

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

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2019172054 6 PG(S)  
December 16, 2019 01:47:30 AM  
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

Bye

  
James R. Schier, its Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> 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:

  
Signature

Commission No



Printed Name

**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, LLC, a Florida limited liability company

By: \_\_\_\_\_

*James R. Schier*  
James R. Schier, its Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> 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*  
\_\_\_\_\_  
Signature

Printed Name

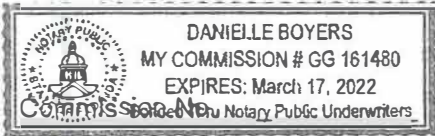
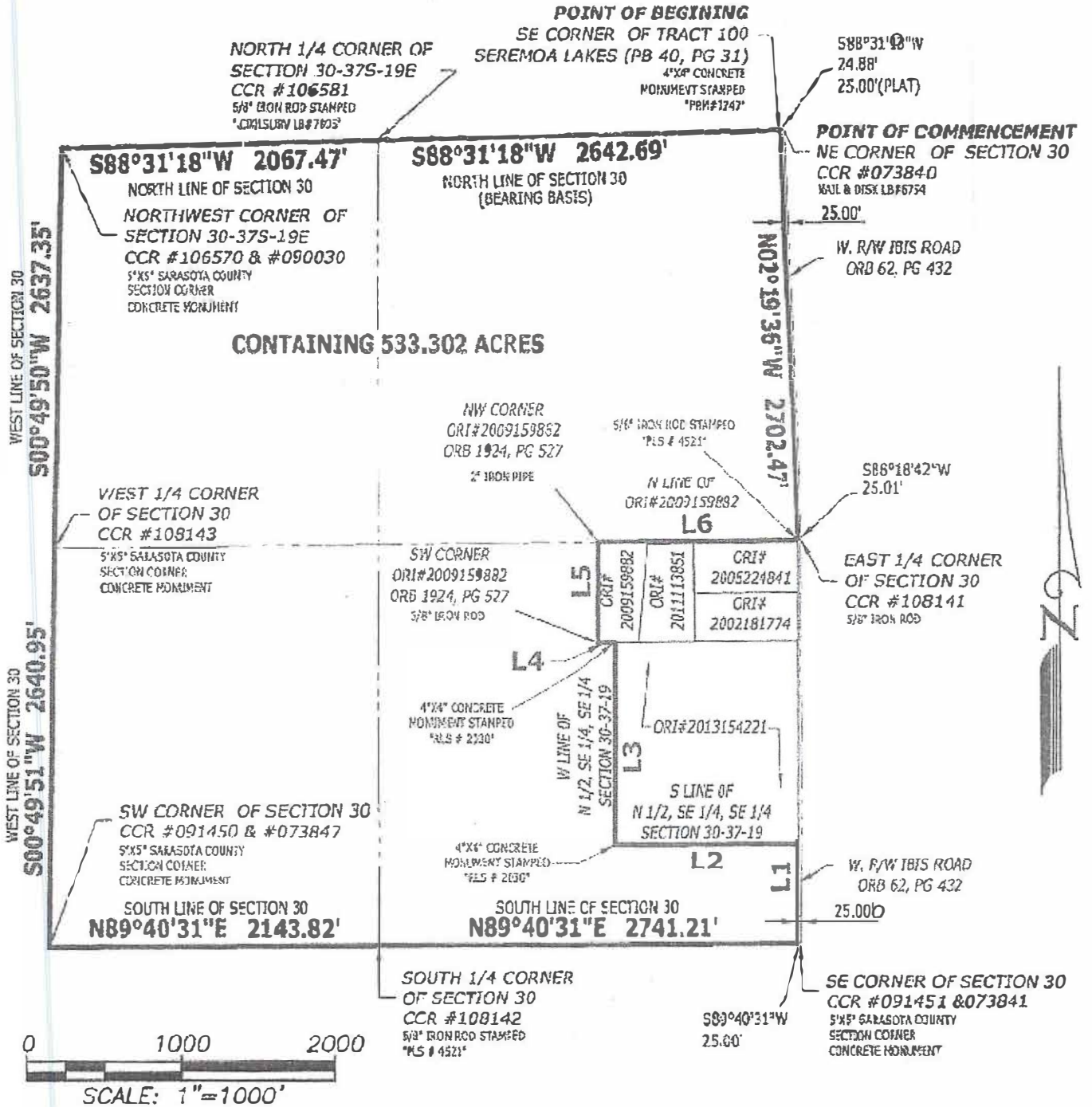


EXHIBIT "A"

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 37 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA



LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

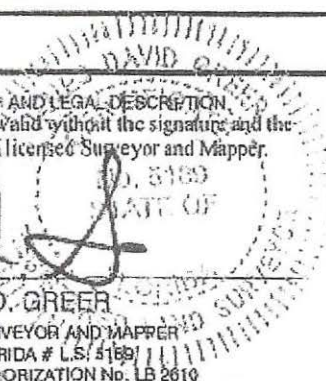
SCALE 1"=1000'	DATE 10/5/2017	JOON# 8954-200-001			
DRAWN RBC	CHECKED JEB	SECTION 30	TOWNSHIP 37 S	RANGE 19 E	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION.  
Sketch and Legal Description not valid without the signature and the  
original raised seal of a Florida licensed Surveyor and Mapper.

**King**  
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone 813 880-8881  
Fax 813 880-8882  
www.kingengineering.com  
LB2610

*James D. Greer*  
**JAMES D. GREER**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # L.S. 5169  
CERTIFICATE OF AUTHORIZATION No. LB 2610



THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (BY KING ENGINEERING)

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

COMMENCE AT A NAIL AND DISK STAMPED "LB 6754" FOUND OVER OLD COUNTY SECTION CORNER MONUMENT AS REFERENCED BY CCR#073840 FOUND AT THE NE CORNER OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S.88°31'18"W., 24.88 FEET (PLAT=25') TO A 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM 1747" FOUND AT THE SE CORNER OF TRACT 100, SERENOA LAKES, A SUBDIVISION RECORDED IN PLAT BOOK 40, PAGE 31, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 30, S.88°31'18"W., 2642.69' TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CIVILSURV LB 7805" AS REFERENCE BY CCR#106581 FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 30; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 30, S.88°31'18"W., 2067.47' TO A 5"X5" SARASOTA COUNTY CORNER MONUMENT AS REFERENCED BY CCR#106570 FOUND AT THE NW CORNER OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID SECTION 30, S.00°49'50"W., 2637.35' TO A 5"X5" SARASOTA COUNTY SECTION CORNER MONUMENT AS REFERENCED BY CCR#108143 FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION 30, S.00°49'51"W., 2640.95' TO A 5"X5" SARASOTA COUNTY SECTION CORNER MONUMENT AS REFERENCED BY CCR#091450 FOUND AT THE SW CORNER OF SAID SECTION 30; THENCE ALONG THE SOUTH LINE OF SAID SECTION 30, N.89°40'31"E., 2143.82' TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "PLS 1521" SET AT THE SOUTH 1/4 CORNER OF SAID SECTION 30 (BY PROPORTIONATE MEASUREMENT TO 1847 GLO SURVEY) AS REFERENCED BY CCR#108142; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 30, N.89°40'31"E., 2741.21' TO A POINT BEARING S.89°40'31"W., 25.00 FEET FROM A 5"X5" SARASOTA COUNTY SECTION CORNER MONUMENT AS REFERENCED BY CCR#091451, SAID

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		
LINE	BEARING	DISTANCE
L1	R100°12'43"E	667.79'
L2	S89°34'45"W	1,200.35'
L3	R100°20'54"E	1,332.28'
L4	S89°15'25"W	112.12'
L5	R100°22'13"E	666.03'
L6	R189°18'42"E	1,307.52'

LAKES OF SARASOTA

COMMUNITY DEVELOPMENT DISTRICT

4921 Memorial Highway,  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
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L132610

# King

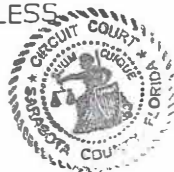
ENGINEERING ASSOCIATES, INC.

THIS IS NOT A SURVEY

**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, S.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 2013154221; THENCE S.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°22'13"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 S.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, COUNTY OF SARASOTA  
I hereby certify that the foregoing is a true and correct copy of pages 1 through 6 of the instrument filed in this office. The original instrument filed contains 6 pages.  
 This copy has no redactions.  This copy has been redacted pursuant to law. 16 day of

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. 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" WEST AS SHOWN HEREON.
5. 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

**King**  
ENGINEERING ASSOCIATES, INC.

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LB2610

D:\SURVEY\8854\200\001\Production\Drawings\S&L-Lakes of Sarasota.CDD.dwg, October 5, 2017 3:16 AM, King Engineering Associates, Inc.