLAY COUNTY, FLORIDA

ETM NO. 17-115-07

DRAWN BY: MAJ

DATE: NOVEMBER 2021

PLATE 5C

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

7

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2022**

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 5,041	\$ -	\$ -	\$ 5,041
Due from Landowner	26,393	737	8,583	35,713
Due from general fund	-	9,342	-	9,342
Total assets	<u>\$ 31,434</u>	<u>\$ 10,079</u>	<u>\$ 8,583</u>	<u>\$ 50,096</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 13,078	\$ 10,079	\$ 8,583	\$ 31,740
Due to Landowner	-	10,079	8,583	18,662
Due to debt service fund	9,342	-	-	9,342
Accrued wages payable	2,800	-	-	2,800
Tax payable	214	-	-	214
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>31,434</u>	<u>20,158</u>	<u>17,166</u>	<u>68,758</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	26,393	-	-	26,393
Total deferred inflows of resources	<u>26,393</u>	<u>-</u>	<u>-</u>	<u>26,393</u>
Fund balances:				
Restricted for:				
Debt service	-	(10,079)	-	(10,079)
Capital projects	-	-	(8,583)	(8,583)
Unassigned	(26,393)	-	-	(26,393)
Total fund balances	<u>(26,393)</u>	<u>(10,079)</u>	<u>(8,583)</u>	<u>(45,055)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 31,434</u>	<u>\$ 10,079</u>	<u>\$ 8,583</u>	<u>\$ 50,096</u>

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 105,290	0%
Total revenues	<u>-</u>	<u>-</u>	<u>105,290</u>	<u>0%</u>
EXPENDITURES				
Professional & administrative				
Supervisors	1,722	2,368	8,000	30%
Management/accounting/recording	3,750	15,000	45,000	33%
Debt service fund accounting	-	-	4,167	0%
Legal	327	5,464	25,000	22%
Engineering	-	-	2,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	833	0%
Trustee*	-	-	5,000	0%
Telephone	16	66	200	33%
Postage	-	-	500	0%
Printing & binding	42	167	500	33%
Legal advertising	-	1,606	1,500	107%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,857</u>	<u>26,351</u>	<u>105,290</u>	<u>25%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5,857)	(26,351)	-	
Fund balances - beginning	<u>(20,536)</u>	<u>(42)</u>	-	
Fund balances - ending	<u>\$ (26,393)</u>	<u>\$ (26,393)</u>	<u>\$ -</u>	

*These items will be realized the year after the issuance of bonds.

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Debt service		
Cost of issuance	-	737
Total debt service	-	737
 Excess/(deficiency) of revenues over/(under) expenditures	-	(737)
 Fund balances - beginning	(10,079)	(9,342)
Fund balances - ending	\$(10,079)	\$(10,079)

**CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>3,732</u>	<u>8,583</u>
Total expenditures	<u>3,732</u>	<u>8,583</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (3,732)	 (8,583)
 Fund balances - beginning	 (4,851)	 -
Fund balances - ending	<u><u>\$ (8,583)</u></u>	<u><u>\$ (8,583)</u></u>

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

8A

DRAFT

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the the Creekview Community Development District held a Special Meeting on January 28, 2022, at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003.

Present at the meeting were:

Liam O'Reilly	Chair
Gregg Kern	Vice Chair
Blake Weatherly	Assistant Secretary
Rose Bock	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Lauren Gentry (via telephone)	District Counsel
Clint Blalock (via telephone)	District Engineer
Peter Dame (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 9:48 a.m. Supervisors O'Reilly, Kern, Weatherly and Bock were present, in person. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

Ms. Gentry stated that the team was working on defining the project. She asked the Board to continue this meeting and not take action on the bond and financing related items.

This meeting would be continued to Friday, February 4, 2022, at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003.

The Third, Fourth, Fifth, Sixth, Seventh and Eleventh Orders of Business were deferred to the February 4, 2022 Continued Special Meeting. The Eighth, Ninth and Tenth Orders of Business were deferred to the February 22, 2022 Regular Meeting.

40 **THIRD ORDER OF BUSINESS**

**Review of Qualifications for Construction
Manager at Risk Services for District
Capital Improvement Plan**

41
42
43
44 **A. Scoring Criteria for Submittals**

45 **B. Consideration of Resolution 2022-11, Regarding the Intent to Award of a Contract for**
46 **Construction Manager at Risk Services; Providing a Severability Clause; and Providing**
47 **an Effective Date**

48 This item was deferred to the February 4, 2022 Continued Special Meeting.

49

50 **FOURTH ORDER OF BUSINESS**

**Presentation of Supplemental Engineer’s
Report**

51

52

53 This item was deferred to the February 4, 2022 Continued Special Meeting.

54

55 **FIFTH ORDER OF BUSINESS**

**Presentation of Supplemental Special
Assessment Methodology Report**

56

57

58 As Mr. Wrathell cannot attend the February 4, 2022 Continued Special Meeting, he
59 presented the Supplemental Special Assessment Methodology Report, in substantial form;
60 further revisions would be made but that the structure would be unchanged. He noted that, per
61 Mr. Kessler, Mr. Taylor planned a call with the Financing Team for some time next week.

62

63 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-12,
Supplementing its Resolution 2021-31 by
Authorizing the Issuance of its Special
Assessment Revenue Bonds, Series 2022
(Areas 1, 2 and 5 Projects) and Special
Assessment Revenue Notes, Series 2022
(Master Infrastructure Project) in an
Aggregate Principal Amount of Not
Exceeding \$37,000,000 for the Principal
Purpose Of Acquiring and Constructing
Assessable Improvements; Delegating to
the Chair or Vice Chair of the Board of
Supervisors of the District, Subject to
Compliance with the Applicable Provisions
Hereof, the Authority to Award the Sale of
Such Series 2022 Obligations to FMSbonds,
Inc. by Executing and Delivering To Such
Underwriter a Bond Purchase Contract and**

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81 Approving the Form Thereof; Approving
 82 the Form of and Authorizing the Execution
 83 of First and Second Supplemental Trust
 84 Indentures; Appointing U.S. Bank Trust
 85 Company, National Association as the
 86 Trustee, Bond Registrar and Paying Agent
 87 For Such Series 2022 Obligations; Making
 88 Certain Findings; Approving Forms of Said
 89 Series 2022 Obligations; Approving the
 90 Form of the Preliminary Limited Offering
 91 Memorandum and Authorizing the Use by
 92 the Underwriter of the Preliminary Limited
 93 Offering Memorandum and the Limited
 94 Offering Memorandum and the Execution
 95 of the Limited Offering Memorandum;
 96 Approving the Form of the Continuing
 97 Disclosure Agreement and Authorizing the
 98 Execution Thereof; Authorizing Certain
 99 Officials of the District and Others to Take
 100 All Actions Required in Connection with
 101 the Issuance, Sale and Delivery of Said
 102 Series 2022 Obligations; Providing Certain
 103 Other Details with Respect to Said Series
 104 2022 Obligations; and Providing an
 105 Effective Date
 106

107 This item was deferred to the February 4, 2022 Continued Special Meeting.

108
 109 **SEVENTH ORDER OF BUSINESS** **Consideration of Ancillary Financing**
 110 **Documents**
 111

112 This item was deferred to the February 4, 2022 Continued Special Meeting.

113
 114 **EIGHTH ORDER OF BUSINESS** **Consider Appointment of Supervisor to**
 115 **Vacant Seat 2; *Term Expires November***
 116 ***2023***
 117

118 This item was deferred to the February 22, 2022 Regular Meeting.

119
 120 **NINTH ORDER OF BUSINESS** **Administration of Oath of Office to Newly**
 121 **Appointed Supervisors *(the following will***
 122 ***be provided in a separate package)***
 123

124 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

125 B. Membership, Obligations and Responsibilities

126 C. Financial Disclosure Forms

127 I. Form 1: Statement of Financial Interests

128 II. Form 1X: Amendment to Form 1, Statement of Financial Interests

129 III. Form 1F: Final Statement of Financial Interests

130 D. Form 8B: Memorandum of Voting Conflict

131 This item was deferred to the February 22, 2022 Regular Meeting.

132

133 TENTH ORDER OF BUSINESS Consideration of Resolution 2022-13,
134 Designating Certain Officers of the District,
135 and Providing for an Effective Date
136

137 This item was deferred to the February 22, 2022 Regular Meeting.

138

139 ELEVENTH ORDER OF BUSINESS Consideration of Work Authorization for
140 Stormwater Management Needs Analysis
141

142 Mr. Blalock was asked to coordinate with Mr. Wild on a Work Authorization to present
143 at the February 4, 2022 Continued Special Meeting. Discussion ensued regarding this being a
144 State mandated unbudgeted item and the anticipated cost.
145

146

146 TWELFTH ORDER OF BUSINESS Ratification of ECS Florida, LLC Engineering
147 Services Agreement Subsurface
148 Exploration and Geotechnical Engineering
149

150 Mr. Wrathell presented the ECS Florida, LLC Engineering Services Agreement for
151 Subsurface Exploration and Geotechnical Engineering for ratification.
152

153

**On MOTION by Mr. O'Reilly and seconded by Mr. Kern, with all in favor, the
ECS Florida, LLC Engineering Services Agreement for Subsurface Exploration
and Geotechnical Engineering, was ratified.**

154

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157

158

158 THIRTEENTH ORDER OF BUSINESS Acceptance of Unaudited Financial
159 Statements as of December 31, 2021
160

161

161 Mr. Wrathell presented the Unaudited Financial Statements as of December 31, 2021.

162

163 **On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, the**
164 **Unaudited Financial Statements as of December 31, 2021, were accepted.**

165
166
167 **FOURTEENTH ORDER OF BUSINESS**

Approval of Minutes

168
169 Mr. Wrathell presented the following:

- 170 **A. October 26, 2021 Public Hearings and Regular Meeting**
171 **B. January 3, 2022, Special Meeting**

172
173 **On MOTION by Mr. O'Reilly and seconded by Mr. Weatherly, with all in favor,**
174 **the October 26, 2021 Public Hearings and Regular Meeting and the January 3,**
175 **2022, Special Meeting Minutes, as presented, were approved.**

176
177
178 **FIFTEENTH ORDER OF BUSINESS**

Staff Reports

- 179
180 **A. District Counsel: *KE Law Group, LLC***

181 There was no report.

- 182 **B. District Engineer: *England-Thims & Miller, Inc.***

183 There was no report.

- 184 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

- 185 • **NEXT MEETING DATE: February 22, 2022 at 9:30 A.M.**

- 186 ○ **QUORUM CHECK**

187 A Continued Meeting will be held on February 4, 2022.

188 The next Regular Meeting will be held on February 22, 2022.

189 **The following items were additions to the agenda.**

- 190 ▪ **Board Members' Comments/Requests**

191 There were no Board Members' comments or requests.

- 192 ▪ **Public Comments**

193 No members of the public spoke.

- 194 ▪ **Adjournment**

195
196 **On MOTION by Mr. O'Reilly and seconded by Mr. Kerns, with all in favor, the**
197 **meeting recessed and was continued to Friday, February 4, 2022 at 9:30 a.m.,**
198 **at the office of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1,**
199 **Fleming Island, Florida 32003.**

200
201
202
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205

Secretary/Assistant Secretary

Chair/Vice Chair

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

8B

DRAFT

**MINUTES OF MEETING
CREEKVIEW
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekview Community Development District held a Continued Special Meeting on February 4, 2022, at 9:30 a.m., at the offices of Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003.

Present at the meeting were:

Liam O'Reilly	Chair
Gregg Kern (via telephone)	Vice Chair
Blake Weatherly	Assistant Secretary
Rose Bock	Assistant Secretary

Also present were:

Kristen Suit (via telephone)	District Manager
Jennifer Kilinski	District Counsel
Glenn Taylor	District Engineer
Peter Dame (via telephone)	Bond Counsel
Zack Brecht	ETM
Mike Taylor	GreenPointe
Tim Clay	Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 9:39 a.m. Supervisors O'Reilly, Weatherly and Bock were present, in person. Supervisor Kern was attending via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Review of Qualifications for Construction
Manager at Risk Services for District
Capital Improvement Plan**

A. Scoring Criteria for Submittals

42 Ms. Suit presented the Scoring Criteria for Submittals. Ms. Kilinski recapped the Request
 43 for Qualifications (RFQ) process that was conducted for the Construction Manager At Risk
 44 (CMAR) Services contract related to the Capital Improvement Plan (CIP).

45 Mr. Kern stated the proposed scoring and ranking for the Board's consideration was
 46 previously circulated. He discussed ranking criteria, evaluation categories, deductions and the
 47 fee structures. The proposed evaluation criteria total scores were as follows:

<u>Respondent</u>	<u>Total Points</u>
P&J	94 points
JUM	99 points
VCC	88 points

52 According to the scoring, the ranking proposed places JUM as the #1 ranked firm, P&J as
 53 #2 and VCC as #3.

54 **B. Consideration of Resolution 2022-11, Regarding the Intent to Award a Contract for**
 55 **Construction Manager at Risk Services; Providing a Severability Clause; and Providing**
 56 **an Effective Date**

57 Resolution 2022-11 would be revised to reflect the proposed awarded points and
 58 rankings and all other appropriate information.

59

60 **On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor,**
 61 **Resolution 2022-11, as revised, Regarding the Intent to Award a Contract for**
 62 **Construction Manager at Risk Services to JUM, the #1 ranked firm; Providing a**
 63 **Severability Clause; and Providing an Effective Date, was adopted.**

64

65

66 **FOURTH ORDER OF BUSINESS**

**Presentation of First Supplemental
 Engineer's Report to the Capital
 Improvement Plan (Phase 1 Project and
 Master Infrastructure Project)**

67

68

69 Ms. Kilinski explained that the primary purpose of today's meeting is to approve the
 70 Delegation Resolution, which would authorize Staff to commence the bond process, if
 71 approved. She stated that, although the Engineer's Report and the Methodology Report will
 72 definitely change, she recommended approval of the maximum amount to facilitate the
 73 beginning of the bond process.
 74
 75

76 Mr. Taylor presented the January 31, 2022 First Supplemental Engineer's Report to the
77 CIP for the Phase 1 Project and the Master Infrastructure Project.

78 Asked if this Report should be approved in substantial form, Ms. Kilinski stated it is not
79 necessary because Resolution 2022-12 will approve and adopt the Engineer's and Methodology
80 Reports, in substantial form.

81

82 **FIFTH ORDER OF BUSINESS**

**Presentation of First Supplemental Special
Assessment Methodology Report**

83

84

85 Ms. Suit recalled that Mr. Wrathell reviewed the Methodology Report at the last
86 meeting but she would give a brief overview.

87 Ms. Suit presented the January 28, 2022 First Supplemental Special Assessment
88 Methodology Report and highlighted Project Areas 1, 2 and 5, the Series 2022 Note
89 Assessments and the Appendix Tables on Pages 13 through 18. It was noted that the three
90 Appendix Tables on Page 18 would be revised and updated.

91

92 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-12,
Supplementing its Resolution 2021-31 by
Authorizing the Issuance of its Special
Assessment Revenue Bonds, Series 2022
(Areas 1, 2 and 5 Projects) and Special
Assessment Revenue Notes, Series 2022
(Master Infrastructure Project) in an
Aggregate Principal Amount of Not
Exceeding \$37,000,000 for the Principal
Purpose of Acquiring and Constructing
Assessable Improvements; Delegating to
the Chair or Vice Chair of the Board of
Supervisors of the District, Subject to
Compliance with the Applicable Provisions
Hereof, the Authority to Award the Sale of
Such Series 2022 Obligations to FMSbonds,
Inc. by Executing and Delivering to Such
Underwriter a Bond Purchase Contract and
Approving the Form Thereof; Approving
the Form of and Authorizing the Execution
of First and Second Supplemental Trust
Indentures; Appointing U.S. Bank Trust
Company, National Association as the
Trustee, Bond Registrar and Paying Agent**

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116 **for Such Series 2022 Obligations; Making**
117 **Certain Findings; Approving Forms of Said**
118 **Series 2022 Obligations; Approving the**
119 **Form of the Preliminary Limited Offering**
120 **Memorandum and Authorizing the Use by**
121 **the Underwriter of the Preliminary Limited**
122 **Offering Memorandum and the Limited**
123 **Offering Memorandum and the Execution**
124 **of the Limited Offering Memorandum;**
125 **Approving the Form of the Continuing**
126 **Disclosure Agreement and Authorizing the**
127 **Execution Thereof; Authorizing Certain**
128 **Officials of the District and Others to Take**
129 **All Actions Required in Connection with**
130 **the Issuance, Sale and Delivery of Said**
131 **Series 2022 Obligations; Providing Certain**
132 **Other Details with Respect to Said Series**
133 **2022 Obligations; and Providing an**
134 **Effective Date**
135

136 Mr. Dame presented Resolution 2022-12, also known as the Delegation Resolution,
137 which accomplishes the following:

138 ➤ Authorizes the issuance of the Series 2022 Bonds and Series 2022 Notes to finance the
139 projects discussed earlier in the meeting.

140 ➤ Delegates authority to Staff to enter into the Bond Purchase Contract with the
141 Underwriter for the actual sale of the bonds.

142 ➤ Authorizes the Chair to determine the actual principal amount of the bonds to be
143 issued, not to exceed \$37 million, such that the interest rate not exceed the rates set forth in
144 Section 5.

145 ➤ Broadly authorizes Staff and Consultants to take all actions necessary to issue the bonds.

146 Mr. Dame voiced his understanding that changes are being made to the Engineer's
147 Report and to the amount that might actually be financed. He stated that the Resolution stated
148 that the bonds would be in a principal amount not to exceed \$25 million and the notes would
149 be in a not to exceed amount of \$12 million. He asked the Board to authorize a change to that
150 so that the aggregate amount of debt to be issued does not to exceed \$37 million, in the event
151 there is a different mix of bonds and notes or if a decision is made not to issue notes at all.

152 Mr. Dame stated that the bonds were designated as Series 2022, Areas 1, 2 and 5
153 Projects; however, if master infrastructure is moved, whole or in part, into the bonds and away

154 from the notes, the name and designation of the bonds might need to be adjusted, so he asked
155 that the Chair and District Staff be authorized to revise the name and bond designations to
156 reflect the final portions of the project that are to be financed.

157 Mr. Dame reviewed Sections 5 and 6 of the Resolution.

158

159 **On MOTION by Mr. O’Reilly and seconded by Mr. Weatherly, with all in favor,**
160 **authorizing Resolution 2022-12 to be amended to permit the aggregate**
161 **amount not to exceed \$37 million and authorizing a modification to the name**
162 **of the bonds and bond designations to reflect the actual project financed, was**
163 **approved.**

164

165

166 **On MOTION by Mr. O’Reilly and seconded by Mr. Weatherly, with all in favor,**
167 **Resolution 2022-12, as amended to reflect Bond Counsel’s recommendations,**
168 **Supplementing its Resolution 2021-31 by Authorizing the Issuance of its Special**
169 **Assessment Revenue Bonds, Series 2022 (Areas 1, 2 and 5 Projects) and Special**
170 **Assessment Revenue Notes, Series 2022 (Master Infrastructure Project) in an**
171 **Aggregate Principal Amount of Not Exceeding \$37,000,000 for the Principal**
172 **Purpose of Acquiring and Constructing Assessable Improvements; Delegating**
173 **to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to**
174 **Compliance with the Applicable Provisions Hereof, the Authority to Award the**
175 **Sale of Such Series 2022 Obligations to FMSbonds, Inc. by Executing and**
176 **Delivering to Such Underwriter a Bond Purchase Contract and Approving the**
177 **Form Thereof; Approving the Form of and Authorizing the Execution of First**
178 **and Second Supplemental Trust Indentures; Appointing U.S. Bank Trust**
179 **Company, National Association as the Trustee, Bond Registrar and Paying**
180 **Agent for Such Series 2022 Obligations; Making Certain Findings; Approving**
181 **Forms of Said Series 2022 Obligations; Approving the Form of the Preliminary**
182 **Limited Offering Memorandum and Authorizing the Use by the Underwriter of**
183 **the Preliminary Limited Offering Memorandum and the Limited Offering**
184 **Memorandum and the Execution of the Limited Offering Memorandum;**
185 **Approving the Form of the Continuing Disclosure Agreement and Authorizing**
186 **the Execution Thereof; Authorizing Certain Officials of the District and Others**
187 **to Take All Actions Required in Connection with the Issuance, Sale and Delivery**
188 **of Said Series 2022 Obligations; Providing Certain Other Details with Respect to**
189 **Said Series 2022 Obligations; and Providing an Effective Date, was adopted.**

190

191

192 **SEVENTH ORDER OF BUSINESS** **Consideration of Ancillary Financing Documents**

193

194 **A. Agreement Regarding the Completion of District Improvements**

195 **B. Agreement Regarding the True-Up and Payment of Assessments**

- 196 C. Collateral Assignment and Assumption of Development Rights
- 197 D. Agreement Regarding Acquisition of Work Product Improvement

198 Item 7D was an addition to the agenda.

199 Ms. Kilinski stated that Item 7D was an addition to the agenda, as this Agreement was
200 forwarded after the agenda was prepared.

201 Ms. Kilinski reviewed the Ancillary Financing Documents and recommended approval of
202 the documents in substantial form.

203

204 On MOTION by Ms. Bock and seconded by Mr. O’Reilly, with all in favor, the
 205 Ancillary Financing Documents, including the Agreement Regarding the
 206 Completion of District Improvements, Agreement Regarding the True-Up and
 207 Payment of Assessments, the Collateral Assignment and Assumption of
 208 Development Rights and the Agreement Regarding Acquisition of Work
 209 Product Improvement, in substantial form, were approved.

210

211

212 EIGHTH ORDER OF BUSINESS

Consideration of England-Thims & Miller,
Inc., Work Authorization No. 1 - State
Mandated - Storm Water Need Analysis
(20 Years)

213

214

215

216

217 Ms. Suit presented ETM Work Authorization No. 1 to prepare the 20-Year Storm Water
218 Needs Analysis Report, in a not to exceed amount of \$10,000.

219

220 On MOTION by Mr. O’Reilly and seconded by Mr. Weatherly, with all in favor,
 221 the England-Thims & Miller, Inc., Work Authorization No. 1 to prepare the 20
 222 Year Storm Water Need Analysis Report, in a not to exceed amount of \$10,000,
 223 was approved.

224

225

226 NINTH ORDER OF BUSINESS

NEXT MEETING DATE: February 22, 2022 at
9:30 A.M.

227

228

229 ○ QUORUM CHECK

230 The next meeting would be held on February 22, 2022, unless canceled.

231 The following items were additions to the agenda.

- 232 ■ Consideration of Appointment to Fill Seat 2

233 Ms. Kilinski asked if the Board wished to appoint a new Supervisor.

234 Mr. O'Reilly nominated Mr. Mike Taylor to fill Seat 2. No other nominations were made.

235

236 **On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, the**
237 **appointment of Mr. Mike Taylor to Seat 2, was approved.**

238

239

240 Ms. Kilinski stated that the Oath of Office could be administered to Mr. Taylor after the
241 meeting.

242 **▪ Board Members' Comments/Requests**

243 There were no Board Members' comments or requests.

244 **▪ Public Comments**

245 No members of the public spoke.

246 **▪ Adjournment**

247

248 **On MOTION by Mr. O'Reilly and seconded by Ms. Bock, with all in favor, the**
249 **meeting adjourned at 10:05 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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260

Secretary/Assistant Secretary

Chair/Vice Chair

CREEKVIEW

COMMUNITY DEVELOPMENT DISTRICT

9C

CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Carlton Construction, Inc., 4615 U.S. Highway 17, Suite 1, Fleming Island, Florida 32003

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2021	Regular Meeting	9:30 A.M.
November 30, 2021 CANCELED	Regular Meeting	9:30 A.M.
January 3, 2022	Special Meeting	9:30 A.M.
January 25, 2022 <i>rescheduled to January 28, 2022</i>	Regular Meeting	9:30 A.M.
January 28, 2022	Special Meeting	9:30 A.M.
February 4, 2022	Continued Special Meeting	9:30 A.M.
February 22, 2022	Regular Meeting	9:30 A.M.
March 22, 2022	Regular Meeting	9:30 A.M.
April 26, 2022	Regular Meeting	9:30 A.M..
May 24, 2022	Regular Meeting	9:30 A.M.
June 28, 2022	Regular Meeting	9:30 A.M.
July 26, 2022	Regular Meeting	9:30 A.M.
August 23, 2022	Public Hearing & Regular Meeting	9:30 A.M..
September 27, 2022	Regular Meeting	9:30 A.M.