


INSTR 2007088858
BK 07263 PGS 0130-0137 PG(9)8
RECORDED 04/26/2007 01:15:27 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 69.50
RECORDED BY T Tierney

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

 Thomas A. Cloud, Esq.
GRAYROBINSON, P.A.
301 East Pine Street, Suite 1400
Post Office Box 3068
Orlando, FL 32802-3068
(407) 843-8880

For Recording Purposes Only

**NOTICE OF ESTABLISHMENT OF THE ALAFIA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on April 5, 2007, the City Commission of the City of Mulberry, Florida, adopted an ordinance establishing the Alafia Preserve Community Development 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 Department of Community Affairs in accordance with Section 189.416, Florida Statutes. At this time, the District's registered agent is Thomas A. Cloud, Esquire, GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801.

**THE ALAFIA PRESERVE 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. THE DISTRICT ALSO IMPOSES CERTAIN FEES TO PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN DISTRICT FACILITIES.

IN WITNESS WHEREOF, this Notice has been executed on the 18th day of April, 2007, in accordance with Section 190.0485, Florida Statutes, which became effective July 1, 1999, and which required that such Notice be recorded for all Community Development Districts in existence prior to July 1, 1999 and thereafter, and whereby such Notice is recorded in the Official Records of Polk County, Florida.

ALAFIA PRESERVE COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Witness

CIARA L. DIAZ
Print Name

[Signature]
Witness

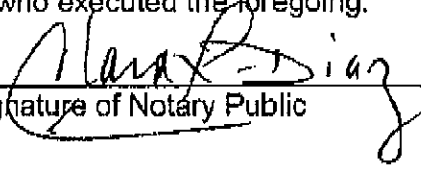
Jennifer Montiel-Perez
Print Name

By: *[Signature]*
Chairman, Board of Supervisors

Print Name: Eduardo Stern

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 18 day
of April, 2007 by Eduardo Stern Chairman, Board
of Supervisors of the Alafia Preserve Community Development District, known to
me to be the person described herein and who executed the foregoing.



Signature of Notary Public

Print Notary Name

My Commission Expires: _____

Commission No.: _____

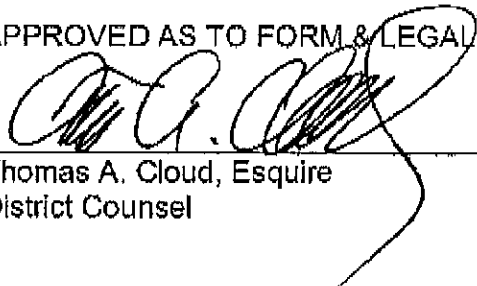
Personally known, or

Produced Identification

Type of Identification Produced

AFFIX NOTARY STAMP

APPROVED AS TO FORM & LEGALITY:



Thomas A. Cloud, Esquire
District Counsel

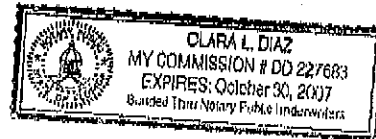


EXHIBIT "A"

**LEGAL DESCRIPTION OF LANDS ENCOMPASSED WITHIN
ALAFIA PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

543707 v1

ALAFIA PRESERVE

Legal Description

PARCEL 1

That part of Section 9, Township 30 South, Range 23 East, Polk County, Florida, described as:

Begin at the Northeast corner of said Section 9, and run along the East line thereof, and along a Non-Radial line South $00^{\circ}12'46''$ West, 470.13 feet to a point on the North Right-of-Way line of State Road Number 676 - Nichols Road, said point also being a point on a curve concaved to the northwesterly having a Radius of 34,327.48 feet, a Central Angle of $01^{\circ}35'56''$, a Chord Bearing of $S65^{\circ}26'20''$ W and a Chord Distance of 957.86 feet, thence along said curve and said North Right-of-Way line 957.89 feet, thence $S69^{\circ}13'36''$ W, still along said North Right-of-Way line, 1,312.30 feet, thence $N25^{\circ}38'42''$ W, still along said North Right-of-Way line 45.35 feet to a point on that certain Conservation Easement recorded in Official Records Book 2731, Page 840, of the Public Records of Polk County, Florida; thence along the Easterly line of said Conservation Easement the following five (5) courses: thence $N01^{\circ}40'12''$ W 174.36 feet, thence $N75^{\circ}44'19''$ W 179.94 feet, thence $N04^{\circ}13'25''$ W 339.81 feet, thence $N01^{\circ}05'42''$ E 386.91 feet, thence $N33^{\circ}51'36''$ W 397.98 feet to a point on the North line of said Section 9, thence $N89^{\circ}35'39''$ E along said North line of Section 9 a distance of 2,538.62 feet to the POINT OF BEGINNING.

PARCEL 2

That part of Sections 3 and 10 Township 30 South, Range 23 East, Polk County, Florida, as described as:

Begin at the Southwest corner of said Section 3, also being the Northwest corner of said Section 10, and run along the West line of said Section 3, North $00^{\circ}16'55''$ West, 2876.21 feet to a point on the Southwesterly Right-of-Way line of State Road Number 60; thence along said Southwesterly Right-of-Way line the following six (6) courses: South $58^{\circ}25'47''$ East, 1107.76 feet; thence South $30^{\circ}57'48''$ West, 16.89 feet; thence South $58^{\circ}23'59''$ East, 211.00 feet to a Point of Curve to the Right; thence Southeasterly along said curve having a radius of 9084.00 feet, a Central Angle/Delta of $01^{\circ}29'34''$, a Cord Distance of 236.67 feet, a Chord Bearing of South $57^{\circ}45'14''$ East, thence along said curve 236.68 feet; thence North $33^{\circ}07'26''$ East, 16.98 feet to a point on a curve concaved Southwesterly having a Radius of 9101.00 feet, a Central Angle/Delta of $00^{\circ}10'00''$, a Cord Distance of 26.45 feet, a Chord Bearing of South $56^{\circ}15'24''$ East, thence along said curve 26.45 feet; thence South $00^{\circ}41'37''$ East, 1863.37 feet to a point on the Northerly Right-of-Way line of State Road Number 676 - Nichols Road, said point also being a point on a curve concaved to the Northwesterly having a Radius of 3769.71 feet, a Central Angle/Delta of $04^{\circ}13'39''$, a Chord Distance of 278.08 feet, a Chord Bearing of South $63^{\circ}33'08''$ West, thence along said curve and Northerly Right-of-Way line 278.15

feet; thence continue along the said Northerly Right-of-Way line the following two (2) courses, thence South64°32'22"West, 1156.50 feet to a point on a curve to the left; thence Southwesterly along said curve having a Radius of 34,327.48 feet, a Central Angle/Delta of 00°07'02", a Chord Distance of 70.27 feet, a Chord Bearing of South64°28'51"West, thence along said curve 70.61 feet to a point on the West line of said Section 10; thence along said West line of Section 10, North00°13'51"East, 470.12 feet to the Point of Beginning.

PARCEL 5

That part of Section 4, Township 30 South, Range 23 East, Polk County, Florida described as follows:

Begin at the Southeast corner of said Section 4, and run along the East line thereof North00°17'39"West, 1154.64 feet; thence South89°44'06"West, 1547.27 feet; thence North00°16'24"West, 494.27 feet; thence South89°46'56"West, 495.02 feet; thence North00°19'15"West, 329.91 feet; thence South89°43'40"West, 1484.55 feet; thence North00°16'09"West, 2718.69 feet to a point on the Southerly Boundary of "SHADY HAMMOCK", according to the Plat thereof as recorded in Plat Book 86, Pages 15 and 16, of the Public Records of Polk County, Florida; thence along said Southerly boundary the following four (4) courses; South85°54'12"West, 334.16 feet; thence South73°47'00"West, 428.00 feet; thence South69°45'25"West, 490.42 feet; thence South77°53'43"West, 504.64 feet to a point on the West line of said Section 4, said point also lies on the Easterly line of that certain Conservation Easement recorded in Official Records Book 2731, Page 840, of the Public Records of Polk County, Florida; thence along said Easterly line of said Conservation Easement the following nine (9) courses; along the West line of said Section 4, South00°00'58"West, 1268.12 feet; thence South14°37'54"East, 726.34 feet; thence South25°52'26"East, 693.23 feet; thence South35°47'09"East, 921.33 feet; thence South81°17'50"East, 660.70 feet; thence North88°06'01"East, 388.44 feet; thence South37°07'07"East, 251.88 feet; thence South02°33'22"West, 95.57 feet; thence South41°50'08"East, 737.16 feet, thence South33°51'36"West 6.94 feet to a point on the South line of said Section 4; thence along said South line of Section 4, North89°35'39"East, 2538.62 feet to the Point of Beginning.

PARCEL 6

Commence at the Southeast corner of Section 4, Township 30 South, Range 23 East, Polk County, Florida, run thence North00°17'39"West along the East boundary of said Section 4 a distance of 1154.64 feet, thence South89°44'19"West, 722.33 feet to the Point of Beginning, thence South89°43'54"West, 824.94 feet, thence North00°16'24"West, 494.27 feet, thence South89°46'56"West, 495.02 feet, thence North00°19'15"West, 329.91 feet, thence South89°43'40"West, 1485.55 feet, thence North00°16'27"West, 2144.88 feet, thence North73°20'49"East, 1477.83 feet to a point on the Southwesterly Right-of-Way of State Road 60, said Point being the P.C. of a curve concave to the Northeast having a Radius of 9681.32 feet, thence Southeasterly along said curve through a Central Angle of 06°29'20", an Arc Distance of 1096.46 feet, a Chord Distance of 1095.87 feet, a Chord

Bearing of South47°18'54"East, thence South89°43'24"West leaving said Right-of-Way, 900.66 feet, thence South00°17'41"East, 6659.65 feet, thence South89°40'04"West, 330.04 feet, thence South00°18'13"East, 660.07 feet, thence North89°42'18"East, 1815.33 feet, thence South00°15'40"East, 1320.18 feet to the Point of Beginning.

PARCEL 7

Commence at the Southeast corner of Section 4, Township 30 South, Range 23 East, Polk County, Florida, run thence North00°17'39"West along the East boundary of said Section 4, 1154.64 feet to the Point of Beginning, Thence North00°16'26"West along said East Boundary 1721.57 feet to a point on the Southwesterly Right-of-Way of State Road 60, thence North58°27'10"West along said Right-of-Way 268.66 feet to the Point of Curvature of a curve to the right having a Radius of 9681.75 feet, thence Northwesterly along said curve through a Central Angle of 07°52'25", an Arc distance of 1330.40 feet, a Chord distance of 1329.36 feet, a Chord bearing of North54°31'53"West, thence South89°43'24"West leaving said Right-of-Way, 900.66 feet, thence South00°17'41"East, 659.65 feet, thence South89°40'04"West, 330.04 feet, thence South00°18'13"East, 660.07 feet, thence North89°42'18"East, 1815.33 feet, thence South00°15'40"East, 1320.18 feet, thence North89°44'19"East, 722.33 feet to the Point of Beginning.

PARCEL 8

Commence at the Southeast corner of Section 4, Township 30 South, Range 23 East, Polk County, Florida, run thence North00°17'39"West along the East boundary of said Section 4, 1154.64 feet, thence South89°44'06"West, 1547.27 feet, thence North00°16'24"West, 494.27 feet, thence South89°43'56"West, 495.02 feet, thence North00°19'15"West, 329.91 feet, thence South89°43'40"West, 1484.55 feet, thence North00°16'27"West, 2144.88 feet to the Point of Beginning. Thence continue North00°15'02"West, 573.81 feet to a point on the Southerly boundary of SHADY HAMMOCK SUBDIVISION as recorded in Plat Book 86, Pages 15 and 16 of the Public Records of Polk County, Florida, run thence North85°48'04"East along said Southerly boundary, 617.48 feet, thence continue along said Southerly boundary and its Easterly extension, South88°58'07"East, 624.54 feet to a point on the Southwesterly Right-of-Way of State Road 60, thence South44°01'30"East along said Right-of-Way, 256.26 feet, thence South73°20'49"West leaving said Right-of-Way, 1477.83 feet to the Point of Beginning.

LESS AND EXCEPT:

Cell Tower Site:

A parcel of land in Section 4, Township 30 South, Range 23 East, Polk County, Florida being more particularly described as follows:

Commencing at the Southeast corner of said Section 4, thence along the East boundary of said Section 4, North0°17'39"West, a distance of 1154.64 feet; thence

South89°44'06"West, a distance of 1547.27 feet; thence North0°16'24"West, a distance of 494.27 feet; thence South89°46'56"West, a distance of 495.02 feet; thence North0°19'15"West, a distance of 329.91 feet; thence South89°43'40"West, a distance of 1484.55 feet; thence North0°16'27"West, a distance of 2144.88 feet; thence North73°20'49"East, a distance of 1347.40 feet; thence North16°39'11"West, a distance of 2.00 feet to the POINT OF BEGINNING; thence continuing North16°39'11"West along said line, a distance of 50.00 feet; thence North73°20'49"East, a distance of 50.00 feet; thence South16°39'11"East, a distance of 50.00 feet, thence South73°20'49"West, a distance of 50.00 feet to the POINT OF BEGINNING; said described tract containing 0.05474 acre, MORE OR LESS.