

INSTR # 2024191056
BK 13233 Pgs 0554-0556 PG(s)3
08/19/2024 11:29:57 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00

This instrument was prepared by:

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

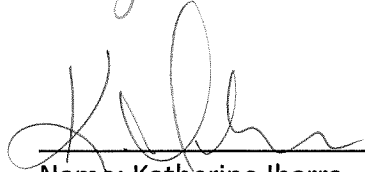
**NOTICE OF ESTABLISHMENT OF THE
GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on August 6, 2024, and pursuant to a petition filed by Smokey Groves Development, LLC, the Board of County Commissioners of Polk County, Florida, enacted Ordinance No. 2024-048, which became effective August 6, 2024 establishing the Groves at Lake Marion 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 GROVES AT LAKE MARION 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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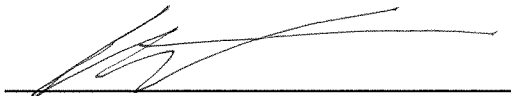
IN WITNESS WHEREOF, this Notice has been executed on this 16 day of August, 2024, and recorded in the Official Records of Polk County, Florida.



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 16 day of August, 2024, by Jere Earlywine, as **District Counsel** of Grass at Lake Marion 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

DESCRIPTION: (prepared per this survey)

A parcel of land lying within Sections 8, 17 and 18, Township 28 South, Range 28 East, Polk County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Southeast corner of the Northeast 1/4 of said Section 18; thence S.89°05'25"W., along the South boundary of the Northeast 1/4 of said Section 18, a distance of 1,651.43 feet; thence N.01°07'07"W., a distance of 122.45 feet; thence N.88°52'53"E., a distance of 85.91 feet; thence N.79°57'29"E., a distance of 64.07 feet; thence N.32°24'06"E., a distance of 65.58 feet; thence N.24°20'54"E., a distance of 171.19 feet; thence N.31°46'39"E., a distance of 221.76 feet; thence N.73°00'14"E., a distance of 117.74 feet; thence N.84°01'39"E., a distance of 82.50 feet; thence N.32°47'52"E., a distance of 173.40 feet; thence N.09°38'48"E., a distance of 129.75 feet; thence N.04°44'49"E., a distance of 64.45 feet; thence N.34°50'09"E., a distance of 65.09 feet; thence N.72°31'38"E., a distance of 80.06 feet; thence N.43°37'33"E., a distance of 80.44 feet; thence N.26°50'09"E., a distance of 66.31 feet; thence N.15°16'43"E., a distance of 72.44 feet; thence N.22°09'27"E., a distance of 113.48 feet; thence N.05°27'02"W., a distance of 108.86 feet; thence N.54°52'31"W., a distance of 86.60 feet; thence N.64°05'05"W., a distance of 62.68 feet; thence N.16°24'46"W., a distance of 79.25 feet; thence N.20°28'53"E., a distance of 49.36 feet; thence N.31°06'26"E., a distance of 118.68 feet; thence N.35°09'55"E., a distance of 58.49 feet; thence N.13°44'45"W., a distance of 50.63 feet; thence N.37°47'32"E., a distance of 515.50 feet; thence N.29°02'21"E., a distance of 52.60 feet; thence N.86°25'27"E., a distance of 85.76 feet; thence S.19°38'23"E., a distance of 111.79 feet; thence S.43°40'35"E., a distance of 84.31 feet; thence N.78°19'38"E., a distance of 151.13 feet; thence N.07°53'36"E., a distance of 94.26 feet; thence N.19°24'34"W., a distance of 168.37 feet; thence N.51°31'20"E., a distance of 99.53 feet; thence N.66°15'23"E., a distance of 160.79 feet; thence S.56°34'03"E., a distance of 272.34 feet; thence N.82°41'52"E., a distance of 111.07 feet; thence N.05°10'49"W., a distance of 74.71 feet; thence N.62°39'48"W., a distance of 319.20 feet; thence N.35°22'43"W., a distance of 190.17 feet; thence N.09°33'26"E., a distance of 54.07 feet; thence N.37°39'11"E., a distance of 142.54 feet; thence N.11°01'19"E., a distance of 82.68 feet; thence N.13°18'48"W., a distance of 122.01 feet to the South boundary of that parcel of land described in Official Records Book 5049, Page 259 of the Public Records of Polk County, Florida; thence N.89°57'41"E., along said South boundary of that certain parcel, a distance of 684.48 feet to a non-tangent point of curvature and the Westerly right-of-way line of Lake Marion Road as described in Official Records Book 1406, Page 1010 of the Public Records of Polk County, Florida; thence Southeasterly 622.44 feet along the arc of a curve to the left, said curve having a radius of 612.03 feet, a central angle of 58°16'13", and a chord bearing and distance of S.36°28'07"E., 595.96 feet to the West boundary of U.S. Government Lot 2; thence along said West boundary and a line non-tangent to said curve, S.00°03'02"W., a distance of 14.12 feet to the South boundary of the Southwest 1/4 of said Section 8; thence S.89°55'19"E., along the South boundary of the Southwest 1/4 of said Section 8, a distance of 33.91 feet to the aforesaid Westerly right-of-way line of Lake Marion Road and a non-tangent point of curvature; thence along said Westerly right-of-way line, Easterly 63.96 feet along the arc of a curve to the left, said curve having a radius of 612.03 feet, a central angle of 05°59'17", and a chord bearing and distance of S.72°02'15"E., 63.94 feet to the East boundary of the West 1/2 of the Northwest 1/4 of said Section 17; thence along said East boundary and a line non-tangent to said curve, S.01°53'45"E., a distance of 2,575.87 feet to the Southeast corner of the West 1/2 of the Northwest 1/4 of said Section 17; thence N.89°13'01"W., along the South boundary of the Northwest 1/4 of said Section 17, a distance of 1,329.36 feet to the POINT OF BEGINNING.
Containing 132.681 acres, more or less.