

This instrument was prepared by:

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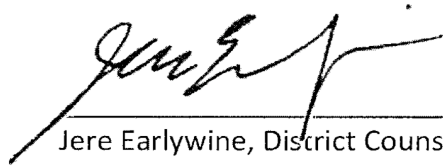
**NOTICE OF ESTABLISHMENT OF THE
RADIANCE COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on July 11, 2022, and pursuant to a petition filed by Kolter Group Acquisitions, LLC, the Board of County Commissioners of Flagler County, Florida, enacted Ordinance No. 2022-11, which became effective July 12, 2022, establishing the Radiance 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 RADIANCE 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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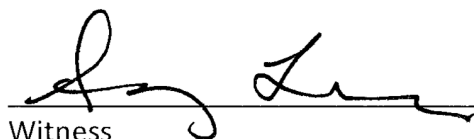
IN WITNESS WHEREOF, this Notice has been executed on this 21st day of July, 2022, and recorded in the Official Records of Flagler County, Florida.


 Jere Earlywine, District Counsel
 KE Law Group, PLLC



Witness

Katherine E. 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 21st day of July, 2022, by Jere Earlywine, as District Counsel of Radiance 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

EXHIBIT "A"

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 22, 26, 27, 34 AND 35, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT SECTION 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE N88°51'59"E ALONG THE NORTH LINE OF SAID SECTION 27 FOR A DISTANCE OF 883.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE S18°19'40"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING AND A POINT OF A NON-TANGENT CURVE BEING THE EASTERLY LINE OF A 200' PERPETUAL DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 549, PAGES 961-964; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN EASTERLY ALONG THE EASTERLY LINE OF SAID DRAINAGE EASEMENT, 216.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 499.93 FEET AND A CENTRAL ANGLE OF 24°45'26" (CHORD BEARING N 77°18'42" E, 214.34 FEET); THENCE DEPARTING THE EASTERLY LINE OF SAID DRAINAGE EASEMENT, N 64°55'59" E, A DISTANCE OF 2688.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE NEXT THREE CALLS, RUN S 26°39'09" E, A DISTANCE OF 1575.64 FEET; THENCE SOUTHEASTERLY, 271.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5679.65 FEET AND A CENTRAL ANGLE OF 02°44'15" (CHORD BEARING S 25°17'02" E, 271.34 FEET); THENCE S 23°54'54" E, A DISTANCE OF 178.81 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S 61°47'39" W, A DISTANCE OF 1000.04 FEET; THENCE S 26°37'56" E, A DISTANCE OF 394.86 FEET; THENCE N 61°47'39" E, A DISTANCE OF 230.32 FEET; THENCE S 26°37'56" E, A DISTANCE OF 705.14 FEET; THENCE N 61°47'39" E, A DISTANCE OF 750.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE NEXT FOUR CALLS: S 26°38'09" E, A DISTANCE OF 466.61 FEET; THENCE SOUTHEASTERLY, 259.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.65 FEET AND A CENTRAL ANGLE OF 02°34'15" (CHORD BEARING S 27°55'17" E, 259.31 FEET); THENCE S 29°12'24" E, A DISTANCE OF 1631.99 FEET; THENCE SOUTHEASTERLY, 81.96 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.93 FEET AND A CENTRAL ANGLE OF 01°40'06" (CHORD BEARING S 28°22'22" E, 81.96 FEET); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S 89°00'32" W, A DISTANCE OF 374.05 FEET; THENCE S 22°30'26" E, A DISTANCE OF 614.01 FEET; THENCE N 89°00'32" E, A DISTANCE OF 374.32 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S 20°36'54" E, A DISTANCE OF 53.09 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S 89°00'32" W, A DISTANCE OF 968.74 FEET; THENCE S 01°01'16" E, A DISTANCE OF 660.16 FEET; THENCE S 01°50'43" W, A DISTANCE OF 200.27 FEET; THENCE N 88°59'35" E, A DISTANCE OF 547.76 FEET; THENCE S

15°12'02" W, A DISTANCE OF 1089.80 FEET; THENCE S 00°55'04" E, A DISTANCE OF 1281.08 FEET; THENCE S 09°25'13" W, A DISTANCE OF 627.21 FEET; THENCE S 67°07'09" W, A DISTANCE OF 835.39 FEET TO THE CENTER OF THE KORONA CANAL AS RECORDED IN O.R. BOOK 459, PAGE 127 AND O.R. BOOK 28, PAGE 94, THENCE ALONG THE CENTER LINE OF SAID KORONA CANAL, N 73°59'58" W, A DISTANCE OF 1007.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (R/W VARIES) THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY OF INTERSTATE 95 THENCE N 20°45'40" W, A DISTANCE OF 1579.44 FEET; THENCE N 34°47'51" W, A DISTANCE OF 206.16 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N 06°06'10" W, A DISTANCE OF 276.62 FEET; THENCE N 20°45'41" W, A DISTANCE OF 40.00 FEET; THENCE, S 69°14'19" W, A DISTANCE OF 70.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 20°45'40" W, A DISTANCE OF 39.97 FEET; THENCE NORTHERLY, 1453.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 34227.47 FEET AND A CENTRAL ANGLE OF 02°26'00" (CHORD BEARING N 19°32'40" W, 1453.52 FEET); THENCE N 18°19'40" W, A DISTANCE OF 343.18 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N 03°40'43" W, A DISTANCE OF 276.61 FEET; THENCE N 18°20'14" W, A DISTANCE OF 40.00 FEET; THENCE S 71°39'46" W, A DISTANCE OF 69.95 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 18°19'40" W, A DISTANCE OF 4519.64 FEET TO THE POINT OF BEGINNING.