

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

Sarah S. Warren, Esq.
KE LAW GROUP, PLLC
2800 S. ADAMS STREET, #6386
TALLAHASSEE, FLORIDA 32314

**NOTICE OF ESTABLISHMENT OF THE
CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on November 4, 2021, and pursuant to a petition filed by Black Mountain Group, LLC, a Delaware limited liability company, the City Commission of the City of Haines City, Florida adopted Ordinance No. 21-1676, which became effective on November 4, 2021, establishing the Crossroads Village Center 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 CROSSROADS VILLAGE CENTER 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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Notice has been executed on this 10th day of November, 2021, and recorded in the Official Records of Polk County, Florida.

[Handwritten Signature]

Chairperson, Board of Supervisors

[Handwritten Signature]

Witness

Carlos Berni

Print Name

[Handwritten Signature]

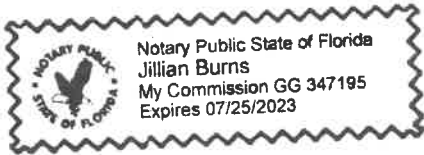
Witness

R.M. LACABUE

Print Name

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of November, 2021, by Daniel Harper, as Chairperson of the Board of Supervisors of the Crossroads Village Center Community Development District.



[Handwritten Signature]

(Official Notary Signature & Seal)

Name: Jill Burns

Personally Known x

OR Produced Identification _____

Type of Identification _____

Exhibit A

Property Description

LEGAL DESCRIPTION OF EXTERNAL BOUNDARIES OF
CROSSROADS VILLAGE CENTER CDD

PROPERTY DESCRIPTION: (D.R. 10954/1095)

Parcel 2: BEGIN at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 607.56 feet; thence S21°53'00"W, 1113.22 feet to point on the South boundary of the Southwest 1/4 of said Section 30; thence N89°36'23"E, along said South boundary, 281.10 feet to the POINT OF BEGINNING; AND

Parcel 4 (Revised 1/27/86): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 464.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet; thence on a chord bearing of N21°22'25"E, a chord distance of 170.36 feet to the end of said curve; thence N21°53'00"E along said Westerly right-of-way line, 1554.42 feet to the POINT OF BEGINNING; thence continue N21°53'00"E, along said Westerly right-of-way line, 260.00 feet to the intersection with a curve concaved Westerly, having a radius of 260.00 feet, a chord bearing of N12°17'40"W, a chord distance of 193.82 feet; thence Northwesterly along the arc of said curve through a central angle of 43°46'02", an arc distance of 198.62 feet to the end of said curve; thence N34°10'00"W, along D.O.T. right-of-way, 347.16 feet; thence S89°47'53"W, 130.41 feet; thence S00°20'31"W, 129.00 feet to a point on a curve concaved Southwesterly, having a radius of 450.00 feet, a chord bearing of N71°56'53"W, a chord distance of 226.77 feet; thence Northwesterly along the arc of said curve through a central angle of 29°11'15", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°20'31"E, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S68°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, run thence S89°36'23"W, along the South boundary thereof, 281.10 feet to the POINT OF BEGINNING; thence N21°53'00"E, 1799.98 feet; thence N32°29'52"W, 772.19 feet; thence S89°47'53"W, 1303.07 feet to a point on the Easterly right-of-way line of Watts Dairy Road; thence S00°02'22"W, 1650.98 feet to the end of said right-of-way; thence N89°57'38"W, 6.25 feet to a point on the Westerly boundary of the East 1/2 of the Southwest 1/4; thence S00°13'47"E, 5.73 feet; thence N89°23'34"E, 125.00 feet; thence S00°13'47"E, 348.48 feet; thence S89°23'34"W, 125.00 feet; thence S00°13'47"E, 318.95 feet to the Southwest corner of the East 1/2 of the Southwest 1/4; thence N89°36'23"E, along the South boundary of said East 1/2 of the Southwest 1/4, 1051.73 feet to the POINT OF BEGINNING;

LESS AND EXCEPT Parcel 9-A: Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 619.56 feet to the POINT OF BEGINNING; thence N21°53'00"E, 686.76 feet; thence N31°38'21"W, 244.00 feet; thence S 77°23'13"W, 286.79 feet; thence S 66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.62 feet; thence S86°27'38"W, 97.19 feet; thence S45°35'56"W, 202.95 feet; thence S89°47'53"W, 31.36 feet; thence S34°26'36"W, 380.15 feet; thence S00°02'22"W, 290.60 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23"E, 135.79 feet; thence N76°17'35"E, 126.61 feet; thence N23°09'03"E, 157.70

feet; thence N88°53'15"E, 103.02 feet; thence S45°45'46"E, 199.42 feet; thence S2°44'12"E, 102.83 feet; thence N38°48'43"E, 214.22 feet; thence N68°07'00"W, 50.00 feet to the POINT OF BEGINNING; AND

LESS AND EXCEPT Parcel 2A (Revised): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N68°07'00"W, 70.20 feet; thence N21°53'00"E, 686.76 feet; thence N31°58'21"W, 762.46 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 686.76 feet to the POINT OF BEGINNING.

PROPERTY DESCRIPTION: (D.R. 10801/452-453)

Parcel ID Number: 30-27-27-000000-023020 and 023050

LEGAL #1 (Revised 1/27/85)

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet to the Point of Beginning; thence continue North 59° 29' 23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet, a chord bearing of North 21° 22' 25" East, a chord distance of 170.36 feet; thence Northwesterly along the arc of said curve, through a central angle of 00° 51' 07", an arc distance of 170.36 feet to the end of said curve; thence North 21° 53' 00" East, along said Westerly right-of-way line, 1554.42 feet; thence North 68° 07' 00" West 180.00 feet; thence North 30° 42' 55" West, 755.33 feet; thence South 89° 47' 53" West, 250.00 feet; thence North 00° 20' 31" West, 200.00 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; thence South 89° 47' 53" West along said Southerly right-of-way line, 329.07 feet; thence South 00° 37' 09" East, 200.00 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West, 686.76 feet; thence South 68° 07' 00" East, 549.36 feet; thence South 23° 07' 00" East, 26.08 feet; thence South 21° 53' 00" West, 837.46 feet to the Point of Beginning. Containing 22.86 acres MORE OR LESS.

LEGAL #2A Revised

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary thereof, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 549.36 feet to the Point of Beginning; thence continue North 68° 07' 00" West, 70.20 feet; thence North 21° 53' 00" East, 686.76 feet; thence North 31° 58' 21" West, 762.46 feet; thence South 34° 51' 58" East, 820.20 feet; thence South 21° 53' 00" West 686.76 feet to the Point of Beginning. Containing 1.47 Acres.

Legal description for Parcel 9-A

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89° 29' 23" East, along the South boundary of said Southeast 1/4, 395.72 feet; thence North 21° 53' 00" East, 837.46 feet; thence North 23° 07' 00" West, 26.08 feet; thence North 68° 07' 00" West, 619.56 feet to the Point of Beginning; thence North 21° 53' 00" East, 686.76 feet; thence North 31° 58' 21" West, 244.00 feet; thence South 77° 23' 13" West, 286.79 feet; thence South 66° 45' 32" West, 177.40 feet; thence North 67° 20' 41" West, 124.62 feet; thence South 86° 27' 38" West, 97.19 feet; thence South 43° 35' 56" West, 202.95 feet; thence South 89° 47' 53" West, 31.36 feet; thence South 34° 26' 36" West, 380.15 feet; thence South 00° 02' 22" West, 290.60 feet; thence South 34° 21' 54" East, 380.14 feet; thence North 43° 48' 23" East, 135.79 feet; thence North 76° 17' 35" East, 126.61 feet; thence North 23° 09' 03" East, 157.70 feet; thence North 88° 53' 15" East, 103.02 feet; thence South 45° 46' East, 199.42 feet; thence South 82° 44' 12" East, 102.83 feet; thence North 38° 48' 43" East, 214.22 feet; thence North 68° 07' 00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less