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Clerk of the Circuit Court

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

Jere Earlywine, Esq.
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

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Rcpt: 1534661 Rec: 27.00
DS: 0.00 IT: 0.00
07/11/13 K. Kraengel, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
07/11/13 12:13pm 1 of 3
OR BK 8901 PG 1333

**NOTICE OF ESTABLISHMENT OF THE
ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on June 25, 2013, pursuant to a petition filed by Standard Pacific of Florida, a Florida general partnership, the Board of County Commissioners of Pasco County, Florida adopted Ordinance No. 13-13, which Ordinance No. 13-13 was filed with the Florida Department of State on July 5, 2013 and established the Estancia at Wiregrass 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 in accordance with Section 189.416, Florida Statutes.

**THE ESTANCIA AT WIREGRASS 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 9 day of July, 2013, and recorded in the Official Records of Pasco County, Florida.

Jere Earlywine

Jere Earlywine
Hopping Green & Sams, P.A.

Gabe McKee

Witness

Gabe McKee

Print Name

Katherine Dora

Witness

Katherine Dora

Print Name

OR BK **8901** PG **1334**
2 of 3

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 9th day of July, 2013, by Jere Earlywine, who is personally known to me, and who Did or Did Not [] take an oath.



Lou Ann Kuehlke

Print Name: _____
Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

Legal Description

Estancia at Wiregrass:

A parcel of land lying in Sections 17, 18, 19 and 20, Township 26 South, Range 20 East, Pasco County, Florida, and being a portion of Government Lots 2, 3 and 4, of Section 18 and a portion of Government Lot 1 of Section 19 and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest 1/4 of Section 30, Township 26 South, Range 20 East, Pasco County, Florida, run thence North 00°15'56" East, along the West line of the Southwest 1/4 of said Section 30, a distance of 2,642.61 feet to the West 1/4 corner of said Section 30; thence North 00°41'11" East, along the West line of the Northwest 1/4 of said Section 30, a distance of 2,641.85 feet to the Northwest corner of said Section 30 and the Southwest corner of the Southwest 1/4 of Section 19; thence North 00°36'20" East, along the West line of the Southwest 1/4 of said Section 19, a distance of 2,643.71 feet to the West 1/4 corner of said Section 19; thence North 00°35'23" East, along the West line of the Northwest 1/4 of said Section 19, a distance of 737.65 feet; thence leaving said line South 89°24'37" East, a distance of 95.48 feet to the Easterly right-of-way line of COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD - a 200' R/W); thence along said right-of-way line the following two (2) courses: 1) North 00°29'09" East, a distance of 1,383.80 feet to the POINT OF BEGINNING; 2) continue North 00°29'09" East, a distance of 1,981.45 feet; thence leaving said right-of-way line South 89°56'28" East, a distance of 805.04 feet; thence North 10°04'47" East, a distance of 498.44 feet; thence North 00°00'00" East, a distance of 590.15 feet; thence North 10°55'16" East, a distance of 729.50 feet; thence North 81°39'31" East, a distance of 498.05 feet; thence North 15°23'12" East, a distance of 860.67 feet; thence North 29°39'53" East, a distance of 878.90 feet; thence North 90°00'00" East, a distance of 1,603.17 feet; thence South 53°48'13" East, a distance of 410.19 feet; thence North 55°14'13" East, a distance of 348.50 feet to a point on the Southwesterly right-of-way line of proposed PORTER BOULEVARD (a 140' R/W); thence along said right-of-way line the following six (6) courses and distances: 1) South 32°00'57" East, a distance of 2,411.88 feet to a point of curvature; 2) Southerly along the arc of a curve to the right, having a radius of 2,030.00 feet, an arc length of 805.82 feet, a central angle of 22°44'38", and a chord bearing and distance of South 20°38'38" East, 800.54 feet to a point of tangency; 3) South 09°16'19" East, a distance of 1,197.44 feet to a point of curvature; 4) Southerly along the arc of a curve to the right, having a radius of 2,030.00 feet, an arc length of 529.09 feet, a central angle of 14°56'00", and a chord bearing and distance of South 01°48'19" East, 527.60 feet to a point of tangency; 5) South 05°39'41" West, a distance of 1,104.54 feet to a point of curvature; 6) Southwesterly along the arc of a curve to the right, having a radius of 50.00 feet, an arc length of 65.45 feet, a central angle of 75°00'00", and a chord bearing and distance of South 43°09'41" West, 60.88 feet to the intersection of the Northerly right-of-way line of proposed CHANCEY ROAD (a 140' R/W); thence along said right-of-way the following three (3) courses: 1) South 80°39'41" West, a distance of 1,324.57 feet to a point of curvature; 2) Westerly along the arc of a curve to the left, having a radius of 8,070.00 feet, an arc length of 647.03 feet, a central angle of 04°35'38", and a chord bearing and distance of South 78°21'52" West, 646.86 feet to a point of tangency; 3) South 76°04'04" West, a distance of 2,407.64 feet; thence leaving said right-of-way line North 13°56'22" West, a distance of 355.00 feet; thence North 47°17'26" West, a distance of 1209.82 feet; thence North 89°30'26" West, 792.24 feet to the POINT OF BEGINNING.

Containing an area of 29500002.53 square feet, 677.227 acres more or less