

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

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
GIR EAST COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on October 17, 2022, pursuant to a petition filed by WS-GIR, LLC, the Board of County Commissioners of Osceola County, Florida adopted Ordinance No. 2022-110, which became effective on October 25, 2022, establishing the GIR East 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 GIR EAST 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 26th day of October 2022, and recorded in the Official Records of Osceola County, Florida.

Alyssa Willson
Alyssa Willson
District Counsel

[Signature]
Witness

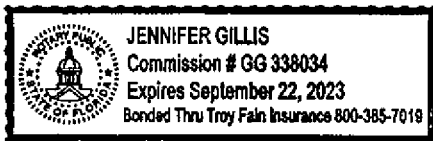
[Signature]
Witness

BREA WARD
Print Name

Sabe McKee
Print Name

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 26th day of October 2022, by Alyssa Willson, District Counsel to the GIR East Community Development District, who is personally known to me.



Jennifer Gillis
Print Name: Jennifer Gillis
Notary Public, State of Florida

Commission No.: GG 338034

My Commission Expires: 9/22/23

**Exhibit A
LEGAL DESCRIPTION**

**Description Sketch
(Not A Survey)**

COMMUNITY DEVELOPMENT DISTRICT - PARCEL

DESCRIPTION: A parcel of land lying in Sections 10, 11, 12, 13, 14 and 15, Township 27 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows:


COMMENCE at the Northwest corner of said Section 12, thence run N 89°59'19" E along the North line of said Section 12, a distance of 1883.79 feet to a point on the Westerly Right-of-way line of Canoe Creek Road; thence departing said North line, run S 14°07'14" E along said Westerly Right-of-way line, a distance of 61.46 feet to the POINT OF BEGINNING; thence continue along said Westerly Right-of-way line the following eight (8) courses: 1) S 14°07'14" E, a distance of 24.28 feet; 2) S 14°21'33" E, a distance of 603.70 feet; 3) S 13°14'03" E, a distance of 110.53 feet; 4) S 10°59'03" E, a distance of 110.53 feet; 5) S 09°51'33" E, a distance of 3391.31 feet; 6) S 08°33'12" E, a distance of 128.31 feet; 7) S 05°56'29" E, a distance of 128.31 feet; 8) S 04°38'08" E, a distance of 135.89 feet; thence departing said Westerly Right-of-way line, run S 89°54'10" W, a distance of 2017.97 feet; thence S 00°17'38" E, a distance of 660.00 feet; thence S 00°10'29" E, a distance of 328.88 feet; thence S 89°55'10" W, a distance of 703.32 feet; thence S 01°04'55" W, a distance of 198.11 feet; thence S 89°40'47" W, a distance of 1417.47 feet; thence S 00°10'49" E, a distance of 1553.65 feet; thence N 89°48'40" E, a distance of 1438.18 feet; thence N 89°55'23" E, a distance of 170.00 feet; thence N 00°12'23" W, a distance of 1421.74 feet; thence N 89°54'14" E, a distance of 517.55 feet; thence S 00°10'29" E, a distance of 332.57 feet; thence N 89°51'11" E, a distance of 2118.48 feet to a point in said Westerly Right-of-way line; thence run S 00°20'08" E along said Westerly Right-of-way line, a distance of 3320.36 feet; thence departing said Westerly Right-of-way line, S 89°40'27" W, a distance of 1398.50 feet; thence southwesterly, 237.82 feet along the arc of a non-tangent curve to the right having a radius of 806.00 feet and a central angle of 16°54'21" (chord bearing S 44°12'16" W, 236.98 feet); thence S 52°39'26" W, a distance of 118.09 feet; thence southwesterly, 642.20 feet along the arc of a tangent curve to the left having a radius of 700.00 feet and a central angle of 52°33'53" (chord bearing S 26°22'30" W, 619.91 feet); thence S 00°05'34" W, a distance of 175.03 feet to a point on the South line of said Section 13; thence run S 89°50'13" W along said South line, a distance of 878.47 feet to the Southeast corner of said Section 14; thence run S 89°59'17" W along the South line of said Section 14, a distance of 2640.64 feet; thence S 89°59'17" W, a distance of 1370.58 feet to a point on the Easterly Right-of-way line of Florida's Turnpike; thence run the following two (2) courses along said Easterly Right-of-way line 1) N 18°28'25" W, a distance of 4266.01 feet; 2) N 18°28'55" W, a distance of 4907.49 feet; thence departing said Easterly Right-of-way line, run N 71°30'41" E, a distance of 1687.10 feet; thence N 89°53'33" E, a distance of 2644.39 feet; thence N 89°50'26" E, a distance of 1320.47 feet; thence S 00°13'57" E, a distance of 660.41 feet; thence N 89°50'55" E, a distance of 1319.22 feet; thence N 49°13'33" E, a distance of 1173.44 feet; thence N 40°57'46" E, a distance of 1531.13 feet to the POINT OF BEGINNING.

DESCRIPTION CONTINUED ON SHEET 2.

NOTES:

1) The bearings shown hereon are based on the Westerly Right-of-way line of Canoe Creek Road, having a Grid bearing of S 00°20'08" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.

SEE SHEETS 1 - 3 FOR DESCRIPTION
SEE SHEETS 4 - 7 FOR SKETCH
SEE SHEET 8 FOR LINE & CURVE TABLES
SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

PROJECT: DESCRIPTION SKETCH		Prepared For: WS - GIR, LLC	
PHASE: CDD - PARCEL		(Not A Survey)	
DRAWN: MRC	DATE: 04/01/22		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
		Judd D. French FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7095	
		555 Winderly Pl, Suite 120 Maitland, Florida 32751 Phone: (321) 270-0440 Licensed Business No.: 1B 7768  GeoPoint Surveying, Inc.	
		1 of 12	

Description Sketch

(Not A Survey)

DESCRIPTION CONTINUED FROM SHEET 1

LESS AND EXCEPT THE FOLLOWING PARCELS:

FUTURE CDD A

Lot 29 of The Seminole Land and Investment Company's Subdivision of Section 14, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 14, Township 27 South, Range 30 East, thence run S 89°46'32" W along the North line of said Section 14, a distance of 2846.39 feet; thence departing said North line, run S 00°11'09" E along the West line of Northeast 1/4 of said Section 14, a distance of 990.78 feet; thence departing said West line, run N 89°48'16" E, a distance of 17.50 feet to the POINT OF BEGINNING; thence N 89°50'33" E, a distance of 643.80 feet; thence S 00°10'08" E, a distance of 330.51 feet; thence S 89°51'53" W, distance of 643.65 feet; thence N 00°11'44" W, a distance of 330.26 feet to the POINT OF BEGINNING.

AND

FUTURE CDD C

Lot 54 and a portion of Lot 59 of The Seminole Land and Investment Company's Subdivision of Section 13, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 13, Township 27 South, Range 30 East, thence run S 00°06'00" E along the West line of said Section 13, a distance 1985.98 feet; thence departing said West line, run N 89°54'00" E, a distance 1394.04 feet to the POINT OF BEGINNING; thence run N 89°57'44" E, a distance of 671.32 feet; thence S 00°10'10" E, a distance of 331.25 feet; thence S 89°55'45" W, a distance of 368.45 feet; thence S 00°04'15" E, a distance of 25.00 feet; thence S 89°55'45" W, a distance of 302.81 feet; thence N 00°10'21" W, a distance of 356.64 feet to the POINT OF BEGINNING.

AND

FUTURE CDD D

Lot 57, Seminole Land and Investment Company's Survey of Section 13, Township 27 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

COMMENCE at the Northwest Corner of Section 13, Township 27 South, Range 30 East, thence run S00°06'00" E along the West line of said Section 13, a distance of 2318.98 feet; thence departing said West line, run N 89°54'00" E, a distance of 20.00 feet to the POINT OF BEGINNING; thence run N 89°48'36" E, a distance of 659.32 feet; thence S 00°18'04" E, a distance of 313.57 feet; thence S 89°47'29" W, a distance of 660.43 feet; thence N 00°06'00" W, a distance of 313.78 feet to the POINT OF BEGINNING.

DESCRIPTION CONTINUED ON SHEET 3.

NOTE:
SEE SHEETS 1 - 3 FOR DESCRIPTION
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SEE SHEET 8 FOR LINE & CURVE TABLES
SEE SHEETS 9 - 13 FOR FUTURE CDD PARCEL SKETCHES

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Maitland, Florida 32751
Phone: (321) 270-0440
Licensed Business No.: LB 7768


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Description Sketch

(Not A Survey)

..DESCRIPTION CONTINUED FROM SHEET 2

AND

FUTURE CDD E

Lot 54, Seminole Land and Investment Company's Subdivision of Section 14, Township 27 South, Range 30 East, according to the Plat thereof, as recorded in Plat Book B, Page 38 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 14, Township 27 South, Range 30 East, thence run S 00°06'00" E along the East line of Section 14, a distance of 1986.29 feet; thence departing said East line, run S 89°54'00" W, a distance of 3303.61 feet to the POINT OF BEGINNING; thence run S 00°12'20" E, a distance of 330.19 feet; thence S 89°59'34" W, a distance of 642.83 feet; thence N 00°13'09" W, a distance of 330.12 feet; thence N 89°59'13" E, a distance of 642.91 feet to the POINT OF BEGINNING.

Containing 1525.460 acres, more or less.

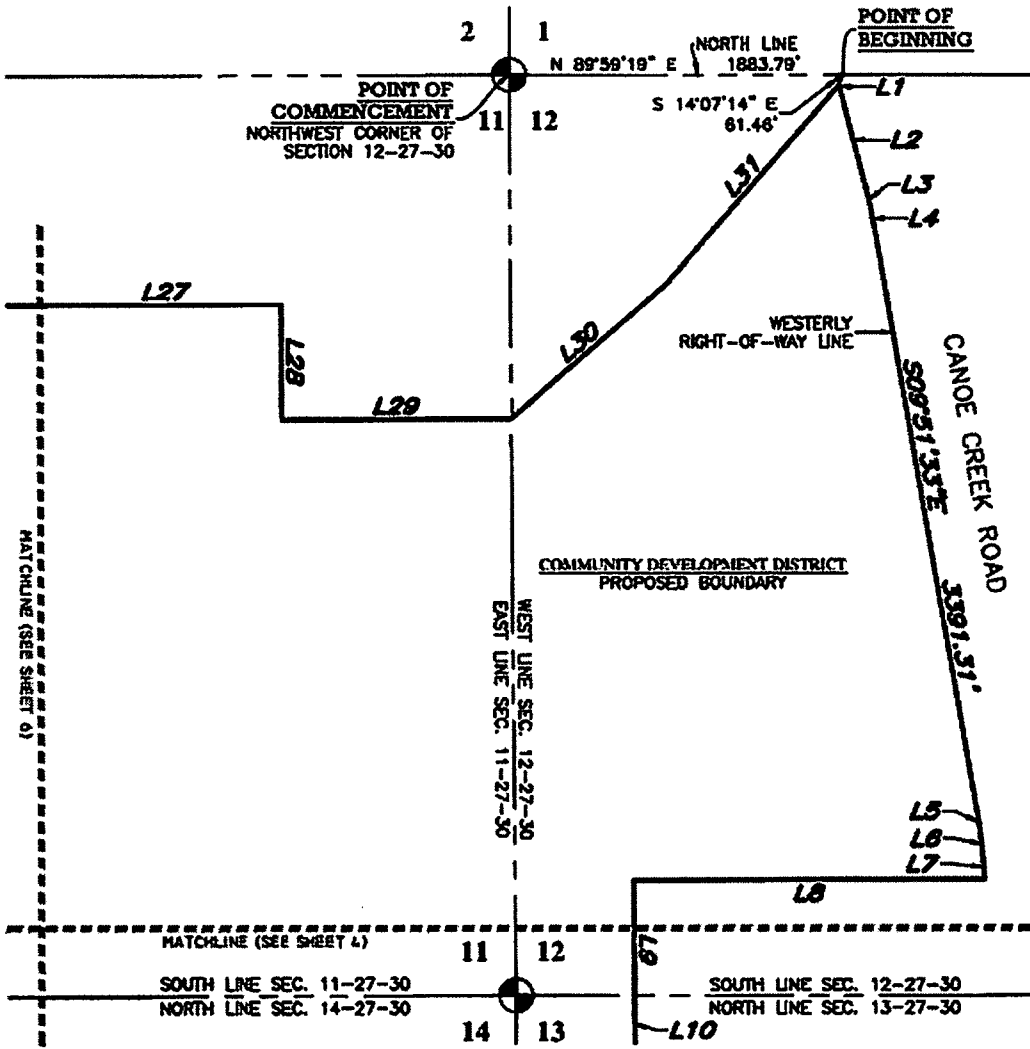
NOTE:
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Description Sketch (Not A Survey)



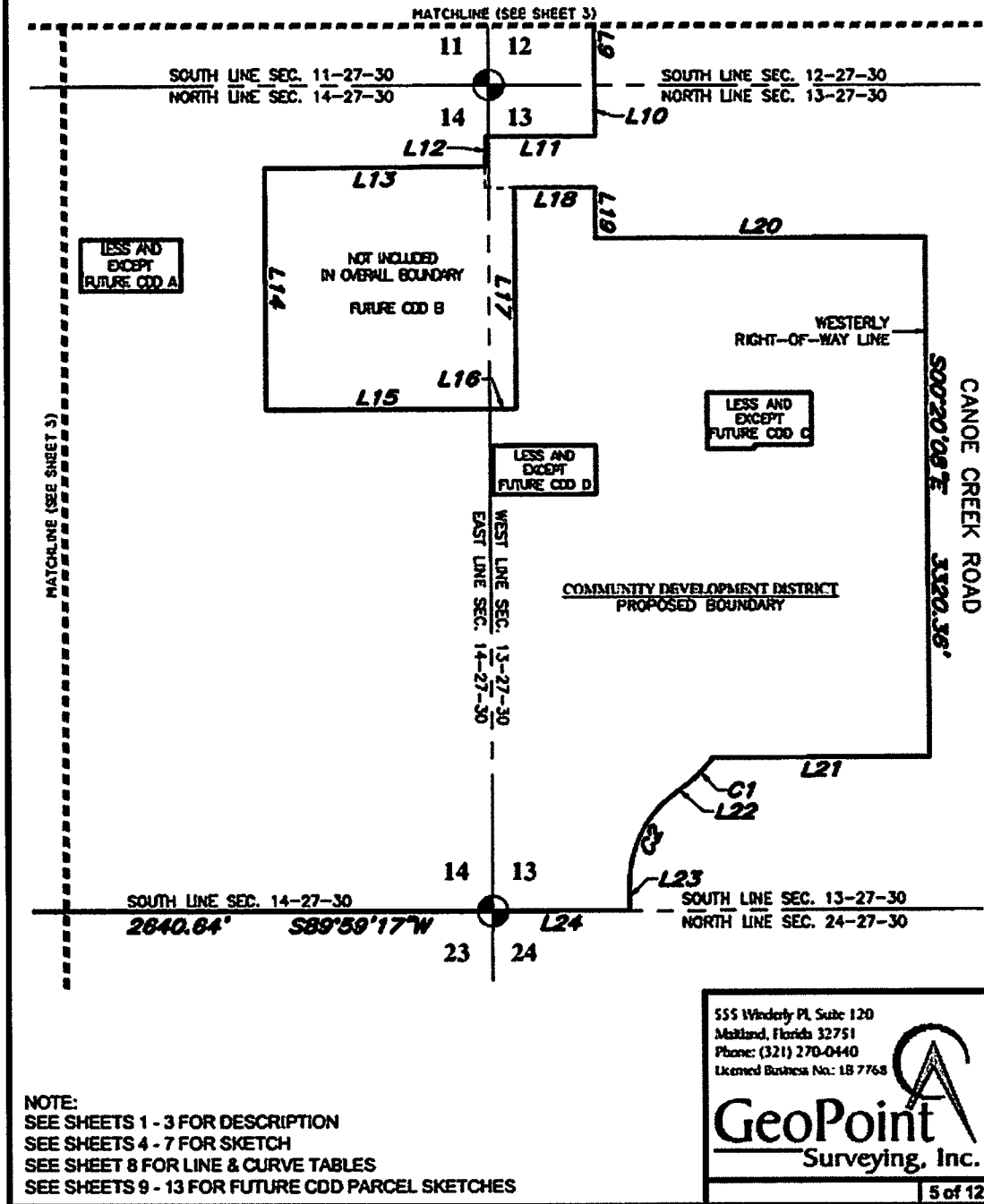
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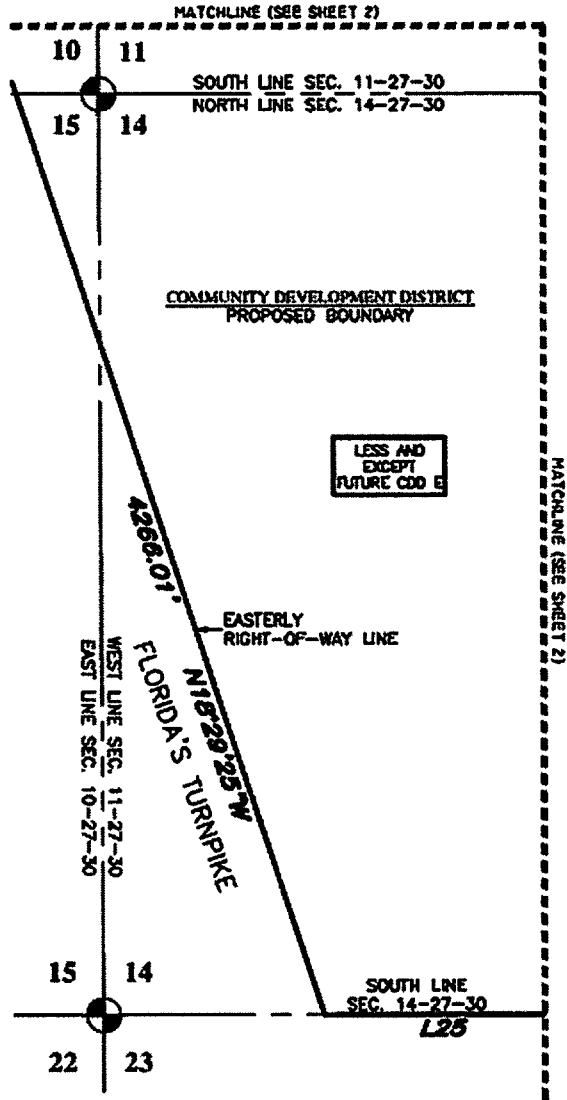
Description Sketch (Not A Survey)



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Description Sketch

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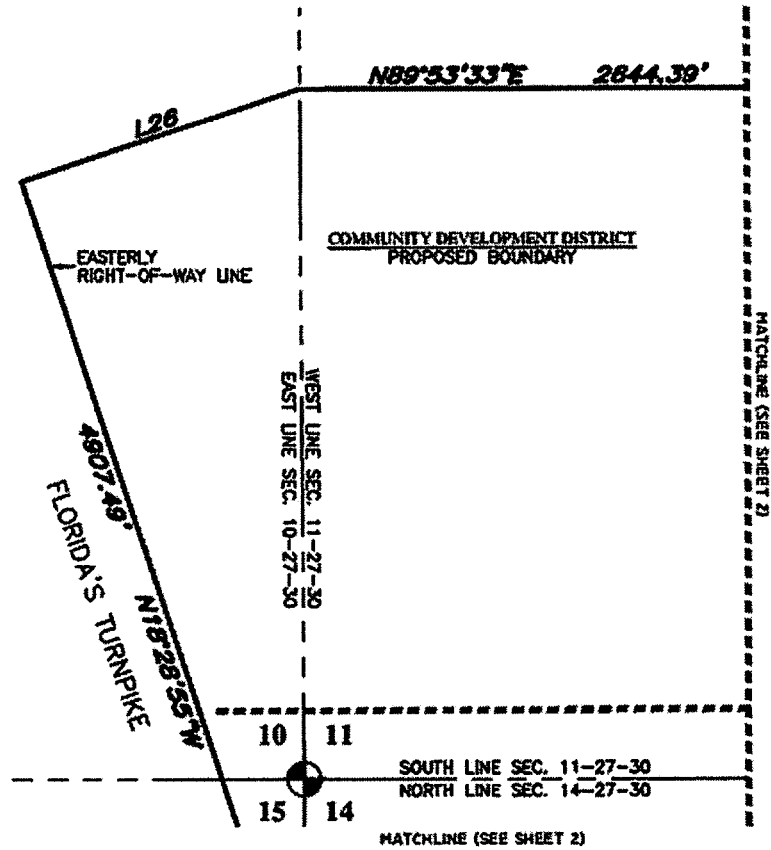
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Description Sketch

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Description Sketch

(Not A Survey)


LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 14°07'14" E	24.28'
L2	S 14°21'33" E	603.70'
L3	S 13°14'03" E	110.53'
L4	S 10°59'03" E	110.53'
L5	S 08°33'12" E	128.31'
L6	S 05°56'29" E	128.31'
L7	S 04°38'08" E	135.69'
L8	S 89°54'10" W	2017.97'
L9	S 00°17'38" E	660.00'
L10	S 00°10'29" E	328.88'
L11	S 89°55'10" W	703.32'
L12	S 01°04'55" W	196.11'
L13	S 89°40'47" W	1417.47'
L14	S 00°10'49" E	1553.85'
L15	N 89°48'40" E	1438.18'
L16	N 89°55'23" E	170.00'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L17	N 00°12'23" W	1421.74'
L18	N 89°54'14" E	517.55'
L19	S 00°10'29" E	332.57'
L20	N 89°51'11" E	2118.48'
L21	S 89°40'27" W	1398.50'
L22	S 52°39'26" W	118.09'
L23	S 00°05'34" W	175.03'
L24	S 89°50'13" W	878.47'
L25	S 89°59'17" W	1370.58'
L26	N 71°30'41" E	1887.10'
L27	N 89°50'26" E	1320.47'
L28	S 00°13'57" E	660.41'
L29	N 89°50'55" E	1319.22'
L30	N 49°13'33" E	1173.44'
L31	N 40°57'48" E	1531.13'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	806.00'	16°54'21"	237.82'	236.96'	S 44°12'16" W
C2	700.00'	52°33'53"	842.20'	619.91'	S 26°22'30" W

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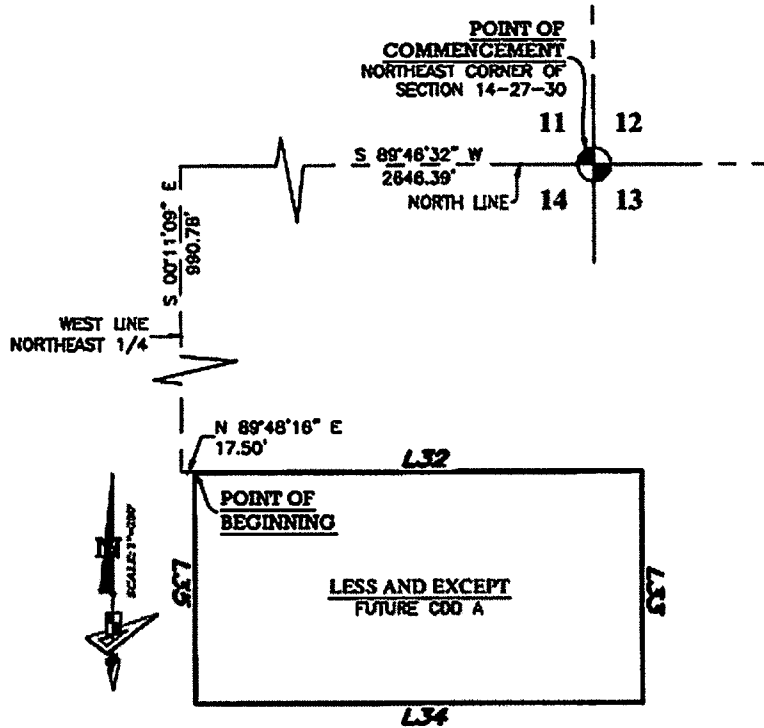


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Description Sketch

(Not A Survey)



LINE DATA TABLE

NO.	BEARING	LENGTH
L32	N 89°50'33" E	643.80'
L33	S 00°10'08" E	330.51'
L34	S 89°51'53" W	643.65'
L35	N 00°11'44" W	330.26'

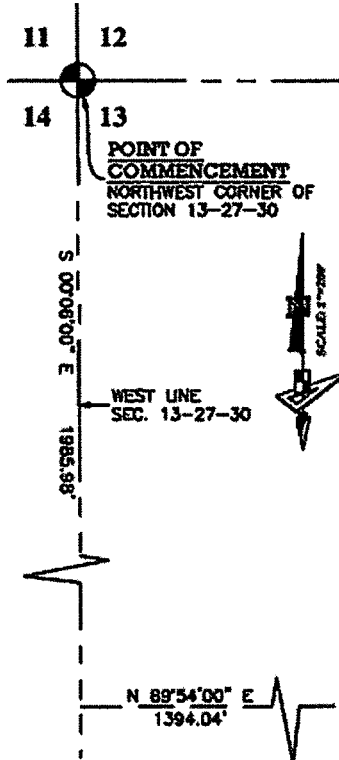
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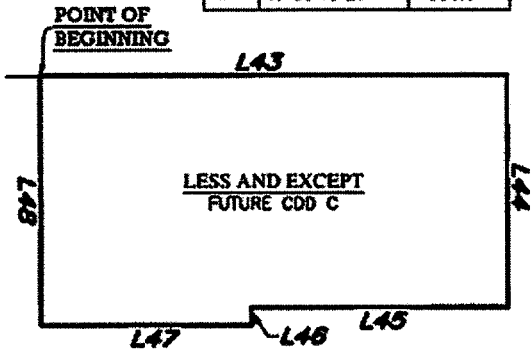


Description Sketch

(Not A Survey)




LINE DATA TABLE		
NO.	BEARING	LENGTH
L43	N 89°57'44" E	671.32'
L44	S 00°10'10" E	331.25'
L45	S 89°55'45" W	368.45'
L46	S 00°04'15" E	25.00'
L47	S 89°55'45" W	302.81'
L48	N 00°10'21" W	356.64'



NOTE:
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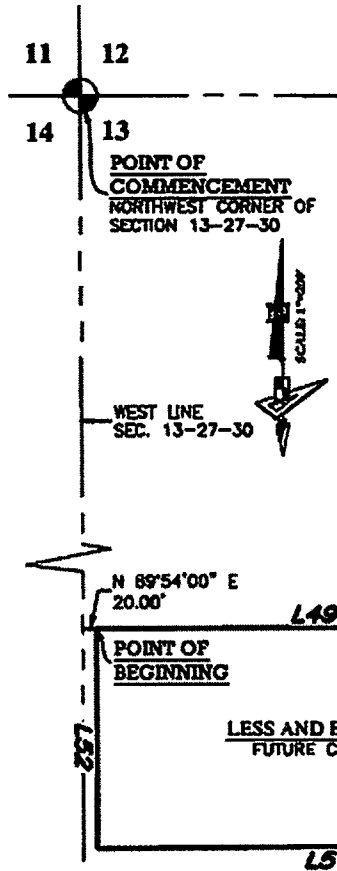
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LINE DATA TABLE		
NO.	BEARING	LENGTH
L49	N 89°48'36" E	659.32'
L50	S 00°18'04" E	313.57'
L51	S 89°47'29" W	660.43'
L52	N 00°06'00" W	313.78'

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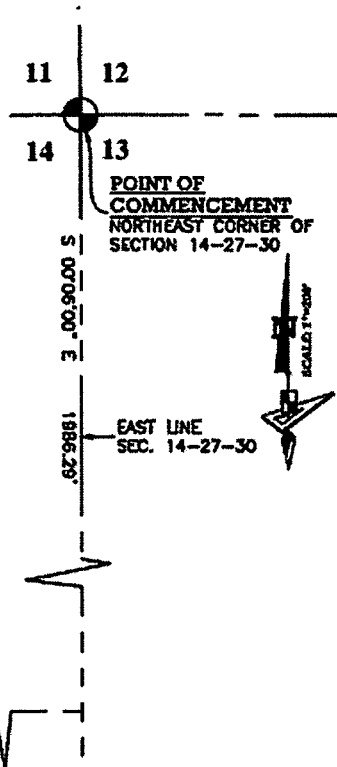
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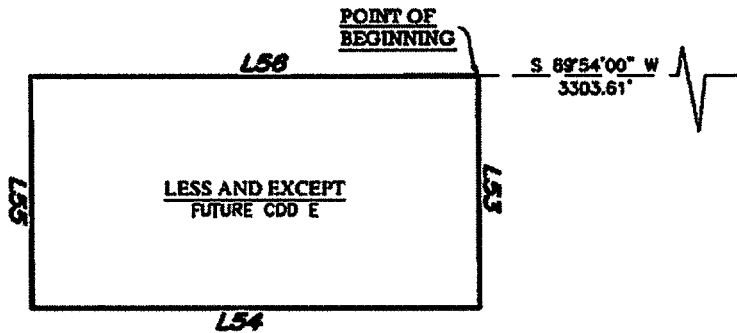
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Description Sketch

(Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L53	S 00°12'20" E	330.19'
L54	S 89°59'34" W	642.83'
L55	N 00°13'09" W	330.12'
L56	N 89°59'13" E	642.91'



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