

This instrument was prepared by:

KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**NOTICE OF ESTABLISHMENT OF THE
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on September 13, 2022, and pursuant to a petition filed by GLK Real Estate, LLC, a Florida limited liability company, the Town Commission of the Town of Dundee, Florida, adopted Ordinance No. 22-27, establishing the Weiberg Road 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 WEIBERG ROAD 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 21st day of September 2022, and recorded in the Official Records of Polk County, Florida.

[Signature]
Roy Van Wyk, District Counsel
KE Law Group, PLLC

[Signature]
Witness
CHRISTIAN W. KUHN
Print Name

[Signature]
Witness
Jennifer Kilinski
Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of September 2022, by Roy Van Wyk, as District Counsel of Weiberg Road Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Amber Dawn Ledoux

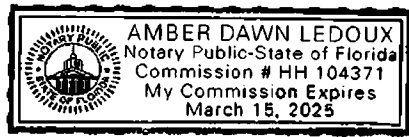


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL NUMBER: 272822-000000-041040, 272822-000000-021030,
272822-000000-021010, 272823-000000-043030,
272823-000000-044010 (PER BOOK 11008, PAGES 0291 - 0299):

PARCEL 1:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 114, LESS THE NORTH 20 FEET FOR ROAD; AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 114, SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

AND

THE SOUTHEAST 114 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND THE SOUTHWEST 114 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTHEAST 1/4 AND LESS THE NORTH 20 FEET FOR ROAD; AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE WEST 1/2 OF THE NORTHWEST 114 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; TOGETHER WITH A PERPETUAL EASEMENT OVER THE WEST 12 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 114 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 LYING NORTH OF THE CANAL LEADING INTO LAKE TRASK, FOR THE PURPOSE OF TRANSPORTING IRRIGATION AND SPRAY WATER FROM SAID CANAL AND SAID LAKE, INCLUDING THE RIGHT TO ERECT AND MAINTAIN A PUMP AND MOTOR ON SAID STRIP OF LAND.

AND

THE WEST 112 OF THE SOUTHWEST 114 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

PARCEL NUMBER: 272822-000000-021020 (PER BOOK 11518,
PAGES 0903 - 0913):

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL NUMBER: 272822-000000-041010 (PER BOOK 11008,
PAGES 0333 - 0336):

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, LESS THE NORTH 20 FEET FOR ROAD, LYING IN POLK COUNTY, FLORIDA.

Phase 2 – Parcel 2

LEGAL DESCRIPTION:

The West 3/4s of the South 1/4 of the Northeast 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida, LESS Right of Way for Weiberg Road, being more particularly described as follows:

COMMENCE at the Northwest corner of said Northeast 1/4, run thence along the West boundary of said Northeast 1/4, S 00°21'58" E, a distance of 1996.70 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Northeast 1/4, and the POINT OF BEGINNING; thence along the North boundary of said South 1/4, N 89°25'42" E, a distance of 1985.32 feet to the East boundary of the Southwest 1/4 of the Southeast 1/4 of said Northeast 1/4; thence along said East boundary, S 00°18'57" E, a distance of 654.17 feet to the North Maintained Right of Way of Weiberg Road, according to the Polk County Maintained Right of Way Map of Edwards Road, recorded in Map Book 1, Pages 24 through 26, of the Public Records of Polk County, Florida; thence along said North Maintained Right of Way the following eleven (11) courses: 1) S 89°45'21" W, a distance of 36.87 feet; 2) S 89°10'58" W, a distance of 100.00 feet; 3) S 89°45'21" W, a distance of 100.00 feet; 4) S 88°53'47" W, a distance of 100.00 feet; 5) S 89°28'09" W, a distance of 200.00 feet; 6) S 88°53'47" W, a distance of 100.00 feet; 7) S 89°28'09" W, a distance of 100.00 feet; 8) N 89°57'28" W, a distance of 200.01 feet; 9) S 89°28'09" W, a distance of 100.00 feet; 10) S 89°10'58" W, a distance of 100.00 feet; 11) N 89°57'28" W, a distance of 186.29 feet to the East boundary of the Southwest 1/4 of the Southwest 1/4 of said Northeast 1/4; thence along said East boundary, N 00°20'57" W, a distance of 5.64 feet to the North Right of Way of Weiberg Road by deed exception, being 20.00 feet North of and parallel with the South boundary of said Northeast 1/4; thence along said North Right of Way, S 89°28'09" W, a distance of 661.58 feet to aforesaid West boundary of the Northeast 1/4; thence along said West boundary, N 00°21'58" W, a distance of 645.57 feet to the POINT OF BEGINNING.

Containing 29.682 acres, more or less.

Phase 3 & 4 – Parcel 3

LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 CORNER OF SAID SECTION 21, BEING MONUMENTED (AS OF AUGUST, 2021) BY A 1/2 INCH IRON ROD (NO IDENTIFICATION) THAT IS 4.32 FEET SOUTH OF A 1/2 INCH IRON PIPE (NO IDENTIFICATION), IN ACCORDANCE WITH CERTIFIED CORNER RECORD #029061; THENCE ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, S 00°20'50" E, A DISTANCE OF 1328.47 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID SOUTH BOUNDARY, S 89°38'06" W, A DISTANCE OF 1322.66 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG SAID WEST BOUNDARY, N 00°18'06" W, A DISTANCE OF 666.09 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2, S 89°42'55" W, A DISTANCE OF 1,292.13 FEET TO THE EAST RIGHT OF WAY OF CENTER STREET (STATE ROAD 17) PER LAKE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY, N 00°15'22" W, A DISTANCE OF 667.90 FEET TO THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4; THENCE ALONG SAID NORTH BOUNDARY, N 89°47'45" E, A DISTANCE OF 2613.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.159 ACRES, MORE OR LESS.

LESS AND EXCEPT EXISTING ROAD RIGHTS OF WAY AND ALLEYS, INCLUDING BUT NOT LIMITED TO ROAD RIGHTS OF WAY AND ALLEYS RESERVED ON LAKE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.