

This instrument was prepared by:

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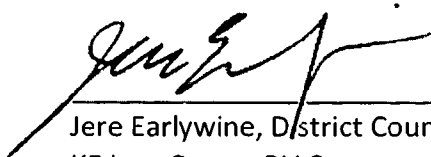
**NOTICE OF ESTABLISHMENT OF THE  
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**


PLEASE TAKE NOTICE that on August 11, 2022, and pursuant to a petition filed by Taylor Morrison of Florida, Inc., the City Council of the City of St. Cloud, Florida, enacted Ordinance No. 2022-18, which became effective August 11, 2022, establishing the Center Lake Ranch West 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 under Section 189.014, *Florida Statutes*.

**THE CENTER LAKE RANCH WEST 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.**

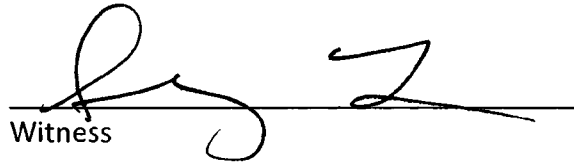
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IN WITNESS WHEREOF, this Notice has been executed on this 30<sup>th</sup> day of August, 2022, and recorded in the Official Records of Osceola County, Florida.

  
\_\_\_\_\_  
Jere Earlywine, District Counsel  
KE Law Group, PLLC

  
\_\_\_\_\_  
Witness

Katherine E. Ibarra  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Witness

Ashley Ligas  
\_\_\_\_\_  
Print Name


STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30<sup>th</sup> day of August, 2022, by Jere Earlywine, as District Counsel of Center Lake Ranch West Community Development District, who appeared before me this day in person, and who is either  personally known to me, or  produced \_\_\_\_\_ as identification.



ASHLEY A. LIGAS  
Commission # HH 070475  
Expires December 9, 2024  
Bonded Thru Budget Notary Services

(NOTARY SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley Ligas  
\_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**Exhibit A**  
**Property Description**

**LEGAL DESCRIPTION**  
**CENTER LAKE RANCH CDD - PHASE 1**

A parcel of land being Lot 19, STARLINE ESTATES UNIT TWO, according to the plat thereof, as recorded in Plat Book 2, Page 220 of the Public Records of Osceola County, Florida, and Lots 6, 7, 8, 9, 10, 24, and a portion of Lots 4, 5, 22, 23, 25, and 26, and a portion of platted 30.00 foot Right of Ways, W.S. ALYEA'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Pages 51 and Plat Book 1, Page 69, of the Public Records of Osceola County, Florida, and Lots 17, 18, and 19, and a portion of Lots 4, 5, 6, 7, 8, 9, 20, 23, and Un-Numbered Lot, and platted Right of Ways, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book A, Page 29 of the Public Records of Osceola County, Florida, and a portion of platted Right of Way for Ralph Miller Road and Twelve Oaks Road, and the Southeast ¼ of Section 29, Township 25 South, Range 31 East, and a portion of the Southwest ¼ of Section 28, Township 25 South, Range 31 East, and being more particularly described as follows:

Commence at the East ¼ corner of Section 32, Township 25 South, Range 31 East, Osceola County, Florida; thence run S89°59'59"W along the North line of Lot 37, RUNNYMEDE RANCLANDS UNIT III, per Plat Book 2, Pages 260-261, a distance of 22.37 feet to the Point of Beginning; thence along the North line of Lots 37, 38 39 and 40 of said RUNNYMEDE RANCLANDS UNIT III, the following three (3) courses and distances; thence run S89°59'59"W, a distance of 585.58 feet; thence run S00°02'56"W, a distance of 289.79 feet; thence run S89°57'29"W, a distance of 1,321.04 feet; thence departing said North line, run N00°02'47"E, a distance of 218.64 feet; thence run N89°56'51"W, a distance of 50.00 feet to a Point on a non-tangent curve, concave to the Southwest, having a Radius of 142.00 feet and a Central Angle of 90°08'50"; thence run Northwesterly, along the Arc of said curve, a distance of 223.42 feet (Chord Bearing = N45°01'37"W, Chord = 201.08 feet) to the Point of Tangency thereof; thence run S89°53'58"W, a distance of 195.02 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 2,019.00 feet and a Central Angle of 21°22'12"; thence run Westerly, along the Arc of said curve, a distance of 753.04 feet (Chord Bearing = S79°12'51"W, Chord = 748.69 feet) to the Point of Tangency thereof; thence run S68°31'45"W, a distance of 153.44 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 2,147.00 feet and a Central Angle of 21°12'48"; thence run Westerly, along the Arc of said curve, a distance of 794.91 feet (Chord Bearing = S79°08'09"W, Chord = 790.38 feet); thence run S00°18'33"W, a distance of 10.04 feet; thence run N89°53'20"W, a distance of 24.84 feet; thence run S00°00'00"E, a distance of 89.23 feet; thence run S89°02'43"W, a distance of 15.11 feet; thence run S00°00'00"E, a distance of 34.32 feet; thence run S89°02'43"W, a distance of 23.12 feet to a point on the East line of an Access Easement as recorded in Official Records Book 3863, Page 1183; thence along said East line the following two (2) courses and distances; thence run N01°04'40"W, a distance of 110.82 feet; thence run N45°03'55"E, a distance of 8.99 feet to a point on the East line of Rummell Road Extension as recorded in Official Records Book 4228, Page 2738; thence along said East line the following four (4) courses and distances; thence run N45°03'55"E, a distance of 32.04 feet; thence run S89°41'27"E, a distance of 26.19 feet; thence run N00°18'33"E, a distance of 120.08 feet; thence run N89°02'27"W, a distance of 55.48 feet to a point on the East line of NARCOOSSEE RUMMELL COMMERCIAL CENTER PHASE 1, per Plat Book 23, Page 28; thence run N00°00'12"W along said East line, a distance of 99.05 feet; thence departing said East line, run N89°59'48"E, a distance of 24.80 feet; thence run S00°00'00"E, a distance of 50.00 feet; thence run N90°00'00"E, a distance of 15.18 feet; thence run S00°00'00"E, a distance of 39.72 feet; thence run S89°02'27"E, a distance of 25.56 feet; thence run S00°18'33"W, a distance of 15.36 feet to a Point on a non-tangent curve, concave to the North, having a Radius of 2,027.00 feet and a Central Angle of 21°10'47"; thence run Easterly, along the Arc of said curve, a distance of 749.30 feet (Chord Bearing = N79°07'09"E, Chord = 745.04 feet) to the Point of Tangency thereof; thence run N68°31'45"E, a distance of 153.44 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 2,139.00 feet and a Central Angle of 21°22'12"; thence run Easterly, along the Arc of said curve, a distance of 797.80 feet (Chord Bearing = N79°12'51"E, Chord = 793.19 feet) to the Point of Tangency thereof; thence

run N89°53'58"E, a distance of 244.05 feet to the Point of Curvature of a curve, concave to the Northwest, having a Radius of 46.00 feet and a Central Angle of 40°07'09"; thence run Northeasterly, along the Arc of said curve, a distance of 32.21 feet (Chord Bearing = N69°50'23"E, Chord = 31.56 feet) to the Point of Compound Curvature of a curve, concave to the Northwest, having a Radius of 80.00 feet and a Central Angle of 07°31'44"; thence run Northeasterly along the Arc of said curve, a distance of 10.51 feet (Chord Bearing = N46°00'57"E, Chord = 10.50 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 110.00 feet and a Central Angle of 12°14'14"; thence run Northeasterly along the Arc of said curve, a distance of 23.49 feet (Chord Bearing = N48°22'12"E, Chord = 23.45 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 69.00 feet and a Central Angle of 53°37'49"; thence run Northeasterly, along the Arc of said curve, a distance of 64.59 feet (Chord Bearing = N27°40'24"E, Chord = 62.25 feet) to the Point of Tangency thereof; thence run N00°51'30"E, a distance of 64.18 feet to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5.00 feet and a Central Angle of 92°03'23"; thence run Northwesterly, along the Arc of said curve, a distance of 8.03 feet (Chord Bearing = N45°10'11"W, Chord = 7.20 feet); thence run S88°48'07"W, a distance of 7.00 feet; thence run N01°11'53"W, a distance of 21.07 feet to a point on the South Right of Way line of Ralph Miller Road; thence run N89°57'13"E along said South Right of Way line, a distance of 71.75 feet to a point on the East Right of Way line of Hackney Road; thence run N00°03'11"W along said East Right of Way line, a distance of 49.29 feet; thence departing said East Right of Way line, run S03°49'27"E, a distance of 137.95 feet to the Point of Curvature of a curve, concave to the Northeast, having a Radius of 80.00 feet and a Central Angle of 49°14'42"; thence run Southeasterly, along the Arc of said curve, a distance of 68.76 feet (Chord Bearing = S28°26'48"E, Chord = 66.66 feet) to the Point of Reverse Curvature of a curve, concave to the Southwest, having a Radius of 110.00 feet and a Central Angle of 12°08'10"; thence run Southeasterly, along the Arc of said curve, a distance of 23.30 feet (Chord Bearing = S47°00'04"E, Chord = 23.26 feet) to the Point of Reverse Curvature of a curve, concave to the Northeast, having a Radius of 46.00 feet and a Central Angle of 49°10'04"; thence run Southeasterly, along the Arc of said curve, a distance of 39.47 feet (Chord Bearing = S65°31'00"E, Chord = 38.27 feet) to the Point of Tangency thereof; thence run N89°53'58"E, a distance of 668.53 feet to the Point of Curvature of a curve, concave to the North, having a Radius of 1,472.00 feet and a Central Angle of 01°40'59"; thence run Easterly, along the Arc of said curve, a distance of 43.24 feet (Chord Bearing = N89°03'28"E, Chord = 43.24 feet); thence run N00°00'17"W, a distance of 887.70 feet to a point on the South line of said Lot 17, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; thence along the South, West and North line of said Lot 17 the following three (3) courses and distances; thence run S89°56'35"W, a distance of 144.45 feet; thence run N00°03'25"W, a distance of 659.84 feet; thence run N89°56'35"E, a distance of 660.18 feet to a point on the Southerly extension of the West line of said Lot 11, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; thence run N00°00'23"W along said West line, a distance of 566.49 feet; thence departing said West line, run N89°59'37"E, a distance of 623.36 feet to a point on the East Right of Way line of Twelve Oaks Road; thence run N00°23'31"W along said East Right of Way line, a distance of 348.80 feet to a point on the South line of the Southwest ¼ of said Section 28; thence run N89°57'27"W along said South line, a distance of 30.00 feet to the Southeast corner of said Section 29; thence run N89°55'25"W along the South line of the Southeast of said Section 29, a distance of 2,647.49 feet to the Southwest corner of the Southeast ¼ of said Section 29; thence run N00°04'33"W along the West line of the Southeast ¼ of said Section 29, a distance of 2,638.40 feet to the Northwest corner of the Southeast ¼ of said Section 29, also being the Southwest corner of said Lot 19, STARLINE ESTATES UNIT TWO; thence along the West, North and East line of said Lot 19 the following six (6) courses and distances; thence run N00°05'40"W, a distance of 236.49 feet to a Point on a non-tangent curve, concave to the Northwest, having a Radius of 916.95 feet and a Central Angle of 01°17'57"; thence run Northeasterly, along the Arc of said curve, a distance of 20.79 feet (Chord Bearing = N47°25'09"E, Chord = 20.79 feet) to the Point of Tangency thereof; thence run N46°46'11"E, a distance of 164.45 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 538.69 feet and a Central Angle of 42°38'55"; thence run Easterly, along the Arc of said curve, a distance of 400.98 feet (Chord Bearing = N68°05'39"E, Chord = 391.79 feet) to the Point of Tangency thereof; thence run N89°25'07"E, a distance of 19.62 feet; thence run S00°34'53"E, a distance of 504.28 feet to a point on the North line of the Southeast ¼ of said Section 29; thence run N89°25'07"E along said North line, a distance of 2,088.44 feet to the West ¼ corner of said Section 28; thence run S89°44'13"E along the North line of the Southwest ¼ of said Section 28, a distance of 1,662.69 feet; thence departing said North line, run

S09°40'08"E, a distance of 91.87 feet; thence run S21°49'36"E, a distance of 81.64 feet; thence run S07°39'35"E, a distance of 80.26 feet; thence run S46°09'03"E, a distance of 62.33 feet; thence run S16°01'31"W, a distance of 81.22 feet; thence run S01°18'41"E, a distance of 96.14 feet; thence run S32°20'36"E, a distance of 121.74 feet; thence run S68°49'05"E, a distance of 59.24 feet; thence run S10°17'47"W, a distance of 327.78 feet; thence run S29°36'51"W, a distance of 137.82 feet; thence run S01°48'19"W, a distance of 115.83 feet; thence run S03°48'05"E, a distance of 100.66 feet; thence run S20°06'53"E, a distance of 101.53 feet; thence run S03°50'13"W, a distance of 147.56 feet; thence run S16°45'36"W, a distance of 277.30 feet; thence run S01°41'24"E, a distance of 297.17 feet; thence run S18°05'27"W, a distance of 54.01 feet; thence run S08°34'03"W, a distance of 274.52 feet; thence run S00°30'12"W, a distance of 288.16 feet to a point on the South line of the Southwest ¼ of said Section 28; thence run N89°57'09"W along said South line, a distance of 511.23 feet; thence departing said South line, run S00°02'27"W, a distance of 213.20 feet; thence run S89°57'33"E, a distance of 243.69 feet; thence run N55°58'25"E, a distance of 28.51 feet; thence run S62°44'49"E, a distance of 152.56 feet; thence run S65°02'20"W, a distance of 78.20 feet; thence run S61°02'40"W, a distance of 38.88 feet; thence run S09°08'09"E, a distance of 65.89 feet; thence run S02°59'32"W, a distance of 63.38 feet; thence run S08°38'42"W, a distance of 49.71 feet; thence run S27°20'52"W, a distance of 30.63 feet; thence run S75°55'51"E, a distance of 29.68 feet; thence run S01°40'09"W, a distance of 54.17 feet; thence run S09°24'28"E, a distance of 52.03 feet; thence run S04°20'22"E, a distance of 35.21 feet to a point on the South line of said Lot 4, W.S. ALYEA'S SUBDIVISION; thence run N89°57'24"W thence along the South line of said Lot 4, 5 and 6 of said W.S. ALYEA'S SUBDIVISION, a distance of 724.55 feet to the East line of said Lot 10, W.S. ALYEA'S SUBDIVISION; thence run S00°23'27"E along said East line and the Southerly extension thereof, a distance of 671.84 feet to a point on the South Right of Way line of Hansom Road; thence run S89°58'07"E along said South Right of Way line, a distance of 323.47 feet to the East line of said Lot 22, W.S. ALYEA'S SUBDIVISION; thence run S00°20'50"E along said East line, a distance of 342.84 feet; thence departing said East line, run N89°53'37"W, a distance of 102.63 feet; thence run N90°00'00"W, a distance of 358.01 feet; thence run S00°20'55"E, a distance of 304.17 feet; thence run N89°57'17"W, a distance of 51.74 feet to the Point of Curvature of a curve, concave to the South, having a Radius of 1,584.00 feet and a Central Angle of 10°32'54"; thence run Westerly, along the Arc of said curve, a distance of 291.62 feet (Chord Bearing = S84°46'16"W, Chord = 291.21 feet); thence run S10°30'11"E, a distance of 120.00 feet to a Point on a non-tangent curve, concave to the South, having a Radius of 1,464.00 feet and a Central Angle of 02°45'07"; thence run Westerly, along the Arc of said curve, a distance of 70.32 feet (Chord Bearing = S78°07'15"W, Chord = 70.31 feet) to the Point of Compound Curvature of a curve, concave to the Southeast, having a Radius of 52.00 feet and a Central Angle of 25°28'12"; thence run Southwesterly, along the Arc of said curve, a distance of 23.12 feet (Chord Bearing = S64°00'36"W, Chord = 22.93 feet) to the Point of Compound Curvature of a curve, concave to the Southeast, having a Radius of 130.00 feet and a Central Angle of 15°25'37"; thence run Southwesterly, along the Arc of said curve, a distance of 35.00 feet (Chord Bearing = S43°33'41"W, Chord = 34.90 feet) to the Point of Reverse Curvature of a curve, concave to the Northwest, having a Radius of 110.00 feet and a Central Angle of 17°00'19"; thence run Southwesterly, along the Arc of said curve, a distance of 32.65 feet (Chord Bearing = S44°21'02"W, Chord = 32.53 feet) to the Point of Reverse Curvature of a curve, concave to the Southeast, having a Radius of 59.00 feet and a Central Angle of 53°14'51"; thence run Southwesterly, along the Arc of said curve, a distance of 54.83 feet (Chord Bearing = S26°13'46"W, Chord = 52.88 feet) to the Point of Tangency thereof; thence run S00°23'39"E, a distance of 10.27 feet; thence run S89°36'21"W, a distance of 77.89 feet to a Point on a non-tangent curve, concave to the West, having a Radius of 95.00 feet and a Central Angle of 09°02'48"; thence run Southerly, along the Arc of said curve, a distance of 15.00 feet (Chord Bearing = S04°31'25"E, Chord = 14.98 feet) to the Point of Tangency thereof; thence run S00°00'01"E, a distance of 374.35 feet to the Point of Beginning.

Containing 16,804,152 square feet or 385.77 acres, more or less.