Prepared by and Return To: Vogler Ashton, PLLC 705 10th Ave. W., #103 Palmetto, FL 34221

RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2019172054 6 PG(S)
December 16, 2019 01:47:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



### NOTICE OF ESTABLISHMENT OF THE LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT

Pursuant to the requirements set forth in Sections 190.0485 and 190.048, Florida Statutes, notice is hereby given of the adoption by Sarasota County, Florida, by and through the Board of County Commissioners for Sarasota County, Florida, at its regularly scheduled meeting of December 11, 2019, of Ordinance No. 2019-051 establishing the Lakes of Sarasota Community Development District, which is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes.

A legal description of the boundaries of the Lakes of Sarasota Community Development District is attached hereto as Exhibit "A."

Pursuant to Sections 190.048 and 190.0485, Florida Statutes, the following disclosure is hereby given:

THE LAKES OF SARASOTA 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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

## Lakes of Sarasota Community Development District

By:

Neal Communities of Southwest Florida, LLC, a Florida limited liability company, the Agent for the Lakes of Sarasota Community Development District

By:

NCDG Management, LLC, a Florida limited

liability company, its Manager

Bve

James R. Schier, its Manager

STATE OF FLORIDA COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this day of December, 2019, by James R. Schier, as Manager NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, the Agent for the Lakes of Sarasota Community Development District, on behalf of said entities, who is personally known to me, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him by said Company.

My Commission expires:

anature

Commission No

DANIELLE BOYERS MY COMMISSION # GG 161480 Plinted Name EXPIRES: March 17, 2022

Bonded Thru Notary Public Underwriters

## JOINDER BY LANDOWNER

The undersigned owner of the lands described in the attached Exhibit "A," hereby joins in and consents to this Notice of Establishment of the Lakes of Sarasota Community Development District and acknowledges all lands in Exhibit "A" are within the boundaries of and subject to the jurisdiction of the Lakes of Sarasota Community Development District.

IBIS ROAD INVESTORS, d.L.C, a Florida limited liability company

By:

James R. Jchier, its Manager

STATE OF FLORIDA COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this day of December 2019, by James R. Schier, as Manager of Ibis Road Investors, LLC, a Florida limited liability company, on behalf of said Company, who is personally known to me, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him by said Company.

My Commission expires:

DANIELLE BOYERS MY COMMISSION # GG 161480 EXPIRES: March 17, 2022

DATE THIS Sported Now Notary Public Underwriters

Signature<

Printed Name

## EXHIBIT "A"

SECTION 30, TOWNSHIP 37 SOUTH, RANGE 19 EAST THIS IS NOT A SURVEY SARASOTA COUNTY, FLORIDA POINT OF BEGINING SE CORNER OF TRACT 100 588°31'9"'W NORTH 1/4 CORNER OF SEREMOA LAKES (PB 40, PG 31) 24.88' SECTION 30-375-19E 4"XA" CONCRETE 25.00'(PLAT) CCR #106581 MOINUMENT STANPED \*PRM#1747 5/8" MON ROD STANPED CIMISURY LB # 7605 POINT OF COMMENCEMENT S88°31'18"W 2642.69' NE CORNER OF SECTION 30 \$88°31'18"W 2067.47" CCR #073840 NORTH LINE OF SECTION 30 NORTH LINE OF SECTION 30 WALL & DISK LB F 6754 (BEARING BASIS) 25.00 NORTHWEST CORNER OF in in SECTION 30-37S-19E NO2º 19'36" W. R/W IBIS ROAD CCR #106570 & #090030 2637 ORD 62. PG 432 5"X5" SARASOTA COUNTY SECTION CORNER S00°49'50"W 26 CONCRETE YORLHEN **CONTAINING 533.302 ACRES** 2702 NW CORNER SHE TACH HOE STAPPED CRI#2009159852 PLS # 4521" ORB 1924, PG 527 P S88°18'42'W 2º 100% PIOS IN LINE OF 25.01 VIEST 1/4 CORNER ORI#2009159882 2017 8:16 AM, King Engineering Associate OF SECTION 30 **L6** CCR #109143 SW CORNER 5'X5' SALASOTA COUNTY ORI# 2011113851 CRI# EAST 1/4 CORNER 2009159882 SECTION COINER ORI#2009159882 2005224841 OF SECTION 30 CONCRETE MONUMENT ORE 1924, PG 527 CRIX CCR #108141 S/8" LEON ROD SIST IRON ROD 2002181774 0-49'51"W 2640.95" La. 1/4 4"X4" CONCRETE 35 HOMINEUT STANPED ORI#2013154221 SE 1/4, TON 30-3 "ALS # 2330" (17) 1/2, SFCTI S LINE OF S00°49' SW CORNER OF SECITON 30 N 1/2, SE 1/4, SE 1/4 October 5, CCR #091450 & #073847 SECTION 30-37-19 5'X5" SARASOTA COUNTY 4.X4. CONCRETE SECTION COLNER MOSEMENT STAMPED -W. F/W IBIS ROAD "FES # 2030" CORICRETE MONUMENT ORB 62, PG 432 SURVEY/8854/200/031/Production/Drawngs\S&L-Lakes of Sarasota CDD.dwg. SOUTH LINE OF SECTION 30 N89°40'31"E 2741.21' SOUTH LINE OF SECTION 30 25,000 N89°40'31"E 2143.82' SOUTH 1/4 CORNER SE CORNER OF SECTION 30 OF SECTION 30 CCR #091451 &073841 CCR #108142 S89°40°31°W SIXE SARASOTA COUNTY SECTION COINER Sya" Ronrod Staysed 1000 2000 25.00 CONCRETE HORIZONET SCALE: 1"=1000 LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION Sketch and Legal Description not valid without the signature and the 1"=1000 10/5/2017 8354-200-001 TOWNS IN PANCE original raised seal of a Elorida licensed Sugreyor and Mapper. **JEB** 37 S RBC 30 ), 5169 4921 Memorial Highway One Memorial Center, Suite 300 Tampa, Florida 33634 Phone 813 880-8881 JAMES D. GREER Fax 813 880-8882 PROFESSIONAL SURVEYOR AND MAPPER ENGINEERING ASSOCIATES, INC www.kingenginecring.com STATE OF FLORIDA # L.S. 189 | 1 | 1 | CERTIFICATE OF AUTHORIZATION No. LB 2610 LB2610 Ċ

## THIS IS NOT A SURVEY

# LEGAL DESCRIPTION: (BY KING ENGINEERING)

DESCRIBED AS FOLLOWS: THAT PART OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

SE CORNER OF TRACT 100, SERENOA LAKES, A (PLAT=25') TO A 4"X4" C●NCRETE MONUMENT WITH DISK STAMPED "PRM 1747" FOUND AT THE SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SECTION 30, SECTION:30, N.89°40'31"E., 2741.21' TO A POINT BEARING S.85°40'31"W., 25.00 FEET FROM 5"X5" SARASOTA COUNTY SECTION CORNER MONUMENT AS REFERENCED BY CCR#091451, SAID N.89°40'31"E., 2143.82' TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "PLS 1521" SET AT THE \$.00°49'50"W., 2637.35' TO A 5"X5" SARASOTA COUNTY SECTION CORNER MONUM REFERENCED BY CCR#108143 FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 30; AI THE NW CORNER OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID SECTION S.00°49'50"W., 2637.35' TO A 5"X5" SARASOTA COUNTY SECTION CORNER MONUMENT 5.88°31'18"W., 2642.69' TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CIVILSURV LB 7805" BEING DESCRIBED; SURVEY) AS REFERENCED BY CCR#108142; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SOUTH 1/4 CORNER OF SAID SECTION 30 (BY PROPORTIONATE MEASUREMENT TO THE SW CORNER OF SAID SECTION 30; THENCE ALONG THE SOUTH LINE OF SAID SECTION 30, CONTINUE ALONG THE WEST LINE OF SAID SECTION 30, S.00°49'51"W., 2640.95' TO A 5", SARASOTA COUNTY SECTION CORNER MONUMENT AS REFERENCED BY CCR#091450 FOUND 5"X5" SARASOTA COUNTY SECTION CORNER MONUMENT AS REFERENCED BY CCR#106570 FOUND THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 30, S.88°31'18"W., 2067.47' TO A CORNER MONUMENT AS COMMENCE AT A NAIL REFERENCE BY CCR#106581 FOUND AT PUBLIC RECORDS THENCE IUO, SERENOA LAKES, A SUBDIVISION RECORDED IN PLAT BOOK 40, PAGE OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING OF LAND THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 30, AND DISK STAMPED "LB 6754" REFERENCED SAID SECTION 30, S.00°49'51"W., BY CCR#073840 FOUND AT THE NORTH 1/4 CORNER OF SAID COUNTY SECTION CORNER MONUMENT FOUND OVER OLD THE NE S.88°31'18"W., 24.88 FEET 2640.95' TO A 5"X5" 25.00 FEET FROM A CORNER COUNTY SECTION 30; <mark>읶</mark> SECTION THENCE GLO 30 AS

## CONTINUED ON PAGE 3

## LEGEND:

CCR = CERTIFIED CORNER RECORD

ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT

PB == PLAT BOOK

PG = PAGE OR PAGES

R/W = RIGHT-OF-WAY

	LINE TABLE	hτ
E.S.	BEARING	DISTANCE
E	1100°12'43'E	€67.791
Z	SB9º34'15'W	1,200.35
E.	1100°20'54"E	1,332.28*
14	Mr.£7.51668S	112.12
ᅜ	MD0"22'13"E	666.03'
Б	NB9"18'42"E	1,307.52'

## LAKESOFGABASOTA

## COMMUNITY DEVELOPMENT DISTRICT



492 i Memorial Highway
One Memorial Corxet, Suite 306
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com

## 2017 3:16 AM, King Engineering Associate Inc. OASUBVEY/8854/200/001/Production/Draw/ngs/8R-Lakas of Sarasota CDD, dwg, October 9,

## LEGAL DESCRIPTION: (CONTINUED)

POINT ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF IBIS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 62, PAGE 432, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING PARALLEL WITH AND 25' WEST OF THE EAST LINE OF SAID SECTION 30, N.00°12'43"E., 667.79' TO IT'S INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 30 AS FIELD MONUMENTED BY WALTER MCCRACKEN, RLS #2030 BY PASSALACQUA ENGINEERING ASSOCIATES SURVEY FOR MR. CY BISPHAM DATED APRIL 20, 1981, DRAWING NO. 540-249-1, SAID LINE ALSO BEING THE SOUTH LINE OF LANDS DESCRIBED IN ORI 2013154221; THENCE ALONG SAID LINE, 5.89°34'15"W., 1200.35' TO A 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "RLS 2030" FOUND AT THE SW CORNER OF LANDS DESCRIBED IN SAID ORI 2013154221; THENCE ALONG SAID WEST LINE, ALSO BEING THE WEST LINE OF THE SAID NORTH 1/2 OF THE SE1/4 OF THE SE1/4, AND THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N.00°20'54"E., 1332.28' TO A 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "RLS 2030" FOUND AT THE NW CORNER OF LANDS DESCRIBED IN SAID ORI 20131542215 THENCE 51.89°15'23"W., 112.12' TO A 5/8" IRON ROD FOUND AT THE SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGE 527, AND ORI 2009159882; THENCE ALONG THE WEST LINE OF SAID LANDS, N.00°ZZ'13"E., 666.03' TO A 2" IRON PIPE FOUND AT THE NW CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1924, PAGE 527, AND ORI 2009159882; THENCE ALONG THE NORTH LINE OF LANDS DESCRIBED IN ORI 2009159882, N.89°18'42"E., 1307.52' TO A POINT THAT BEARS 5.89°18'42"W. 25.01 FEET FROM A 5/8" IRON ROD FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF IBIS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 62, PAGE 432, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING PARALLEL WITH AND 25' WEST OF THE EAST LINE OF SAID SECTION 30, N.02°19'36"W., 2702.47' TO THE POINT OF BEGINNING.

CONTAINING 533,302 ACRES, MORE OR LESS



STATE OF FLORIDA ROUNTY OF SARASOTA
I hereby certify that the fore-doing is a true and correct copy
of pages.

Through of the instrument flight in
this office. The original instrument flight contains
pages.

This copy has no redactions.

This copy has been
redacted fligsuant to law.

This copy has been
redacted fligsuant to law.

This copy has been
redacted fligsuant to law.

## **SURVEYOR'S NOTES:**

- 1. NO INSTRUMENTS OF RECORD REFLECTING EASIMENTS SUSTRICE AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FA FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
- 4. BEARINGS ARE BASED ON NORTH LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 19 EAST, BEING SOUTH 88°31'18" WESTEAS SHOWN HEREON.
- DISTANCES SHOWN HEREON ARE IN US FEET.
- 6. THE GEOMETRY AND DESCRIPTION ARE BASED ON A BOUNDARY SURVEY PREPARED BY BURKHOLDER LAND SURVEYING, INC., PROJECT #16-02-02, DATED 6/21/2016.

### LAKES OF SARASOTA

## COMMUNITY DEVELOPMENT DISTRICT



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