

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

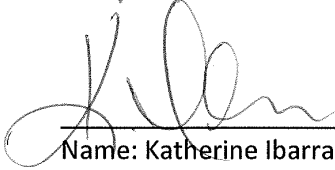
**NOTICE OF ESTABLISHMENT OF THE
CRESCENT WALK COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on April 15, 2025, and pursuant to a petition filed by D.R. Horton, Inc., the Board of County Commissioners of Lee County, Florida, enacted Ordinance No. 25-08, which became effective April 17, 2025, establishing the Crescent Walk 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 Commerce under Section 189.014, *Florida Statutes*.

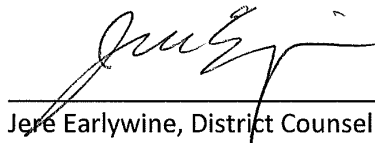
THE CRESCENT WALK COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY 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 23 day of April, 2025, and recorded in the Official Records of Lee 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 23 day of April, 2025, by Jere Earlywine, as District Counsel of Crescent Walk 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 623457
Expires December 25, 2028

(NOTARY SEAL)



NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley Ligas
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
Property Description



DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING PART OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 3487 AT PAGES 4491, AND 4492, LEE COUNTY, PUBLIC RECORDS, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER (S. 1/4) OF SAID SECTION 4 AND THE SOUTHEAST CORNER OF THE LESS AND EXCEPT PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2024000105193 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 01°07'50" WEST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 347.19 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN SOUTH 88°52'10" WEST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 102.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK "E", BETHANY TRACE PHASE 1A, RECORDED IN PLAT BOOK 55, PAGES 83 THROUGH 85, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°48'08" WEST ALONG THE EAST LINE OF SAID BLOCK "E" AND THE EAST LINE OF BETHANY TRACE PHASE 1B, RECORDED AS INSTRUMENT NUMBER 2006000017059, OF SAID PUBLIC RECORDS FOR 868.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A PROPOSED RIGHT-OF-WAY FOR SUNRISE BOULEVARD EXTENSION (100 FEET WIDE) AND THE NORTHEAST CORNER OF LOT 1C, OF SAID BETHANY TRACE PHASE 1B; THENCE RUN SOUTH 87°39'35" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 1C FOR 110.10 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE FOR RICHMOND AVENUE (60 FEET WIDE) AND THE NORTHWEST CORNER OF SAID LOT 1C; THENCE RUN NORTH 00°52'10" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 100.03 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE FOR SAID SUNRISE BOULEVARD AND THE SOUTH LINE OF A 98 FEET WIDE CANAL, WILLOW LAKES ESTATES, PLAT BOOK 28, PAGES 74 THROUGH 79, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 87°39'35" EAST ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY FOR SUNRISE BOULEVARD EXTENSION AND THE SOUTH LINE OF SAID CANAL FOR 200.24 FEET; THENCE RUN NORTH 87°41'45" EAST ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY AND THE SOUTH LINE OF SAID CANAL FOR 1,283.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4; THENCE RUN SOUTH 00°49'16" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 FOR 1,317.74 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 AND THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9; THENCE RUN SOUTH 01°26'22" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9 FOR 1,339.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9 AND THE NORTHWEST CORNER OF UNIT 3 OF LEHIGH ACRES UNITS 1 THRU 5, RECORDED IN PLAT BOOK 27, PAGES 177 THROUGH 182 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°25'40" EAST ALONG THE WEST LINE OF A 100 FOOT WIDE CANAL AS SHOWN ON THE RECORD PLAT OF SAID LEHIGH ACRES UNITS 1 THRU 5 FOR 1,340.16 FEET TO THE SOUTHWEST CORNER OF UNIT 3 OF SAID LEHIGH ACRES UNITS 1 THRU 5; THENCE RUN SOUTH 87°57'59" WEST ALONG THE NORTH LINE OF A 100 FOOT WIDE CANAL AS SHOWN ON THE RECORD PLAT OF SAID LEHIGH ACRES UNITS 1 THRU 5 FOR 1,283.41 FEET TO THE CENTER OF SAID SECTION 9 AND THE NORTHWEST CORNER OF UNIT 2

SHEET 1 OF 3

OF SAID LEHIGH ACRES UNIT 1 THRU 5; THENCE RUN NORTH 01°07'50" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 FOR 2,673.86 FEET TO THE **POINT OF BEGINNING**.

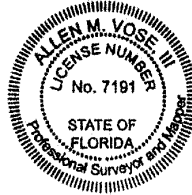
SAID PARCEL CONTAINING: 119.39 ACRES MORE OR LESS.

PARCEL IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS AND DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9 BEARS N 01°07'50" W. THE SCALE FACTOR IS 0.9999423

DESCRIPTION PREPARED: 11-05-2024.

Digitally signed by
Allen M Vose III
Date: 2024.11.06
11:13:34 -05'00'



ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 11-06-2024

S:\Jobs\22xx\2295DR\Surveying\PLAT\2295DR-PLAT-BNDY-LGL.doc


ATWELL

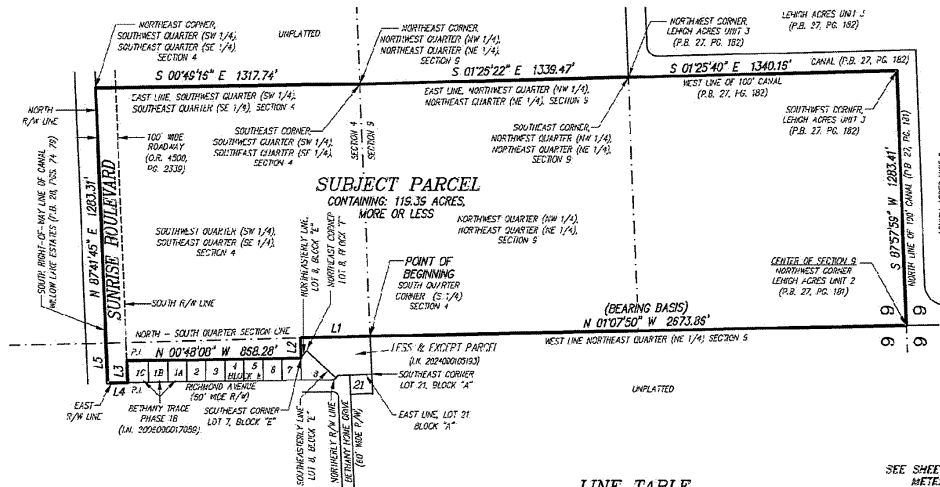
 888.850.4200 www.atwell-group.com
 10011 BAY WILLYS CORPORATE PARKWAY - SUITE 101
 FORT WORTH, TEXAS 76103
 (202) 833-0160 - 10011

 NOTE: ALL LOTS AND TRACTS, UNLESS OTHERWISE NOTED,
 ARE PART OF BETHANY TRACE PHASE 1A, AS
 RECORDED IN PLAT BOOK 55, PAGES 83 THROUGH
 85, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SKETCH OF DESCRIPTION

 OF
 A TRACT OR PARCEL OF LAND LYING IN
 SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST
 LEE COUNTY, FLORIDA


1" = 500'



NOTES:

SAID PARCEL CONTAINING 115.35 ACRES, MORE OR LESS,
 PARCEL IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY,
 RESTRICTIONS, AND RESERVATIONS OF RECORD.
 BEARINGS AND DISTANCES SHOWN HEREON, UNLESS
 OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE
 COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011
 (CORE), WHEREIN THE WEST LINE OF THE NORTHEAST
 QUARTER OF SECTION 9 BEARS N 01°07'50" W. THE SCALE
 FACTOR IS 0.999942347.

LEGEND:

PGS. INDICATES PAGES
 P.B. INDICATES PLAT BOOK
 R/W INDICATES RIGHT-OF-WAY
 (W) INDICATES ASTRONOMICAL WAGON
 P.I. INDICATES POINT OF INTERSECTION
 @ INDICATES LOT & OF RECORD PLAT
 O.R. INDICATES OFFICIAL RECORDS BOOK
 L.I. INDICATES LINE DATA - SEE LINE TABLE
 P.S.M. INDICATES PROFESSIONAL SURVEYORS AND MAPPER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°07'50" W	342.19'
L2	S 88°52'10" W	102.40'
L3	S 87°35'35" W	110.10'
L4	N 00°52'10" W	100.03'
L5	N 87°35'35" E	200.24'

 SEE SHEET 1 AND 2 OF 3 FOR COMPLETE
 METERS AND BOUNDS DESCRIPTION

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

 Digitally signed by Allen M Vose III
 Date: 2024.11.06 11:13:54 -05'00'

 ALLEN M. VOSE III, PSM
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATION NO. 7191

 DATE SIGNED: 11-05-2024
 - THIS SKETCH OF DESCRIPTION IS NOT VALID
 WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF
 A FLORIDA LICENSED SURVEYOR AND MAPPER.


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 S:\L005\1225\1225000108703\PLAT\225500-PLAT-BNDY-SK.DWG

 PREPARED 11-05-2024
 SHEET 3 OF 3