

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

Michael C. Eckert, Esq.
Kate V. John, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on June 11, 2024, pursuant to a petition filed by Governors Park Property Holdings, LLC, the Board of County Commissioners of Clay County, Florida, adopted Ordinance No. 2024-21 which became effective on June 14, 2024, establishing the Governors Park South 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 designated under Section 189.014, Florida Statutes.

THE GOVERNORS PARK SOUTH 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 20 day of 2024,
2024, and recorded in the Official Records of Clay County, Florida.

Kate V. John
Kate V. John, District Counsel
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Peyton Avrett
Witness

Gabe McKee
Witness

Peyton Avrett
Print Name
107 West College Avenue
Tallahassee, Florida 32301

Gabe McKee
Print Name
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 20 day of 2024, 2024, by Kate V. John, as District Counsel of
the Governors Park South Community Development District, who appeared before me this day
in person, and who is either ☒ personally known to me, or ☐ produced
_____ as identification.

Peyton Avrett
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Peyton Avrett
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

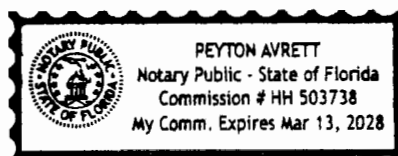


Exhibit A

LEGAL DESCRIPTION

All of Fractional Sections 28, 29 and 33, together with a portion of Fractional Section 34, a portion of Sections 19, 30 and 32, and a portion of Section 38 of the George I.F. Clarke Grant (Clarke's Mill Grant), as subdivided in the re-survey by Goold T. Butler, as recorded in Plat Book 1, page 31, of the Public Records of Clay County, Florida, all lying in Township 6 South, Range 26 East, said Clay County, together with a portion of Sections 3 and 4, Township 7 South, Range 26 East, said Clay County, also being a portion of those lands described and recorded in Official Records Book 4675, page 1182, of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 34; thence South $89^{\circ}38'35''$ West, along the Southerly line of said Section 34, said line also being the dividing line between Township 6 South and Township 7 South, a distance of 2025.79 feet to a point lying on the Westerly right of way line of Telegraph Road (also known as Pacetti Road), said point being the Point of Beginning.

From said Point of Beginning, thence South $43^{\circ}30'30''$ East, departing said dividing line of Township 6 South and Township 7 South, and along said Westerly right of way line of Telegraph Road (also known as Pacetti Road), a distance of 506.78 feet to a point lying on the Northwestern right of way line of Bellamy Road, a variable width right of way as determined by maintenance; thence South $49^{\circ}04'41''$ West, departing said Westerly right of way line and along said Northwestern right of way line, 469.91 feet; thence South $54^{\circ}07'48''$ West, continuing along said Northwestern right of way line, 938.95 feet to a point on said right of way; thence North $24^{\circ}56'16''$ West, departing said Northwestern right of way line, 155.45 feet to a point lying on the Northeasterly prolongation of the Westerly line of those lands described and recorded in Official Records Book 1121, page 743 of said Public Records; thence South $65^{\circ}50'38''$ West, along said Northeasterly prolongation and said Westerly line, 310.24 feet to a point lying on the Northerly line of Government Lot 2 of said Section 3; thence North $71^{\circ}33'10''$ West, departing said Westerly line, along said Northerly line and along the Northerly line of Government Lot 3, said Section 3, a distance of 2213.14 feet to the Southeast corner of Government Lot 5, said Section 4; thence North $71^{\circ}38'43''$ West, along the Southerly line of said Government Lot 5, a distance of 714.48 feet; thence North $71^{\circ}37'06''$ West, continuing along said Southerly line, 804.49 feet to a point lying on the Northerly line of said Section 4; thence South $89^{\circ}30'31''$ West, departing said Southerly line and along said Northerly line, 3839.68 feet to the Northeast corner of Section 5, said Township 7 South, Range 26 East, said corner lying on the boundary line of Parcel "A", as described and recorded in Official Records Book 4134, page 1421, of said Public Records; thence along said boundary line the following 11 courses: Course 1, thence South $89^{\circ}44'22''$ West, along the Northerly line of said Section 5, a distance of 2230.82 feet; Course 2, thence North $18^{\circ}53'37''$ West, departing said Northerly line, 888.32 feet; Course 3, thence North $29^{\circ}22'13''$ West, 837.86 feet; Course 4, thence North $23^{\circ}23'34''$ West, 1097.20 feet; Course 5, thence North $19^{\circ}01'27''$ East, 393.45 feet; Course 6, thence North $29^{\circ}47'31''$ West, 579.85 feet; Course 7, thence North $24^{\circ}31'20''$ West, 1280.38 feet; Course 8, thence North $66^{\circ}44'54''$ East, 12.08 feet; Course 9, thence North $34^{\circ}18'20''$ East, 326.40 feet; Course 10, thence North $33^{\circ}50'17''$ West, 459.98 feet to the Southeasterly corner of Parcel "E", as described and recorded in said Official Records Book 4675, page 1182, said corner lying on the Southerly line of said Section 29; Course 11, thence North $89^{\circ}33'47''$ West, along said Southerly line, 1189.84 feet to the Southwesterly corner of said

Section 29; thence North $00^{\circ}36'58''$ East, departing said boundary line and along the Westerly line of said Section 29, a distance of 783.83 feet to a point hereinafter referred to as Reference Point "A"; thence continue North $00^{\circ}36'58''$ East, 38 feet, more or less, to the centerline of Governor's Creek; thence Northwesterly along said centerline, 5269 feet, more or less, to its intersection with the Southerly line of said Section 19; thence North $89^{\circ}55'39''$ West, departing said centerline and along said Southerly line, 45 feet, more or less, to a point that bears North $22^{\circ}13'12''$ West, 4931.22 feet from said Reference Point "A"; thence continue North $89^{\circ}55'39''$ West, along said Southerly line, 170.00 feet to the Southeasterly corner of those lands described and recorded in Deed Book P, page 93, of said Public Records; thence Northerly, Westerly and Southerly along the Easterly, Northerly and Westerly lines of said Deed Book P, page 93, the following 3 courses: Course 1, thence North $00^{\circ}04'21''$ East, departing said Southerly line, 600.60 feet; Course 2, thence North $89^{\circ}55'39''$ West, 363.00 feet; Course 3, thence South $00^{\circ}04'21''$ West, 600.60 feet to the Southwesterly corner thereof, said corner lying on said Southerly line of Section 19; thence North $89^{\circ}55'39''$ West, along said Southerly line, 318.85 feet to its intersection with the Easterly right of way line of County Road No. 315 (Springbank Road), a variable width right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 71493; thence Northerly along said Easterly right of way line the following 5 courses: Course 1, thence North $00^{\circ}09'41''$ West, departing said Southerly line, 928.10 feet to the Southwesterly corner of Parcel No. 178, Part "C", as described and recorded in Official Records Book 4081, page 1173, of said Public Records; Course 2, thence North $89^{\circ}50'19''$ East, along the Southerly line of said Parcel No. 178, Part "C", 20.39 feet to the Southeasterly corner thereof; Course 3, thence North $00^{\circ}09'40''$ West, along the Easterly line of said Parcel No. 178, Part "C", 210.00 feet to the point of curvature of a curve concave Westerly having a radius of 1970.00 feet; Course 4, thence Northerly, continuing along said Easterly line and along the arc of said curve, through a central angle of $08^{\circ}20'03''$, an arc length of 286.55 feet to the Northerly most corner of said Parcel 178, Part "C", said arc being subtended by a chord bearing and distance of North $04^{\circ}19'42''$ West, 286.30 feet; Course 5, thence North $00^{\circ}09'41''$ West, along a non-tangent line, 1030.11 feet to its intersection with the Southwesterly limited access right of way line of State Road No. 23 (First Coast Outer Beltway), a 324 foot limited access right of way, as depicted on said Florida Department of Transportation Right of Way Map Section No. 71493; thence Easterly along said Southwesterly limited access right of way line the following 5 courses: Course 1, thence South $29^{\circ}14'50''$ East, departing said Easterly right of way line, 4414.71 feet to the point of curvature of a curve concave Northerly having a radius of 4746.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of $82^{\circ}17'25''$, an arc length of 6816.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $70^{\circ}23'32''$ East, 6245.44 feet; Course 3, thence North $68^{\circ}27'45''$ East, 4268.97 feet to the point of curvature of a curve concave Northwesterly having a radius of 40,162.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of $03^{\circ}07'54''$, an arc length of 2195.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $66^{\circ}53'48''$ East, 2194.86 feet; Course 5, thence North $65^{\circ}19'52''$ East, 259.05 feet to its intersection with the Westerly right of way line of County Road No. 15A, a 66 foot right of way per occupation and maintenance; thence Southerly along said Westerly right of way line the following 3 courses: Course 1, thence South $02^{\circ}13'41''$ West, departing said Southwesterly limited access right of way line, 1989.38 feet to the point of curvature of a curve concave Easterly having a radius of 1942.86 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of $23^{\circ}32'21''$, an arc length of 798.20 feet to the point of tangency of said curve, said arc

being subtended by a chord bearing and distance of South 09°32'30" East, 792.60 feet; Course 3, thence South 21°18'41" East, 2254.63 feet to a point lying on the Westerly right of way line of Telegraph Road (also known as Pacetti Road), a variable width right of way per occupation and maintenance; thence Southerly along said Westerly right of way line the following five courses: Course 1, thence South 04°27'17" East, departing said Westerly right of way line of County Road 15A, 1690.81 feet; Course 2, thence South 00°12'30" East, 114.76 feet; Course 3, thence South 07°08'02" West, 43.89 feet; Course 4, thence South 09°50'30" East, 32.68 feet, said point being Reference Point C; Course 5, thence continue South 09°50'30" East, 10 feet, more or less, to a point lying on the Southerly top of bank of Prescott Branch; thence Southwesterly, departing said Westerly right of way line and along the meanderings of said Southerly top of bank, 1339 feet, more or less; thence Northwesterly, continuing along said meanderings, 744 feet, more or less; thence South 10°26'09" East, 14 feet, more or less, to a point bearing South 81°07'14" West, 1812.34 feet from said Reference Point C; thence continue South 10°26'09" East, 17.12 feet to the Northeast corner of Lot 13 of Twin Oaks, an unrecorded subdivision; thence North 74°44'25" West, along the Northerly line of said Lot 13, a distance of 222.38 feet to the Northwest corner of said Twin Oaks; thence South 00°20'15" East, along the Westerly line of said Twin Oaks, 905.60 feet to the Southwest corner thereof; thence North 78°57'35" East, along the Southerly line of said Twin Oaks, 1082.30 feet; thence South 10°37'52" East, departing said Southerly line, 425.94 feet; thence North 78°53'41" East, 1080.72 feet to a point lying on said Westerly right of way line of Telegraph Road (also known as Pacetti Road); thence South 10°35'29" East, along said Westerly right of way line, 458.78 feet to its intersection with the South line of Government Lot 2 of said Section 34, as monumented; thence North 85°25'32" East, departing said Westerly right of way line and along said South line, 353.65 feet to the Northwest corner of Government Lot 4 of said Section 34; thence South 00°05'26" East, along the Westerly line of said Government Lot 4, a distance of 1288.03 feet to the Southwest corner of said Government Lot 4; thence North 89°38'35" East, along the Southerly line of said Government Lot 4, said line also being the Southerly line of said Section 34, a distance of 604.74 feet to the Point of Beginning.

Less and except from the above described lands Plant Site Parcel, as described and recorded in Official Records Book 3840, page 83, of the Public Records of Clay County, Florida.

Containing 2045 acres, more or less.