

This Instrument Prepared By:

Mark A. Watts, Esquire  
COBB & COLE  
231 N. Woodland Blvd.  
DeLand, FL 32720

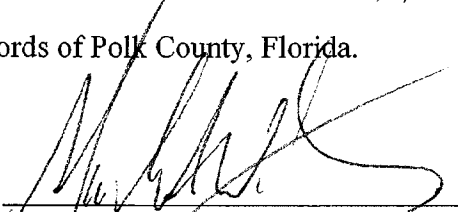
NOTICE OF ESTABLISHMENT OF RANCHES AT LAKE MCLEOD  
COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that pursuant to a petition filed by Ranches at Lake McLeod, LLC, the City of Eagle Lake, Florida adopted Ordinance No. O-21-01, which became effective on October 15, 2020 establishing the Ranches at Lake McLeod Community Development District (the "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 189.416, Florida Statutes.

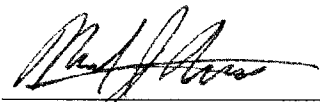
RANCHES AT LAKE MCLEOD COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY 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.

IN WITNESS WHEREOF, this Notice has been executed on this 14<sup>th</sup> day of December, 2020, for recordation in the Official Records of Polk County, Florida.

  
\_\_\_\_\_  
Mark A. Watts, District Counsel  
COBB & COLE

Lynne Figensch  
\_\_\_\_\_  
Witness  
LYNNE FIGENSCHER  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Witness  
Michael J Woods  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of December, 2020, by Mark A. Watts, who  is personally known to me; or who has produced  \_\_\_\_\_ as identification.

NOTARY PUBLIC:

Sign: Lynne G. Figensch  
\_\_\_\_\_  
Print:

LYNNE G. FIGENSCHER  
\_\_\_\_\_  
State of FLORIDA At Large (Seal)  
My Commission Expires: 5/5/2023



Exhibit "A"  
LEGAL DESCRIPTION

“NORTH PARCEL”

A parcel of land lying within the Northeast ¼ of the Southwest ¼ of Section 18, Township 29 South, Range 26 East, Polk County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 18; thence N.01 degrees 02'55"W., on the East line of the Northeast ¼ of the Southwest ¼ of said Section 18, a distance of 40.00 feet to a point on the North right of way line of State Road No. 559 (Bomber Road) also being the Southwest corner of LAKE MEADOWS as recorded in Plat Book 130 Page(s) 39 through 40 of the Public Records of Polk County, Florida and the POINT OF BEGINNING; thence N.89 degree 54'01"W., on the North right of way line of said State Road No. 559 (Bomber Road), a distance of 1331.83 feet to a point on the West line of the Northeast ¼ of the Southwest ¼ of said Section 18; thence N.00 degrees 39'27"W., on the West line of Northeast ¼ of the Southwest ¼ of said Section 18, a distance of 927.90 feet to a point on the Ordinary High Water Line of Eagle Lake (Lake McLeod Meandered); thence on the Ordinary High Water Line of said Eagle Lake (Lake McLeod Meandered) the following twenty two (22) courses, (1) n.34 degrees 58'21"E., a distance of 51.05 feet, (2) N.67 degrees 04'22"E., a distance of 35.52 feet, (3) N.79 degrees 46'08"E., a distance of 43.22 feet, (4) N.72 degrees 59'37"E., a distance of 59.41 feet, (5) N.70 degrees 31'22"E., a distance of 34.22 feet, (6) N.73 degrees 27'55"E., a distance of 43.69 feet, (7) N.69 degrees 07'51"E., a distance of 50.98 feet; (8) N.65 degrees 46'41"E., a distance of 51.47 feet, (9) N.72 degrees 35'08"E., a distance of 44.90 feet, (10) S.88 degrees 46'01"E., a distance of 32.85 feet, (11) S.63 52'08"E., a distance of 27.16 feet, (12) N.34 degrees 36'21", a distance of 121.11 feet, (13) N.34 degrees 36'21"E., a distance of 26.72 feet, (14) S.86 degrees 19'58"E., a distance of 49.76 feet, (15) S.80 degrees 02'27"E., a distance of 50.25 feet, (16) S.88 degrees 07'05"E., a distance of 23.34 feet, (17) S.88 degrees 07'05"E., a distance of 27.76 feet, (18) N.88 degrees 33'18"E., a distance of 50.24 feet, (19) N.80 degrees 19'23"E., a distance of 49.04 feet, (20) N.82 degrees 42'49"E., a distance of 22.50 feet, (21) N.82 degrees 42'49"E., a distance of 128.75 feet and (22) N.81 degrees 25'06"E., a distance of 410.79 feet to a point on the East line of the Northeast ¼ of the Southwest ¼ of said Section 18 also being a point on the West line of said LAKE MEADOWS; thence S.01 degrees 02'55" E., on the East line of the Northeast ¼ of the Southwest ¼ of said Section 18 also being the West line of said LAKE MEADOWS; thence S.01 degrees 02'55"E., on the East line of the Northeast ¼ of the Southwest ¼ of said Section 18 also being the West line of said LAKE MEADOWS, a distance of 1273.09 feet to the POINT OF BEGINNING.

Contains 35.05 acres, more or less.

TOGETHER WITH

“SOUTH PARCEL”

A parcel of land lying within Section 13, Township 29 South, Range 25 East and within Section(s) 18 and 19, Township 29 South, Range 26 East, all lying and being in Polk County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 18; thence S.00 degrees 30'14"E., on the East line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 18, a distance of 40.00 feet to a point on the South right of way line of State Road No. 559 (Bomber Road) and the POINT OF BEGINNING; thence S.89 degrees 58'29"E., on the South right of way line of said State Road No. 559 (Bomber Road), a distance of 360.68 feet to the Northwest corner of the parcel of land described in Official Records Book 9511 Page 1440 of the Public Records of Polk County, Florida; thence S.89 degrees 55'20"E., on the North line of said parcel of land described in Official Records Book 9511 Page 1440 also being the South right of way line of said State Road No. 559 (Bomber Road), a distance of 419.67 feet to the Northwest corner of MADERA PARK SUBDIVISION as recorded in Plat Book 89 Page(s) 50 through 51 of the Public Records of Polk County, Florida; thence S.00 degrees 33'35"E., on the West line of said MADERA PARK SUBDIVISION also being the East line of said parcel of land described in Official Records Book 9511 Page 1440, a distance of 1286.24 feet; thence S.00 degrees 59'33"E., continuing on the West line of said MADERA PARK SUBDIVISION also being the East line of said parcel of land described in Official Records Book 9511 Page 1440, a distance of 980.05 feet to the Southeast corner of said parcel of land described in Official Records Book 9511 Page 1440; thence N.89 degrees 58'31"W., on the North line of said MADERA PARK SUBDIVISION also being the South line of said parcel of land described in Official Records Book 9511 Page 1440, a distance of 419.11 feet to the Southwest corner of said parcel of land described in Official Records Book 9511 Page 1440 also being the Northwest corner of said MADERA PARK SUBDIVISION; thence S.01 degrees 04'32"E., on the West line of said MADERA PARK SUBDIVISION, a distance of 350.43 feet to the Southwest corner of said MADERA PARK SUBDIVISION and a point on the South line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 19; thence N.89 degrees 53'44"W., on the South line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 19; a distance of 358.81 feet to the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 19; thence N.89 degrees 57'36"W., on the South line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 19 and on the South line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 19, a distance of 2684.48 feet to the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Said Section 19; thence N.00 degrees 24'08"W., on the West line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 19, a distance of 1330.51 feet to the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 19 also being the Southeast corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 13; thence N.89 degrees 51'13"W., on the South line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 13, a distance of 1333.62 feet to the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 13; thence N.00 degrees 09'23"W., on the West line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 13, a distance of 344.22 feet to the Southeast corner of WHEELER HEIGHTS MOBILE HOME PARK as recorded in Plat Book 62 Page 17 of the Public Records of Polk County, Florida; thence N.00 degrees 09'23"W., continuing on West line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 13 also being the East line of said WHEELER HEIGHTS MOBILE HOME PARK a distance of 941.53 feet to the Northeast corner of said WHEELER HEIGHTS MOBILE HOME PARK also being a point on the South right of way line of said State Road No. 559 (Bomber Road); thence S.89 degrees 58'48"E., on the South right of way line of said State Road No. 559 (Bomber Road), a distance of 1328.08 feet to a point on the West line of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 18; thence S.89 degrees 53'50"E., continuing on the South right of way line of said State Road No. 559 (Bomber Road), a distance of 1332.38 feet to a point on the West line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of

said Section 18; thence S.89 degrees 54'59"E., continuing on the South right of way line of said State Road No. 559 (Bomber Road), a distance of 1332.17 feet to the POINT OF BEGINNING.

Parcel contains 243.45 acres, more or less.

Overall Parcel contains 278.50 acres, more or less.