

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

KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
AUBURN LAKES COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on May 20, 2024, and pursuant to a petition filed by Auburn Lakes, LLC, the City Commission of the City of Auburndale, Florida enacted Ordinance No. 1769, which became effective May 20, 2024, establishing the Auburn Lakes 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 Commerce under Section 189.014, *Florida Statutes*.

THE AUBURN LAKES 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 21st day of May 2024, and recorded in the Official Records of Polk County, Florida.

Jennifer Kilinski

Jennifer Kilinski, District Counsel
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

Patrick Collins

Witness
Patrick Collins
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301

Cyndi Dyson

Witness
Cyndi Dyson
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of May 2024, by Jennifer Kilinski, as District Counsel of Auburn Lakes Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Cyndi Dyson

NOTARY PUBLIC, STATE OF FLORIDA

Name: Cyndi Dyson
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

(NOTARY SEAL)

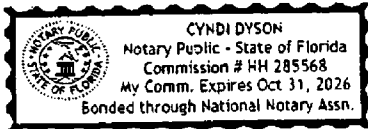


Exhibit A
Property Description

LEGAL DESCRIPTION (RE-ZONING PARCEL)

A parcel of land lying within Section(s) 5, 7 and 8, Township 28 South, Range 25 East, Polk County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 8; thence N.00 degrees 10'44"W., on the West line of the Southwest 1/4 of said Section 8, a distance of 1662.81 feet to the POINT OF BEGINNING; thence N.00 degree 10'44"W., continuing on the West line of the Southwest 1/4 of said Section 8, a distance of 994.25 feet to the Northwest corner of the Southwest 1/4 of said Section 8; thence N.00 degrees 15'40"W., on the West line of the Southwest 1/4 of the Northwest 1/4 of said Section 8, a distance of 1323.76 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 8 also being the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 7; thence N.89 degrees 55'53"W., on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 665.52 feet to the Southeast corner of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence N.89 degrees 55'53"W., a distance of 11.50 feet; thence N.00 degrees 15'50"E., a distance of 331.28 feet; thence S.89 degrees 55'53"E., a distance of 11.50 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence S.89 degrees 55'53"E., a distance of 11.50 feet; thence N.00 degrees 15'50"E., a distance of 331.28 feet; thence N.89 degrees 55'53"W., a distance of 11.50 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence N.00 degrees 15'50"E., on the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 662.56 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence S.89 degrees 48'53"E., on the North line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 665.59 feet to the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 7 also being the Northwest corner of the Northwest 1/4 of said Section 8; thence S.89 degrees 54'30"E., on the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 8, a distance of 1328.49 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 8 also being the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence N.00 degrees 04'45"W., on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 670.22 feet to the Northeast corner of the North 263.28 feet of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 5; thence N.89 degrees 56'42"W., on the North line of the North 263.28 feet of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 318.98 feet to a point on the East maintained right of way line of East Fussell Road (per Map Book 6 Page 192); thence on the East maintained right of way line of said East Fussell Road (per Map Book 6 Page 192) the following six (6) courses, (1) N.00 degrees 36'11"W., a distance of 73.15 feet, (2) N.00 degrees 18'59"W., a distance of 100.00 feet, (3) N.00 degrees 18'59"W., a distance of 100.00 feet, (4) N.00 degrees 18'59"W., a distance of 100.00 feet, (5) N.00 degrees 15'23"E., and distance of 100.00 feet and (6) N.00 degrees 18'59"W., a distance of 226.08 feet to a point on the South right of way line of Old Dixie Highway (County Road No. 546); thence on the South right of way line of said Old Dixie Highway (County Road No. 546) the following two (2) courses, (1) N.85 degrees 30'39"E., a distance of 208.46 feet and (2) S.89 degrees 46'48"E., a distance of 1392.11 feet to a point on the West right of way line of the Polk Parkway (State Road No. 570); thence on the West right of way line of said Polk Parkway (State Road No. 570) the following nine (9) courses, (1) S.27 degrees 17'58"E., a distance of 96.73 feet, (2) S.00 degrees 19'27"E., a distance of 257.84 feet, (3) S.05 degrees 31'03"W., a distance of 71.78 feet, (4) S.01 degrees 42'12"W., a distance of 156.26 feet, (5) S.02 degrees 06'39"E., a distance of 293.15 feet, (6) S.01 degrees 44'22"W., a distance of 567.29 feet, (7) N.87 degrees 48'43"W., a distance of 505.00 feet, (8) S.02 degrees 34'11"W., a distance of 525.00 feet and (9) S.87 degrees 48'43"E., a distance of 180.74 feet to a point on the West line of a Duke Energy Easement; thence on the West line of said Duke Energy Easement, the following twelve (12) courses, (1) S.26 degrees 52'53"E., a distance of 341.18 feet, (2) S.06 degrees 25'03"W., a distance of 873.72 feet, (3) S.02 degrees 43'54"W., a distance of 602.93 feet, (4) N.82 degrees 26'13"W., a distance of 50.00 feet, (5) S.03 degrees 33'47"W., a distance of 50.00 feet, (6) S.82 degrees 26'13"E., a distance of 50.00 feet, (7) S.07 degrees 33'47"W., a distance of 74.56 feet, (8) on a curve to the left having a radius of 11679.16 feet, a central angle of 01 degrees 43'47", a chord length of 352.55 feet and a chord bearing of S.06 degrees 41'54"W., thence on the arc of said curve, an arc length of 352.56 feet to the end of said curve, (9) N.84 degrees 09'59"W., a distance of 15.00 feet, (10) on a curve to the left having a radius of 11694.16 feet, a central angle of 00 degrees 39'41", a chord length of 135.00 feet and a chord bearing of S.05 degrees 30'10"W., thence on the arc of said curve, an arc length of 135.00 feet to the end of said curve, (11) S.84 degrees 49'41"E., a distance of 15.00 feet and (12) on a curve to the left having a radius of 11679.16 feet, a central angle of 02 degrees 41'24", a chord length of 548.27 feet and a chord bearing of S.03 degrees 49'38"W, thence on the arc of said curve, an arc length of 548.32 feet to a point on the North line of a Tampa Electric Company Easement; thence on the North line of said Tampa Electric Company Easement the following two (2) courses, (1) S.68 degrees 47'23"W., a distance of 130.33 feet and (2) N.90 degrees 00'00"W., a distance of 2070.27 feet to the POINT OF BEGINNING.

Parcel contains 255.05 acres, more or less.