

This Instrument Prepared by:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

Notice of Establishment of the Magnolia Island Community Development District

PLEASE TAKE NOTICE that on May 21, 2024, the Pasco, County, Board of County Commissioners enacted Ordinance No. 24-24 (the “**Establishing Ordinance**”) establishing the Magnolia Island Community Development District (the “**District**”), which became effective May 22, 2024. The District encompasses property located in Pasco County, Florida, as more particularly described in the legal description 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 and the full text of the Establishing Ordinance, or by contacting the Department of Economic Opportunity in accordance with section 189.014, Florida Statutes.

THE MAGNOLIA ISLAND 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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on February 9, 2024, in accordance with Section 190.0485, Florida Statutes, and whereby such Notice is to be recorded in the Official Records of Pasco County, Florida.

Signed, sealed and delivered in our presence:


Signature

Madison B. Sprague

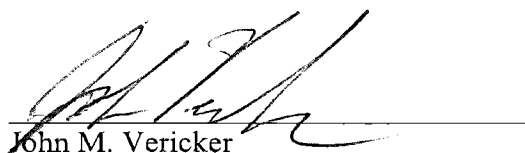
Print Name

1510 W. Cleveland St.

Tampa, Florida 33606

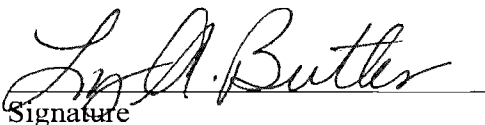
Address

**Magnolia Island Community
Development District**


John M. Vericker

STRALEY ROBIN VERICKER

District Counsel


Signature

Lynn A. Butler

Print Name

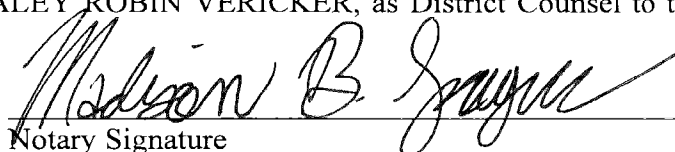
1510 W. Cleveland St.

Tampa, Florida 33606

Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or on June 24, 2024, by John M. Vericker, of STRALEY ROBIN VERICKER, as District Counsel to the CDD, who is personally known to me.


Notary Signature



Notary Stamp

Exhibit "A"

Magnolia Island CDD Legal Description

DESCRIPTION: That part of the land described in Warranty Deed, as recorded in Official Records Book 8805, Page 1873, as recorded in the Public Records of Pasco County, Florida and lying in Section 24, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 24, also being the Northwest corner of FARMINGTON HILLS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 50, Pages 1 through 7 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of said Section 24 and the Westerly boundary of said FARMINGTON HILLS SUBDIVISION, S.00°19'41"W., 1784.76 feet; thence along the North boundary of the South 2185.07 feet of the North 3/4 of said Section 24, S.89°51'31"W., 1600.00 feet; thence along the West boundary of the East 1600.00 feet of said Section 24, S.00°19'41"W., 1746.08 feet; thence WEST, 308.85 feet; thence N.35°00'00"W., 370.26 feet; thence S.55°00'00"W., 267.65 feet to a point of curvature; thence Southwesterly, 530.08 feet along the arc of a curve to the left having a radius of 565.00 feet and a central angle of 53°45'17" (chord bearing S.28°07'22"W., 510.85 feet) to a point of compound curvature; thence Southeasterly, 39.49 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°30'43" (chord bearing S.44°00'38"E., 35.51 feet) to a point of cusp; thence N.89°16'00"W., 94.91 feet to a point on the East boundary of the West 1/2 of the aforesaid Section 24; thence along said East boundary of the West 1/2 of Section 24, N.00°23'17"E., 1588.63 feet; thence N.89°36'43"W., 181.65 feet; thence N.03°30'00"W., 194.00 feet; thence N.04°00'00"E., 33.10 feet; thence N.35°20'00"W., 17.79 feet; thence N.70°00'00"W., 182.00 feet; thence N.30°20'00"W., 340.00 feet; thence N.62°05'00"W., 355.00 feet; thence N.60°30'00"W., 325.00 feet; thence N.48°50'00"W., 375.00 feet to a point on the East boundary of the West 1218.64 feet of the Northwest 1/4 of the aforesaid Section 24; thence along said East boundary of the West 1218.64 feet of the Northwest 1/4 of Section 24, N.00°24'29"E., 1104.00 feet to a point on the North boundary of said Northwest 1/4 of Section 24; thence along said North boundary of the Northwest 1/4 of Section 24, S.89°58'27"E., 1321.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°01'33"W., 35.36 feet) to a point of tangency; thence S.00°01'33"W., 222.04 feet to a point of curvature; thence Southeasterly, 48.88 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 112°01'33" (chord bearing S.55°59'13"E., 41.46 feet) to a point of tangency; thence N.68°00'00"E., 237.26 feet to a point of curvature; thence Easterly, 39.35 feet along the arc of a curve to the right having

a radius of 425.00 feet and a central angle of 05°18'20" (chord bearing N.70°39'10"E., 39.34 feet); thence N.00°04'17"E., 168.07 feet to a point on the North boundary of the aforesaid Northeast 1/4 of Section 24; thence along said North boundary of the Northeast 1/4 of Section 24, S.89°55'43"E., 2488.58 feet to the **POINT OF BEGINNING.**

Containing 202.314 acres, more or less.

AMI-JEN-MI-001

P:\Magnolia Island\Master Plan\Description\CDD\Mag-Island CDD-DS.doc

VBR

June 21, 2023

VBR

(Revised) February 8, 2024

VBR

(Revised) March 22, 2024