

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
ORANGE BEND COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on November 12, 2024, and pursuant to a petition filed by Forestar (USA) Real Estate Group Inc., the City Commissioners for the City of Leesburg, Florida, enacted Ordinance No. 24-69, which became effective November 12, 2024, establishing the Orange Bend 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*.

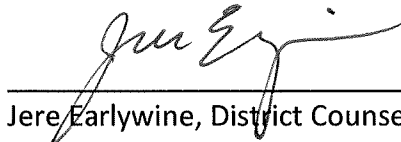
THE ORANGE BEND COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY 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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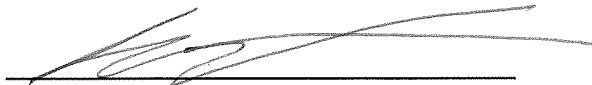
IN WITNESS WHEREOF, this Notice has been executed on this 5th day of December, 2024, and recorded in the Official Records of Lake County, Florida.



Name: Katherine Ibarra
Address: 107 West College Avenue
Tallahassee, Florida 32301



Jere Earlywine, District Counsel
Kutak Rock, LLP



Name: K. Bennett Davenport
Address: 107 West College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of December, 2024, by Jere Earlywine, as District Counsel of Orange Bend **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

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Section 34, Township 18 South, Range 25 East and Section 3, Township 19 South, Range 25 East, Lake County, Florida and all of Lots 1 through 16, ORANGE BEND, according to the plat thereof, as recorded in Plat Book 1, Page 35 of the Public Records of Lake County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 34, Township 18 South, Range 25 East, Lake County, Florida; thence N00°41'02"E, along the West line of said Section 34, a distance of 249.66 feet; thence departing said West line, run S89°42'18"E, a distance of 3,314.85 feet; thence S00°17'42"W, a distance of 1,630.14 feet to the Southeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 25 East, Lake County, Florida; thence S89°19'59"E, a distance of 663.94 feet to the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 3; thence S00°51'19"W, a distance of 466.37 feet; thence N89°23'03"W, a distance of 663.88 feet; thence S00°50'17"W, a distance of 199.45 feet; thence S89°20'34"E, a distance of 664.16 feet; thence S00°52'17"W, a distance of 666.74 feet; thence S89°08'22"E, a distance of 245.70 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 5,789.58 feet and a Central Angle of 02°36'56"; thence run Southwesterly along the arc of said curve, a distance of 264.29 feet (Chord Bearing = S39°11'00"W, Chord = 264.27 feet) to a Point of Non Tangency; thence S40°17'05"W, a distance of 210.44 feet; thence S37°10'51"W, a distance of 151.57 feet; thence S82°10'51"W, a distance of 53.74 feet; thence S37°10'51"W, a distance of 112.00 feet; thence S07°49'09"E, a distance of 70.71 feet; thence S37°10'51"W, a distance of 830.43 feet; thence N89°25'32"W, a distance of 341.38 feet; thence N11°28'19"W, a distance of 1,127.60 feet; thence N53°43'33"W, a distance of 396.00 feet to a point on the South line of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 25 East, Lake County, Florida; thence N89°08'22"W, along said South line, a distance of 1,000.93 feet; thence departing said South line, run N00°34'02"E, a distance of 511.62 feet; thence N89°25'52"W, a distance of 666.47 feet; thence N00°30'09"E, a distance of 816.66 feet; thence N89°27'45"W, a distance of 665.33 feet to a point on the West line of the Northwest $\frac{1}{4}$ of said Section 3; thence N00°34'56"E, along said West line, a distance of 1,357.39 feet to the Point of Beginning.

Containing 243.89 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	CHD.	CHORD
TWP.	TOWNSHIP	NT	NON TANGENT
RNG.	RANGE	F.D.O.T.	FLORIDA DEPARTMENT OF
S.	SOUTH		TRANSPORTATION
E.	EAST	P.S.M.	PROFESSIONAL SURVEYOR
NO./#	NUMBER		& MAPPER
●	DESCRIPTIVE POINT	O.R.B.	OFFICIAL RECORDS BOOK

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: FORESTAR (USA) REAL ESTATE GROUP INC.

S-L CDD

DATE OF SKETCH	8/15/2024	REVISIONS
SCALE	1" = 500'	REVISED 8/19/2024
F.B.	PAGE	
SECTION 34, TWP. 18 S., RNG. 25 E. AND SECTION 3, TWP. 19 S., RNG. 25 E.		
JOB NO.	23-204	SHEET 1 OF 4

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

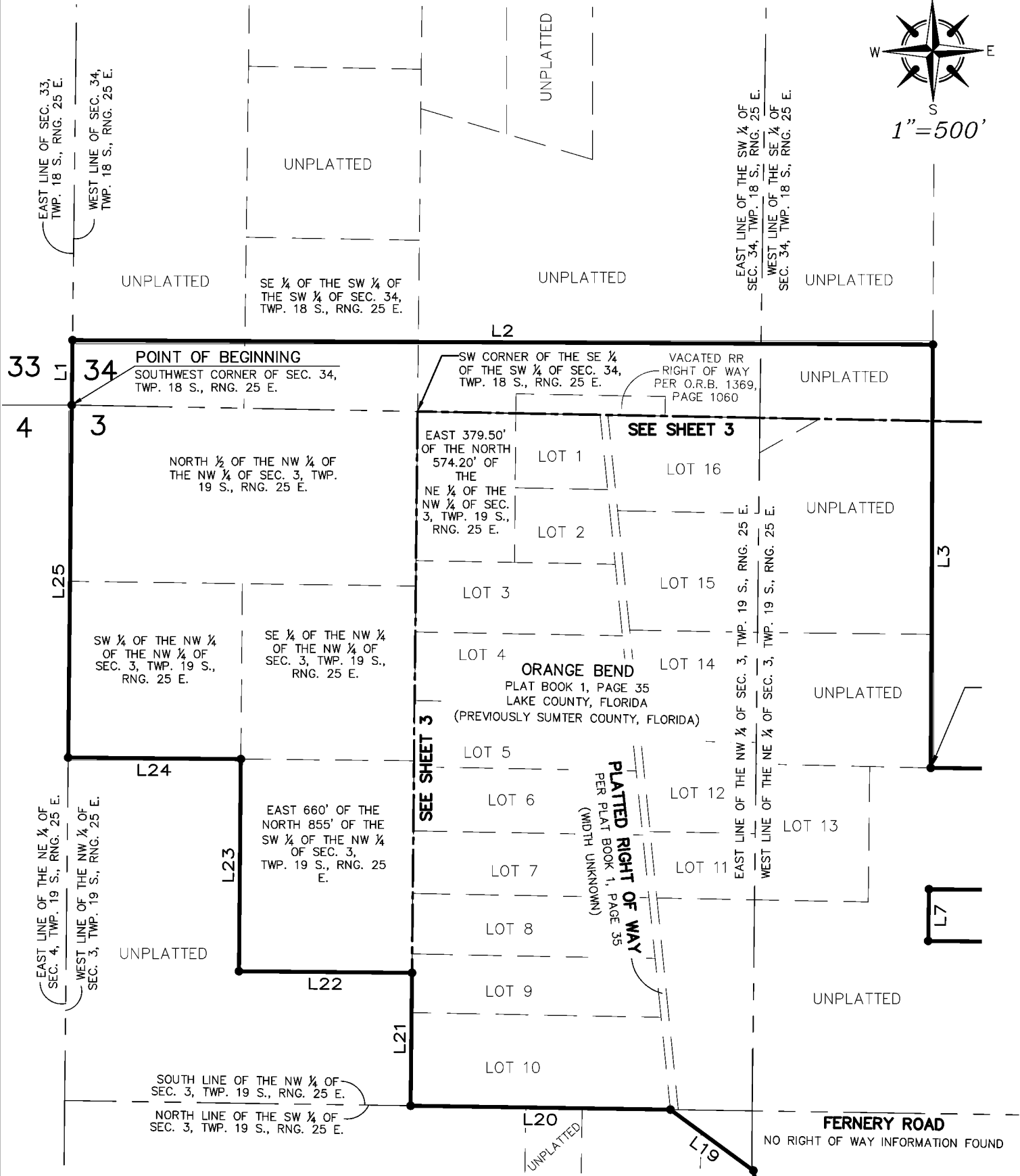
R.D.B.

8/19/2024

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION

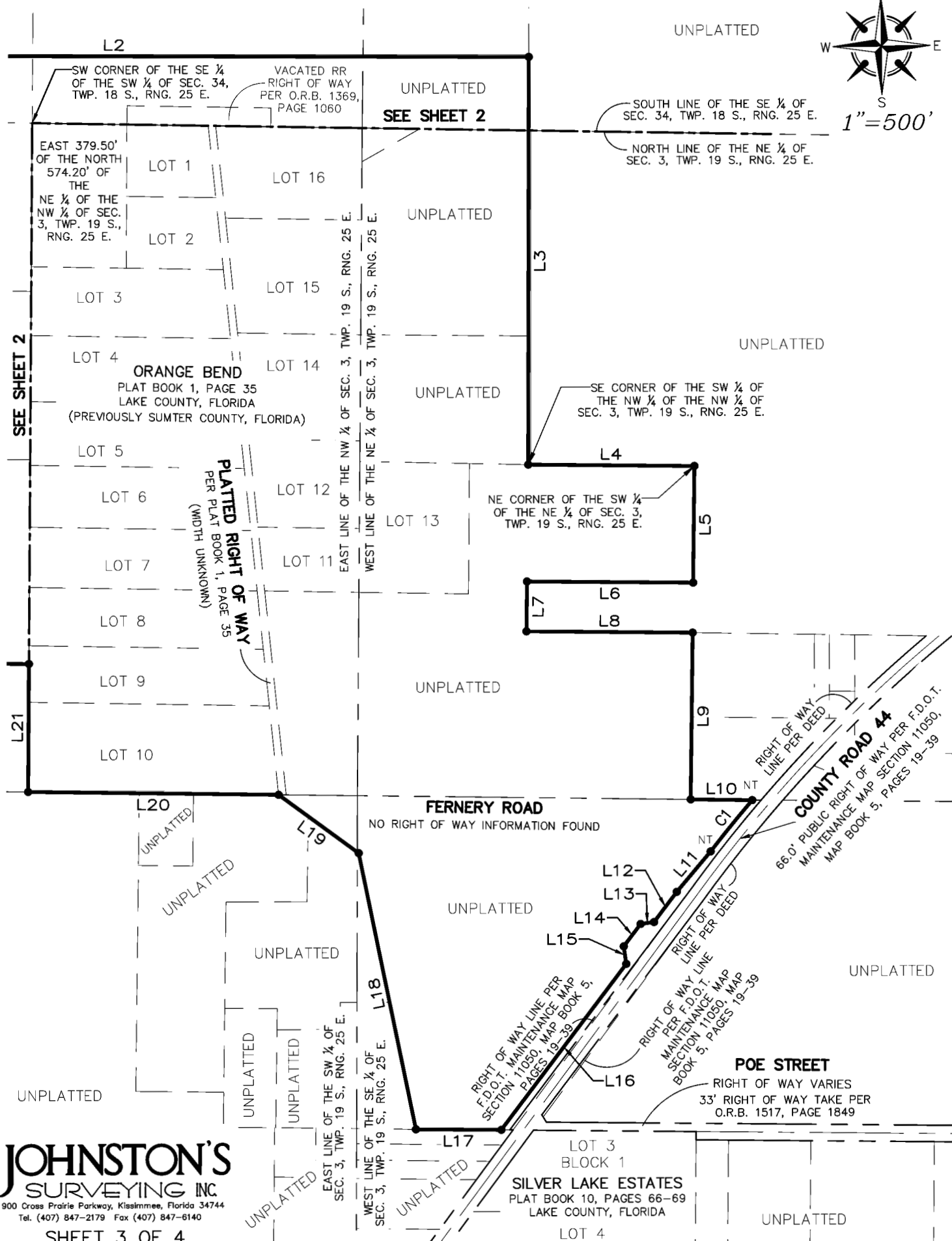


JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 2 OF 4

SKETCH OF DESCRIPTION



JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 3 OF 4

LINE & CURVE TABLES

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°41'02"E	249.66'
L2	S89°42'18"E	3314.85'
L3	S00°17'42"W	1630.14'
L4	S89°19'59"E	663.94'
L5	S00°51'19"W	466.37'
L6	N89°23'03"W	663.88'
L7	S00°50'17"W	199.45'
L8	S89°20'34"E	664.16'
L9	S00°52'17"W	666.74'
L10	S89°08'22"E	245.70'
L11	S40°17'05"W	210.44'
L12	S37°10'51"W	151.57'
L13	S82°10'51"W	53.74'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	S37°10'51"W	112.00'
L15	S07°49'09"E	70.71'
L16	S37°10'51"W	830.43'
L17	N89°25'32"W	341.38'
L18	N11°28'19"W	1127.60'
L19	N53°43'33"W	396.00'
L20	N89°08'22"W	1000.93'
L21	N00°34'02"E	511.62'
L22	N89°25'52"W	666.47'
L23	N00°30'09"E	816.66'
L24	N89°27'45"W	665.33'
L25	N00°34'56"E	1357.39'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	5789.58'	2°36'56"	264.29'	S39°11'00"W	264.27'