

INSTR # 2022314678  
BK 12506 Pgs 2120-2124 PG(s)5  
12/06/2022 08:30:35 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 44.00

This instrument was prepared by:

KE LAW GROUP, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

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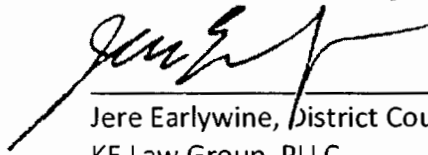
**NOTICE OF ESTABLISHMENT OF THE  
SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on November 21, 2022, and pursuant to a petition filed by Meritage Homes of Florida, Inc., the City Commission of the City of Lake Alfred, Florida, enacted Ordinance No. 1503-22, which became effective November 21, 2022, establishing the Springs at Lake Alfred Community Development District (“**District**”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity under Section 189.014, *Florida Statutes*.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Notice has been executed on this 2<sup>nd</sup> day of December, 2022, and recorded in the Official Records of Polk County, Florida.



Jere Earlywine, District Counsel  
KE Law Group, PLLC



Witness

Katherine E. Ibarra  
Print Name



Witness

Ashley Ligas  
Print Name

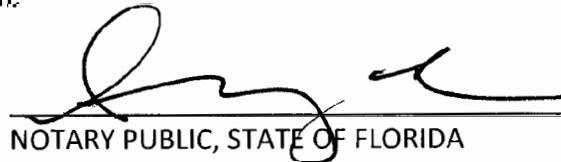
STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2<sup>nd</sup> day of December 2022, by Jere Earlywine, as District Counsel of Springs at Lake Alfred Community Development District, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced \_\_\_\_\_ as identification.



ASHLEY A. LIGAS  
Commission # HH 070475  
Expires December 9, 2024  
Bonded Thru Budget Notary Services

(NOTARY SEAL)



NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley Ligas  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)





# SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH,  
RANGE 26 EAST, POLK COUNTY, FLORIDA

| Line Table |          |               |
|------------|----------|---------------|
| Line #     | Length   | Direction     |
| L1         | 4389.96' | N75° 28' 22"W |
| L2         | 1759.09' | N0° 28' 42"W  |
| L3         | 4690.01' | S89° 57' 25"E |
| L4         | 874.93'  | S89° 57' 45"E |
| L5         | 1822.35' | N89° 14' 04"E |
| L6         | 751.22'  | S14° 45' 48"E |
| L7         | 1331.62' | S11° 49' 38"W |
| L8         | 442.89'  | N80° 12' 31"W |
| L9         | 235.23'  | S9° 47' 29"W  |
| L10        | 352.26'  | S86° 14' 34"W |
| L11        | 363.45'  | N75° 28' 22"W |

| Curve Table |          |          |           |                 |              |
|-------------|----------|----------|-----------|-----------------|--------------|
| Curve #     | Length   | Radius   | Delta     | Chord Direction | Chord Length |
| C1          | 449.31'  | 9469.32' | 2°43'07"  | N74° 06' 48"W   | 449.26'      |
| C2          | 1306.31' | 2814.79' | 26°35'25" | S1° 28' 05"E    | 1294.62'     |
| C3          | 238.76'  | 1104.00' | 12°23'28" | N87° 33' 42"W   | 238.29'      |
| C4          | 528.00'  | 932.26'  | 32°27'01" | N77° 55' 09"W   | 520.97'      |
| C5          | 773.82'  | 2944.79' | 15°03'22" | N67° 56' 42"W   | 771.60'      |

SHEET 3 OF 3

| REVISIONS |      |             |    |
|-----------|------|-------------|----|
|           | DATE | DESCRIPTION | BY |
| 1         |      |             |    |
| 2         |      |             |    |
| 3         |      |             |    |
| 4         |      |             |    |
| 5         |      |             |    |

801 INTERNATIONAL PARKWAY, SUITE 500  
LAKE WORTH, FLORIDA 33468  
407-629-0113

**DALE STOCKSTILL**  
& ASSOCIATES, P.A.

PROFESSIONAL LAND SURVEYORS

|                                                                                                                                                  |                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <p>FIELD DATE: <u>N/A</u></p> <p>DATE: <u>3/1/2022</u></p> <p>FOR NAME: <u>DALE</u> - <u>STATE</u> <u>FLORIDA</u> - <u>SECTION</u> <u>10</u></p> | <p>SCALE: <u>1" = 120'</u></p> <p>DRAWN BY: <u>JS</u></p> <p>CHECKED BY: <u>DAE</u></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|