

This instrument was prepared by:

Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

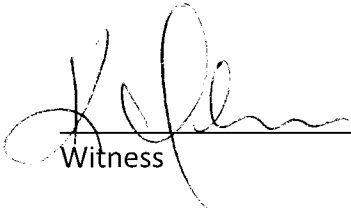
**NOTICE OF ESTABLISHMENT OF THE
LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on September 6, 2023, and pursuant to a petition filed by The Langley Limited Partnership, LLC, Langley Groves, Inc., and Mary S. Langley and Amanda Skinner Day, Trustees under the Arthur Eugene Langley Living Trust dated January 23, 2009, the City Council of the City of Mascotte, Florida, enacted Ordinance No. 2023-09-645, which became effective September 6, 2023, establishing the Langley South 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 LANGLEY SOUTH 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.

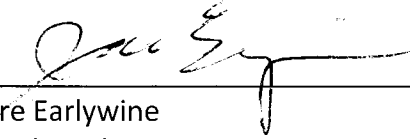
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IN WITNESS WHEREOF, this Notice has been executed on this 22 day of September, 2023, and recorded in the Official Records of Levy County, Florida.

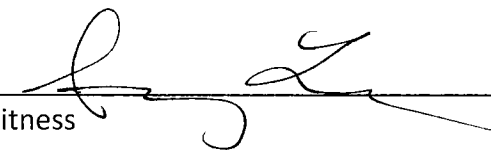


Witness

Katherine Ibarra
Print Name



Jere Earlywine
Kutak Rock LLP



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 22 day of September, 2023, by Jere Earlywine of Kutak Rock LLP, 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)

Exhibit A
Property Description

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING TRACTS 33, 34, 47, 48 AND 49, TOGETHER WITH PORTIONS OF TRACTS 35, 36, 46, 50, 51 AND 63 GROVELAND FARMS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, TOGETHER WITH A PORTION OF THE UNPLATTED LANDS LYING IN SECTION 1 AND 2, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, RUN NORTH 00°49'26" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 FOR A DISTANCE OF 2643.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2 AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°49'26" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 FOR A DISTANCE OF 2628.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SIMON BROWN ROAD AS RECORDED IN THE OFFICIAL RECORDS BOOK 479, PAGE 538; THENCE DEPARTING AFORESAID WEST LINE, RUN ALONG THE SOUTHERLY RIGHT OF WAY OF SAID SIMON BROWN ROAD FOR THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°11'04" EAST FOR A DISTANCE OF 2647.38 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE RUN SOUTH 89°22'51" EAST FOR A DISTANCE OF 2644.68 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 1; THENCE RUN SOUTH 89°05'24" EAST FOR A DISTANCE OF 1105.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 565/VILLA CITY ROAD AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 1160-150; THENCE DEPARTING THE SAID SOUTHERLY RIGHT OF WAY LINE OF SIMON BROWN ROAD RUN ALONG THE WESTERLY RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 565/VILLA CITY ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 30°32'54" WEST FOR A DISTANCE OF 4206.10 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3865.00 FEET, WITH A CHORD BEARING OF S26°41'31" WEST, AND A CHORD DISTANCE OF 519.92 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°42'48" FOR A DISTANCE OF 520.31 FEET TO THE POINT OF TANGENCY; THENCE RUN S22°50'07" WEST FOR A DISTANCE OF 1241.74 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1; THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 565/VILLA CITY ROAD, RUN NORTH 89°23'37" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1 FOR A DISTANCE OF 308.85 FEET TO THE SOUTHWEST CORNER OF AFORESAID TRACT 63; THENCE DEPARTING THE SOUTH LINE OF SAID SECTION 1, RUN NORTH 00°51'36" EAST ALONG THE WEST LINE OF TRACT 63 FOR A DISTANCE OF 661.73 FEET TO THE NORTHWEST CORNER OF TRACT 63; THENCE DEPARTING THE WEST LINE OF TRACT 63, RUN NORTH 89°21'49" WEST ALONG THE SOUTH LINE OF AFORESAID TRACT 49 FOR A DISTANCE OF 661.74 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 49, ALSO BEING A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 2; THENCE DEPARTING THE SOUTH LINE OF TRACT 49, RUN NORTH 00°53'28" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND TRACT 49 FOR A DISTANCE OF 662.07 FEET TO THE NORTHWEST CORNER OF TRACT 49, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE DEPARTING THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER AND THE WEST LINE OF TRACT 49, RUN NORTH 89°20'11" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 FOR A DISTANCE OF 1325.24 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE DEPARTING THE SAID SOUTH LINE RUN NORTH 00°51'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 FOR A DISTANCE OF 1323.00 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN NORTH 89°23'09" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1326.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20,249,213 SQUARE FEET, OR 464.86 ACRES, MORE OR LESS.