This instrument was prepared by:

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

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 I	Notice has been executed on this day of lin the Official Records of Polk County, Florida.
	Jere Earlywine, District Counsel
	KE Law Group, PLLC
H.UL	A Z
Witness	Witness
Katherine E. Ibarra	Ashley Ligas
Print Name	Print Name
STATE OF FLORIDA COUNTY OF LEON	
or □ online notarization, this 2 day <u>Counsel</u> of <u>Springs at Lake Alfred Comm</u>	nowledged before me by means of physical presence of presence of physical presence of physical presence of produced of physical presence of produced of physical presence of produced of physical presence of physical physical presence of physical p
as identification	
ASHLEY A. LIGAS Commission # HH 070475 Expires December 9, 2024 Bonded Thru Budget Notary Services	NOTARY PUBLIC, STATE OF FLORIDA
(NOTARY SEAL)	Name: Ashley Ligas (Name of Notary Public, Printed, Stamped or
	Lunad ac Commiccionad)

Exhibit A **Property Description**

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION

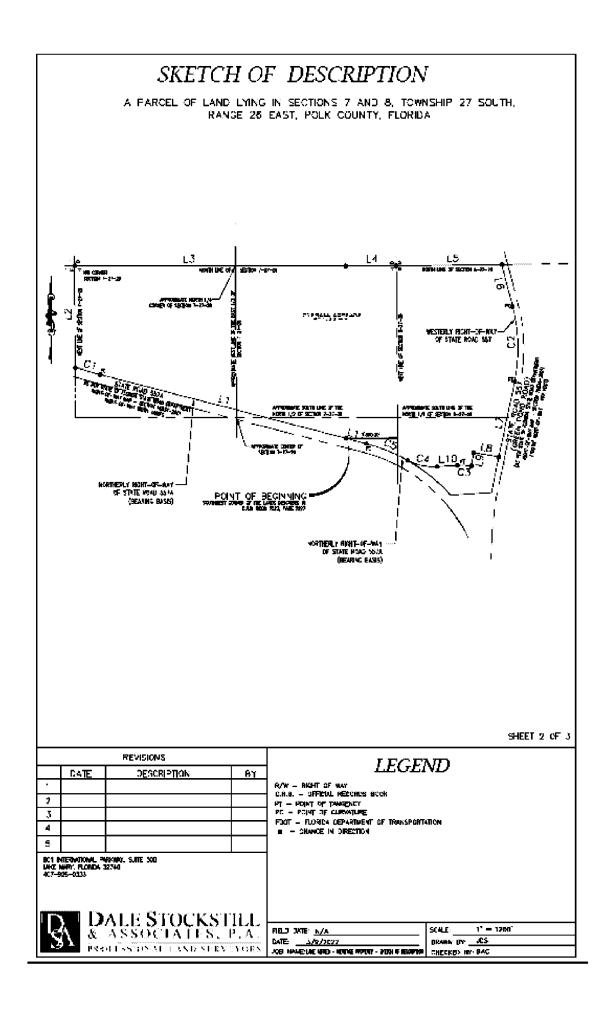
A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2223, PAGE 2227 OF THE FUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY RICHT-OF-WAY OF STATE ROAD 557A AND BEING BROOG FEET WEST OF THE EAST LINE OF SAID SECTION? THENCE RUN NORTH 352A227 WEST ALONG SAID NORTHERLY RICHT-OF-WAY FOR A DISTANCE OF 4389.96 FEET TO THE POINT OF SCRWATLRE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADILS OF 9469.90 FEET. THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CLRVE TRIBLIC AND HAVING A CENTRAL ANGLE OF 0243/67* FOR AN ARC LENGTH OF 449.31 FEET, A CHORD BEGRING OF NORTH ATOP 449 WEST AND A CHORD DISTANCE OF 449.21 FEET, A CHORD BEGRING OF NORTH ATOP 449 WEST AND A CHORD DISTANCE OF 449.21 FEET TO A POINT ON POINT AND A DISTANCE OF 459.30 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID MOSTHHERLY RIGHT-OF-WAY LINE RUN MORTH DU28/42* WEST ALONG SAID WEST LINE FOR A DISTANCE OF 4930 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7; THENCE DEPARTING SAID MEST LINE FOR A DISTANCE OF 155 03 FEET TO THE NORTHBUS CORNER OF SAID SECTION 7; THENCE DEPARTING SAID MOSTH UNE RUN NORTH BOTH OF SAID SECTION 7; THENCE DEPARTING SAID MOSTHHER RUN SOUTH 8937/45* EAST ALONG SAID MORTH LINE FOR A DISTANCE OF 574.93 FEET TO THE NORTHBUSH CORNER OF SAID SECTION 7; THENCE DEPARTING SAID MORTH LINE FOR A DISTANCE OF 574.93 FEET TO THE NORTHBUSH CORNER OF SAID SECTION 7; THENCE DEPARTING SAID MORTH LINE FOR A DISTANCE OF 1523.55 FEET TO THE WEST THENCE RUN SOUTH BOTH LINE OF SAID SECTION 7; THENCE DEPARTING SAID MORTH LINE FOR A DISTANCE OF 1523.65 FEET TO THE MORTHBUSH OF SAID SECTION 7; THENCE DEPARTING SAID MORTH BUSING OF 150 AND SECTION 10 AND

CONTAINING 471.22 ACRES, VORE OR LESS.

SHEET 1 OF 3

NOT VALID WITHOUT THE SIGNATURE ARTS THE. CRISINAL RAISED SEAL OF A FLORIDA LICENSED.	SURVEYO	R'S NOTES
	I THIS IS NOT A SURVEY 7. UNDERGROUND UTILITIES AND/OR 8. SURVEYOR HAS NOT ABSTRACTED ABOVE REFERENCED MODERTY N AND RESTRICTIONS OF RECORD, I 4. BEARINGS SHOWN HEXEON ARE E STATE PLANES, WEST ZONE WITH THE SOUTHERLY RIGHT—OF—WAY	D THE LAND SHOWN HEREON, THE MAY 3E SUBJECT TO EASEMENTS F ANY. ASSED ON NAD 83, FLORIDA THE REFERENCE BEARING BEING
BC: PLESPATIONAL PARKINGS, SLITE SOID LANE MARS, PLOSIDA SZ/46 507—8029—3332	FIELD MEASUREMENT, HAMNO A E NORTH 75'28'22' WEST.	BEARING OF
DALE STOCKSTILL & ASSOCIATES, P.A. PROFESSION OF MONTEYFORK	HELD ONTE 4/A JOHN WARELET 4/B 10/PK 10/PK JOHN WARELET 10/PK 10/PK JOHN WARELET 10/PK JOHN WARELET	SCALE: 1° = 1200' DRAWY DY: 405 ORIGINATION DY: 405



SKETCH OF DESCRIPTION

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

	Line To	able
Line #	Length	Direction
Li	4.38.9.961	N75" 28" 22"W
1.2	1759.091	NO' 28' 42"W
<i>L3</i>	4690.011	589" 57" 25"E
14	874.931	589' 57' 45"E
15	1822.351	N89" 14" 04"E
Lô	751.22	S14' 45' 48"E
ĹŽ	1331.62	S11: 49' 38'W
L8	442,89°	N801 121 31 W
19	235.231	59' 47' 23 W
L10	352.26*	S86" 14" 34"W
277	363 45'	N75" 28" 22"W

		С	urve Tal	ble	
Curve #	Length	Rodius	Delta	Chord Direction	Chord Length
Ç1	449.31	9459.30	2'43'07"	N741 061 481W	449.261
02	1306.31	2814.79	26"35"25"	511 281 05"E	1294.62
C3	238.76*	1104.001	12'23'28"	N871 331 421W	238.29
C4	528.001	932.26	32'27'0'"	N77" 55" 09"W	520.97
C5	773.82	2944.79	15'03'22"	N67" 56" 42"W	771.60

SHEET 3 OF 3

		REMISIONS	
	DATE	DESCRIPTION	BY
1			
2			
3			
4	·		
5	·		
Act Is	TESTION OF	PANNY, SUITE SCO 12748	
407-0	169—1677 169—1677	22746	
		ALE STOCKS' ASSOCIATES,	TH.I.
5	A T	ASSOCIATES.	P.A.
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