

This instrument was prepared by:

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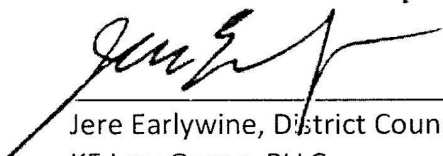
**NOTICE OF ESTABLISHMENT OF THE
SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on January 4, 2022, and pursuant to a petition filed by Kolter Group Acquisitions, LLC, the City Council of the City of Palm Coast, Florida adopted Ordinance No. 2022-2, which became effective January 4, 2022, establishing the Seminole Palms 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 SEMINOLE PALMS 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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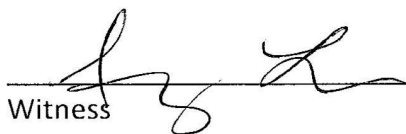
IN WITNESS WHEREOF, this Notice has been executed on this 18th day of January, 2022, and recorded in the Official Records of Flagler County, Florida.


 Jere Earlywine, District Counsel
 KE Law Group, PLLC



Witness

Katherine 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 18th day of January, 2022, by Jere Earlywine, as District Counsel of Seminole Palms 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 A. Ligas
 (Name of Notary Public, Printed, Stamped or
 Typed as Commissioned)

LEGAL DESCRIPTIONS:**EXHIBIT A****PARCEL 1:**

A parcel of land located in Government Sections 20 and 21, Township 12 South Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Government Sections 20 and 21, Township 12 South Range 31 East, thence South 00°50'01" East for a distance of 150.00 feet to the Southerly line of Iroquois Waterway (a 175-foot wide Waterway at this Point) and the Point of Beginning of this description; thence North 89°02'14" East, along said Southerly line of Iroquois Waterway a distance of 1082.73 feet; thence departing and Southerly line South 11°26'27" West for a distance of 1290.00 feet; thence South 89°01'53" West, for a distance of 502.58 feet; thence South 28°40'19" West for a distance of 1572.08 feet; thence North 74°35'44" West for a distance of 3054.69 feet; thence North 02°32' 58" West, for a distance of 1766.27 feet to said Southerly line of Iroquois Waterway; thence North 89°02'14 East, along said Southerly line for a distance of 3454.09 feet to the Aforementioned Point of Beginning.

Containing 201.967 acres, more or less.

PARCEL 2:

A parcel of land lying West of Seminole Woods Parkway within Government Section 21, Township 12 South Range 31 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Section 21, Township 12 South Range 31 East, thence North 00°50'01" West along the East line Section 17, Township 12 South, Range 31 East, a distance of 25.00 feet to a point on the North boundary line of Iroquois Waterway, as recorded in Official Record Book 549, Page 966 through 990, of the Public Records of Flagler County, Florida; thence North 89°00'45" East, a distance of 1586.29 feet to a point on the Westerly right of way line of Seminole Woods Parkway (124' R/W); thence departing the North line of Iroquois Waterway, run South 21°33'05" East along said Seminole Woods Parkway Right-of-Way line a distance of 106.91 feet to a point being the intersection of the South line of Iroquois Waterway with the Westerly right of way line of Seminole Woods Parkway, said point being the Point of Beginning of this description; thence continue South 21°33'05" East along the Westerly right of way line of Seminole Woods Parkway a distance of 514.30 feet to a point of curvature, thence 235.69 feet along the arc of a curve to the right (concave Westerly), having a central angle of 04°30'05", a radius of 3000.00 feet, a chord bearing of South 19°18'07" East and a chord distance of 235.63 feet to a point of tangency; thence South 17°03'00" East along said Westerly Right-of-

Way line of Seminole Wood Parkway a distance of 577.47 feet; thence departing Seminole Woods Parkway run South $89^{\circ}01'53''$ West a distance of 1261.67 feet; thence North $11^{\circ}26'22''$ East a distance of 1289.94 feet to a point on the South boundary line of said Iroquois Waterway; thence North $89^{\circ}00'45''$ East along the Southerly boundary line of said Iroquois Waterway a distance of 569.62 feet to the Point of Beginning.

Containing 26.876 acres, more or less.

PARCEL 3:

A parcel of land lying in Sections 20 and 21, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 20, run thence along the East boundary of said Section 20, S $00^{\circ}50'03''$ E, a distance of 150.00 feet to a point on the South boundary of Iroquois Waterway and the POINT OF BEGINNING; thence along the said South boundary, S $89^{\circ}02'12''$ W, a distance of 3454.09 feet; thence N $02^{\circ}33'00''$ W, a distance of 100.04 feet; thence N $89^{\circ}02'12''$ E, a distance of 4096.00 feet; thence S $07^{\circ}16'22''$ E, a distance of 40.28 feet; thence N $89^{\circ}00'13''$ E, a distance of 986.00 feet to a point on the Westerly Right of Way line of Seminole Woods Parkway; thence along said Westerly Right of Way line, S $21^{\circ}33'06''$ E, a distance of 64.08 feet to a point on the aforesaid South boundary of Iroquois Waterway; thence along said boundary, S $89^{\circ}00'43''$ W, a distance of 1652.45 feet to the POINT OF BEGINNING.

Containing 10.762 acres, more or less.