

This instrument was prepared by:

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Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

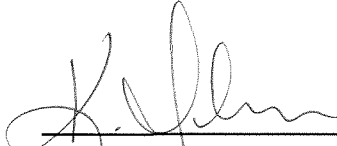
**NOTICE OF ESTABLISHMENT OF THE
BELLEHAVEN COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on September 3, 2024, and pursuant to a petition filed by A-Plus Homes, Inc., the City Commissioners of the City of Belleview, Florida, enacted Ordinance No. 2024-08, which became effective September 3, 2024, establishing the Bellehaven 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*.

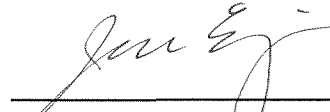
THE BELLEHAVEN COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY 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 13 day of September, 2024, and recorded in the Official Records of Marion 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 13 day of September 2024, by Jere Earlywine, as District Counsel of Bulkhaven 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

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE S. 89°58'15" E., ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION, 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD C-35 (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE CONTINUE S. 89°58'15" E., ALONG SAID NORTH LINE, 2587.34 FEET TO THE NE CORNER OF THE NW 1/4 OF SAID SECTION; THENCE N. 89°59'58" E., ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION, 1319.27 FEET TO THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SE 67TH AVENUE (60 FEET WIDE); THENCE S. 00°21'39" E., ALONG SAID RIGHT OF WAY LINE, 1323.32 FEET TO THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION; THENCE N. 89°57'51" W., ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4, 1317.89 FEET TO THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION; THENCE S. 00°25'15" E., ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION, 1322.29 FEET TO THE SE CORNER OF THE NW 1/4 OF SAID SECTION; THENCE N. 89°57'13" W., ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION, 908.51 FEET; THENCE S. 00°33'55" W., 640.54 FEET TO A POINT THAT IS 680 FEET NORTH OF THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE N.89°55'44" W., 1627.57 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD C-35, SAID POINT ALSO BEING ON A 1458.06 FOOT RADIUS CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N. 07°34'54" W., 414.77 FET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 16°21'15", A DISTANCE OF 416.18 FEET; THENCE DEPARTING SAID CURVE AND RIGHT OF WAY LINE, N. 89°47'01" E., 270.81 FEET; THENCE N. 00°49'42" W., 391.06 FEET; THENCE S. 89°59'06" W., 261.93 FEET TO THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD C-35; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.02°00'41"E., 434.39 FEET TO THE POINT OF CURVATURE OF A 1950.08 FOOT RADIUS CURVE, CONCAVE TO THE WEST, HAVING A CHORD BEARING AND DISTANCE OF N.02°20'20"W., 295.84 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°42'01", A DISTANCE OF 296.12 FEET TO THE POINT OF TANGENCY; THENCE N.83°18'40"E., 10.00 FEET TO THE POINT OF CURVATURE OF A 1860.08 FOOT RADIUS CURVE, CONCAVE TO THE EAST, HAVING A CHORD BEARING AND DISTANCE OF N.03°35'31"W., 201.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 06°11'39", A DISTANCE OF 201.09 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, N.00°29'41"W., 1549.24 FEET TO THE POINT OF BEGINNING.