

This instrument was prepared by
and upon recording should be returned to:

Tucker F. Mackie, Esq.
KUTAK ROCK, LLP
107 W. College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on December 6, 2022, pursuant to a petition filed by Pulte Home Company, LLC, the Board of County Commissioners of Lake County, Florida, adopted Ordinance No. 2022-55 which became effective on December 12, 2022, establishing the Windsor Cay 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 in accordance with Section 189.014, Florida Statutes.

THE WINDSOR CAY 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.

IN WITNESS WHEREOF, this Notice has been executed on this 12th day of December, 2022, and recorded in the Official Records of Lake County, Florida.

Tucker F. Mackie
Tucker F. Mackie, District Counsel

Gabe McKee

Witness

Gabe McKee
Print Name

Jennifer Gillis

Witness

Jennifer Gillis
Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of December, 2022, by Tucker F. Mackie, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Amy Barber
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Amy Barber
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



Exhibit A

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR KEY MAP AND LEGEND
 SEE SHEET 2 FOR SKETCH
 SEE SHEET 3 FOR NOTES, LINE AND CURVE TABLES
 SEE SHEET 4 FOR LEGAL DESCRIPTION

DESCRIPTION:

That part of Sections 26 and 27, Township 24 South, Range 26 East, Lake County, Florida, described as follows:

BEGIN at the Southeast Corner of the Southwest 1/4 of said Section 26; thence S89°58'40"W along the South line of the Southwest 1/4 of said Section 26, for a distance of 2647.02 feet to the Southwest corner of said Section 26; thence departing said South line, run S89°59'42"W along the South line of the Southeast 1/4 of said Section 27, for a distance of 1330.57 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 27; thence departing said South line, run N00°27'00"E along the West line of the East 1/2 of said Southeast 1/4 of Section 27, for a distance of 2483.33 feet to the South line of the North 1/8 of the Northeast 1/4 of said Southeast 1/4 of Section 27; thence departing said West line, run S89°57'07"E along said South line, 1324.92 feet to the West line of the Southwest 1/4 of aforesaid Section 26; thence N89°57'11"E along the South line of the North 1/8 of said Southwest 1/4 of Section 26, for a distance of 1431.08 feet to the West line of Parcel A, as described in Official Records Book 5715, Page 28, of the Public Records of Lake County, Florida; thence departing said South line, run S00°02'08"W along said West line and the Southerly prolongation thereof, 234.00 feet to the North line of lands described in Official Records Book 5091, Page 1240, of the Public Records of Lake County, Florida; thence departing said Southerly prolongation, run N89°59'42"E along said North line, 548.67 feet to a point on a line that is 411.74 feet West of and parallel with the West right-of-way line of State Road 25 (US Highway 27), according to the Florida Department of Transportation right-of-way map F.P. No. 238421 1 Section 11200, prepared by Jones, Wood and Gentry, LLC, dated August 29, 2003; thence S20°16'43"E along said parallel line, 773.63 feet; thence departing said parallel line, run S87°58'30"W, 178.21 feet to a non-tangent curve concave Northwesterly having a radius of 120.00 feet and a chord bearing of S61°31'40"W; thence Southwesterly along the arc of said curve through a central angle of 55°44'05" for a distance of 116.73 feet to a non-tangent line; thence S00°01'45"E, 120.01 feet; thence S89°58'15"W, 300.00 feet; thence S00°01'45"E, 574.83 feet; thence S66°17'08"E, 562.95 feet to a non-tangent curve concave Northwesterly having a radius of 50.00 feet and a chord bearing of N56°37'25"E; thence Northeasterly along the arc of said curve through a central angle of 29°41'06" for a distance of 25.91 feet to the point of reverse curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of N87°26'59"E; thence Easterly along the arc of said curve through a central angle of 91°20'12" for a distance of 159.41 feet to the point of reverse curvature of a curve concave Northerly having a radius of 50.00 feet and a chord bearing of S74°41'30"E; thence Easterly along the arc of said curve through a central angle of 55°37'10" for a distance of 48.54 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 450.00 feet and a chord bearing of N67°26'57"E; thence Northeasterly along the arc of said curve through a central angle of 20°05'55" for a distance of 157.85 feet to the point of tangency; thence N57°23'59"E, 42.14 feet to the Easterly line of lands described in Official Records Book 5872, Page 2161, of the Public Records of Lake County, Florida; thence departing said Easterly line, run S20°17'36"E, 102.35 to said Easterly line of lands described in Official Records Book 5872, Page 2161; thence S20°17'36"E along said Easterly line, 571.99 feet to the South line of the Southeast 1/4 of aforesaid Section 26; thence departing said Easterly line, run N89°59'11"W along said South line, 177.35 feet to the POINT OF BEGINNING.

The above-described parcel contains 193.348 acres more or less.
 Being subject to any rights-of-way, restrictions and easements of record.



DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB65

PREPARED FOR:
 PULTE HOME COMPANY, LLC
 PROJECT NAME: WINDSOR CAY
 SKETCH TITLE: CDD PARCEL

DRAWN BY: <u>BW</u>	CHECKED BY: <u>TS</u>	JOB NO. <u>21644</u>	SCALE <u>N/A</u>	SHEET <u>4</u>
DATE: <u>4/2022</u>	DATE: <u>4/2022</u>			OF <u>4</u>