

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

KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**NOTICE OF ESTABLISHMENT OF THE  
LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on October 17, 2022, pursuant to a petition filed by Hanover Tyson, LLC, the County Commission of Osceola County, Florida adopted Ordinance No. 2022-108, which became effective on October 25, 2022, establishing the Lake Lizzie 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 189.014, *Florida Statutes*.

**THE LAKE LIZZIE 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.**

4857-0247-2757.2

IN WITNESS WHEREOF, this Notice has been executed on this 26 day of OCTOBER, 2022, and recorded in the Official Records of Osceola County, Florida.

[Signature]  
Sarah R. Sandy  
District Counsel

[Signature]

Witness

Kim Hancock

Print Name

[Signature]

Witness

Gabe McKee

Print Name

**STATE OF FLORIDA  
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of October, 2022, by Sarah R. Sandy, District Counsel to the Lake Lizzie Community Development District, who is personally known to me.

[Signature]

Print Name: \_\_\_\_\_

Notary Public, State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Exhibit A:**

*LEGAL DESCRIPTION:*

PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT  
FILE No. 20200389, DATED JULY 29, 2020 AT 5:00PM

**PARCEL:**

From the Northwest corner of the Southwest 1/4 of Section 3, Township 26 South, Range 31 East, Osceola County, Florida, run N89°68'40"E, along the North line of said Southwest 1/4, 1740.00 feet; run thence South, parallel to the West line of said Southwest 1/4, 1048.61 feet to the Point of Beginning; continue South, 550.00 feet; run thence N89°38'40"E, 1660.00 feet; run thence North, parallel to the West line of said Southwest 1/4, 550.00 feet; run thence S89°38'40"W, 1660.00 feet to the Point of Beginning.

**TOGETHER WITH:**

From the Northwest corner of the Southwest 1/4 of Section 3, Township 26 South, Range 31 East, Osceola County, Florida, run N89°38'40"E, along the North line of said Southwest 1/4, 1740.0 feet; run thence South, parallel to the West line of said Southwest 1/4, 1598.61 feet to the Point of Beginning; continue South, 330.0 feet, run thence N89°38'40"E, 660.0 feet; run thence South 822.26 feet to a point 25.0 feet off the centerline of Old Kissimmee-Melbourne Road; run thence S68°38'10"E, parallel to the centerline of said road, 878.57 feet, run thence S71°25'51"E, parallel to said centerline, 255.21 feet; run thence N28°16'35"E along the Westerly Right of Way line of State Road 534-A, 1778.4 feet; run thence S89°38'40"W, 2563.40 feet to the Point of Beginning, being in Sections 3 and 10, Township 26 South, Range 31 East, Osceola County, Florida; LESS AND EXCEPT: from the Northwest corner of the Southwest 1/4 of Section 3, run N89°38'40"E, along the North line of said Southwest 1/4, 170.0 feet; run thence South, parallel to the West line of said Southwest 1/4, 1928.61 feet; run thence N89°38'40"E, 660.0 feet to the Point of Beginning; continue N89°38'40"E, 100.0 feet; run thence South, 862.0 feet to the North Right of Way line of the Old Kissimmee-Melbourne Road; run thence N68°38'10"W, 107.38 feet along said Right of Way; run thence North, 822.26 feet to the Point of Beginning.

Total Area is 72.18 AC.



8 BROADWAY AVENUE, SUITE 104, FLORIDA 34741-5481  
PHONE: (407) 847-9433 FAX: (407) 847-2499  
ENG. CERT. OF AUTHOR. No. 3263/SUR. CERT. OF AUTHOR. No. 3270  
ENGINEERING, SURVEYING AND PLANNING



**HANSON, WALTER & ASSOCIATES, INC.**

**LAKE LIZZIE CDD**

**LEGAL DESCRIPTION**

DATE 03/24/2022

SHEET 1 OF 2