This space reserved for use by the Clerk of the Circuit Court

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

Roy Van Wyk, Esq.
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

INSTR # 2014103768
BK 9271 Pgs 1062-1072 PG(s)11
RECORDED 06/17/2014 08:39:17 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$95.00
RECORDED BY theralva

NOTICE OF ESTABLISHMENT OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on May 28, 2014, pursuant to a petition filed by Highland Meadows, LLC, the City Commission of the City of Davenport, Florida adopted Ordinance No. 761 which became effective on May 28, 2014, establishing the Highland Meadows II 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 189.416, Florida Statutes.

THE HIGHLAND MEADOWS II 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.

IN WITNESS WHEREOF, this Notice	has been executed on this 5 th day of June, 2014,					
and recorded in the Official Records of Polk County, Florida.						
	Chairman, Board of Supervisors					
Witness Lauren Schwerk Print Name	Witness Michele Cassing Print Name					
	edged before me this 5 th day of June, 2014, by is personally known to me, and who Did [] or Did					
Not [] take an oath.						
JANE GAARLANDT MY COMMISSION #EE048924 EXPIRES: DEC 14, 2014 Bonded through 1st State Insurance	Print Name: Sue Garranot Notary Public, State of Florida Commission No.: EE048924 My Commission Expires: See. 14, 2014					
	My Commission Expires.					

EXHIBIT A

DESCRIPTION SKETCH

(Not a Survey)

DESCRIPTION:

(EXHIBIT 1):

ALL OF TRACTS 6, 7, 8, 10, 11 AND 12, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-89°51'02"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 10, 11, AND 12, A DISTANCE OF 994.57 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.58 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°38'36"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACT 12, A DISTANCE OF 331.55 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF

THE AFOREMENTIONED TRACT 6, THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 6, A DISTANCE OF 638.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°33'51"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACT 8, 7 AND 8, A DISTANCE OF 979.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°14'48"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 686.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°38'36"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 8, A DISTANCE OF 316.59 FEET TO THE SOUTHWEST

CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 10; THENCE S-00°14'52"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 637.96 FEET TO THE POINT OF BEGINNING: LESS AND EXCEPT ROAD RIGHT-OF-WAY:

AND

(EXHIBIT 2):

ALL OF TRACTS 21, 22 AND 27, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 27; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 639.26 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 21; THENCE N-89°89'37"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 21, A DISTANCE OF 331.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 21, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°51'02"-E, ALONG THE BOUNDARY OF SAID TRACT 21 AND THE NORTH BOUNDARY OF THE AFORESAID TRACT 22, A DISTANCE OF 663.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 22, A DISTANCE OF

638.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 22, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 27; THENCE S-00°14′58″-E, ALONG THE EAST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 638.42 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;

AND

(EXHIBIT 3):

ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 8, 10, 13, 14, 15 AND 16, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 9 AND 10, A DISTANCE OF 649.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-80°22'02"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 640.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 6; THENCE S-89°59'45"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 6 AND 5, A DISTANCE OF 664.51 FEET TO THE SOUTHWEST

CORNER OF SAID TRACT 5, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 13; THENCE S-00*1936*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 639.01 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89*6427*-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 13, 14, 15 AND 16, A DISTANCE OF 1314.49 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE N-00*14*6*-W, ALONG THE WEST BOUNDARY OF SAID TRACT 1, A DISTANCE OF 1273.68 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N-89*3558*-E, ALONG THE MORTH BOUNDARY OF THE AFORESAID TRACT 1, A DISTANCE OF 1273.68 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N-89*3558*-E, ALONG THE MORTH BOUNDARY OF THE AFORESAID TRACTS 1, 2, 3, 4, 5, 6, 7 AND 8, A DISTANCE OF 2626.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00*24*24*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 641.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 9; THENCE S-00*24*24*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9; THENCE S-00*24*24*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9; THENCE S-00*24*24*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9; THENCE S-00*24*24*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9; THENCE S-00*24*24*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9; THENCE S-00*24*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9; THENCE S-00*24*-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9; A DISTANCE OF 641.23 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY:

ANI

(DESCRIPTION CONTINUED ON PAGE 2 OF 9)

SHEET 1 OF 9

NOTE:

SEE SHEET 2 FOR NOTES AND SHEETS <u>3-9</u> FOR SKETCHES AND LEGEND.



2130132

REVISIONS						SURVEYORS CERTIFICATE	
Description		Date	Dwn.	Ck'd	Order	No.	
							The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code.
							DANIEL JOSEPH SULLIVAN SENATURE
Drawn: DJS Checked:			Clien	nt No:			FLORIDA REGISTERED LAND SURVEYOR NO. 5640
Original No.: 2130132 Current No.: 2130132						Drawing Date: 4-28-2014	

Tampa (813) 621-7841 Fax (813) 664-1832 Web Page: www.lesc.com

ENGINEERING & SURVEYING
CORPORATION

8515 Palm River Road, Tampa, Florida 33619 CERTIFICATE OF AUTHORIZATION NO. LB 3913

DESCRIPTION SKETCH

(DESCRIPTION CONTINUED FROM PAGE 1 OF 9)

(Not a Survey)

(EXHIBIT 4):

ALL THAT PART OF WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING WEST OF THE RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N-00°24′24″-W ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 658.25 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S-89°57′54″-E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1046.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5768.11 FEET, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE/DELTA OF 7°11′37″, (CHORD=723.47 FEET, CHORD BEARING=9-24°3807″-W) FOR A DISTANCE OF 723.95 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9: THENCE N-89°49′47″-W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 740.34 FEET TO THE

AND

(EXHIBIT 5):

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EQUI OWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N-89°48′41″-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.45 FEET TO THE NORTHEAST CORNER OF 114 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF ADD SECTION 9; THENCE S-00°220°-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 665.15 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF TH

AND

(EXHIBIT 6):

THAT PART OF TRACTS 17, 18 AND 19 LYING WEST OF THE RAILROAD IN THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICILL ABOVE AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE N-00°24′24′-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.29 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17; THENCE S-89°4947′-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 17. THE NORTH BOUNDARY OF THE AFORESAID TRACT 18 AND THE NORTH BOUNDARY OF THE AFORESAID TRACT 18. AND THE SABDARD COASTLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/DELTA OF 6°41′25°, (CHORD=673.01 FEET, CHORD BEARING=8-17°30′00-W) FOR A DISTANCE OF 673.40 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED TRACT 18; THENCE N-89°41′40′-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 18 AND THE SOUTH BOUNDARY OF THE AFORESAID TRACT 17, A DISTANCE OF 512.58 FEET TO THE POINT OF BEGINNING; LESS ALL THAT LYING WITHIN THE AFORESAID TRACT 19;

AND

(EXHIBIT 7):

ALL OF TRACT 28, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 28; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.48 FEET THE SOUTHWEST CORNER OF SAID TRACT 28; THENCE N-00°15F10"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER OF SAID TRACT 28; THENCE S-00°15'04"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 28, A DISTANCE OF 331.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT 28; THENCE S-00°15'04"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 639.25 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 28 AND THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY.

NOTES:

- 1. No underground installation or improvements have been located except those shown hereon.
- 2. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is 183913.
- 3. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.
- 4. As used on this drawing, certify means to state ar declare a professional opinion of conditions regarding those facts or lindings which are the subject of the certification and Does Not constitute a warranty or guarantee, either expressed or implied. This certification is only for the lands as described. It is Not a Certificate of Title, Zoning, Easements or Freedom of Encumbrances.
- No instruments of record reflecting easements, rights—of—way and/or ownership were furnished to this surveyor except as shown herean.

SHEET 2 OF 9

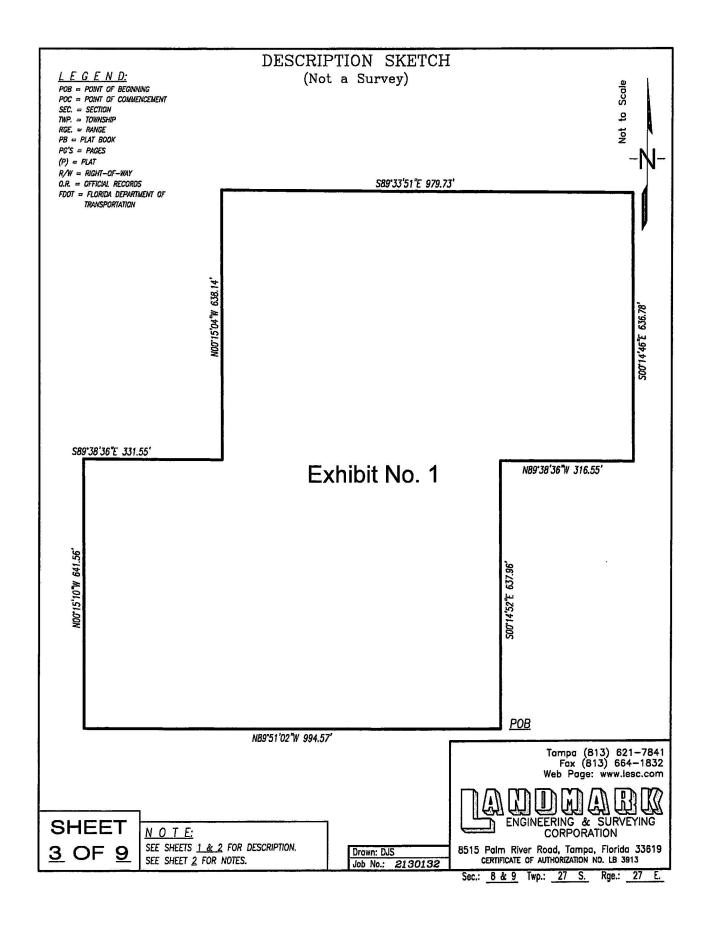
N O T E: SEE SHEETS 1 & 2 FOR DESCRIPTION. SEE SHEETS 3—9 FOR SKETCHES AND LEGEND.

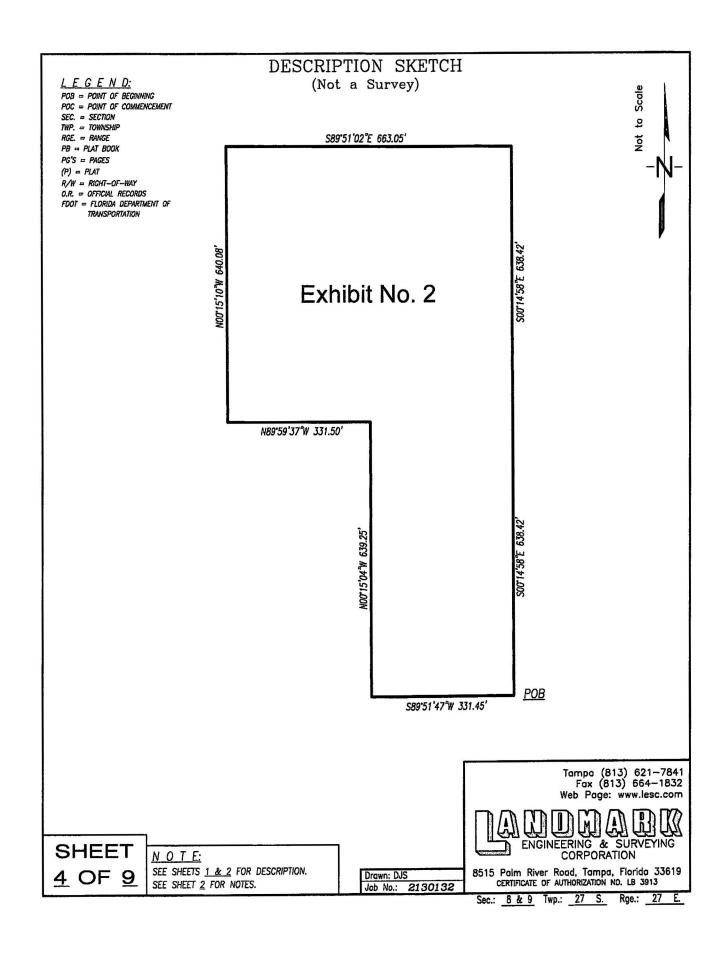
Drawn: DJS Job No.: 2130132 Tampa (813) 621-7841 Fax (813) 664-1832 Web Page: www.lesc.com

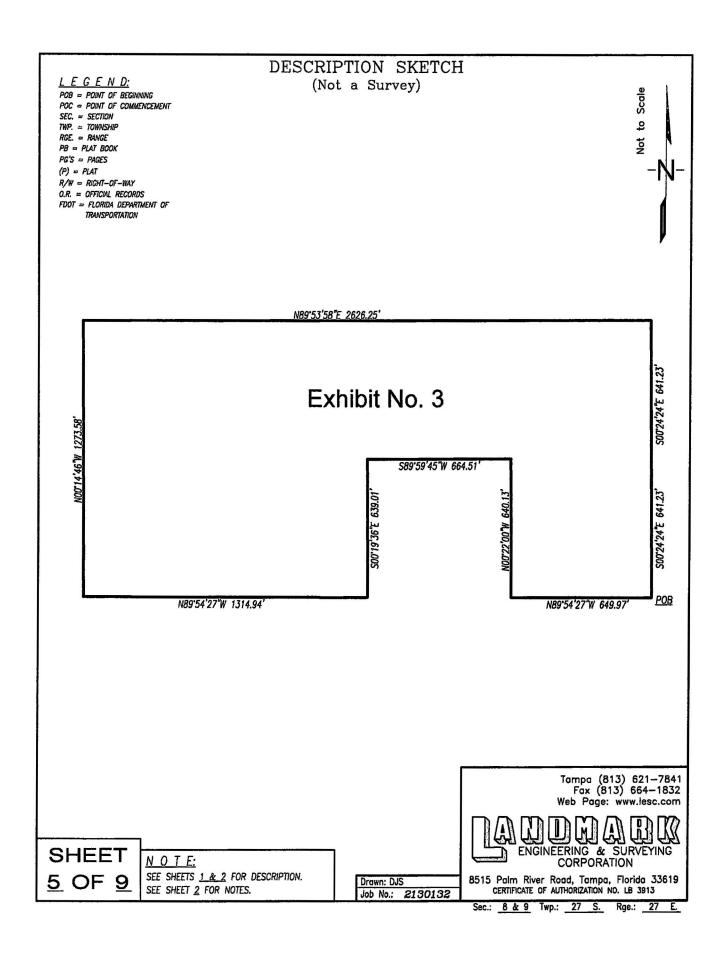
ENGINEERING & SURVEYING
CORPORATION

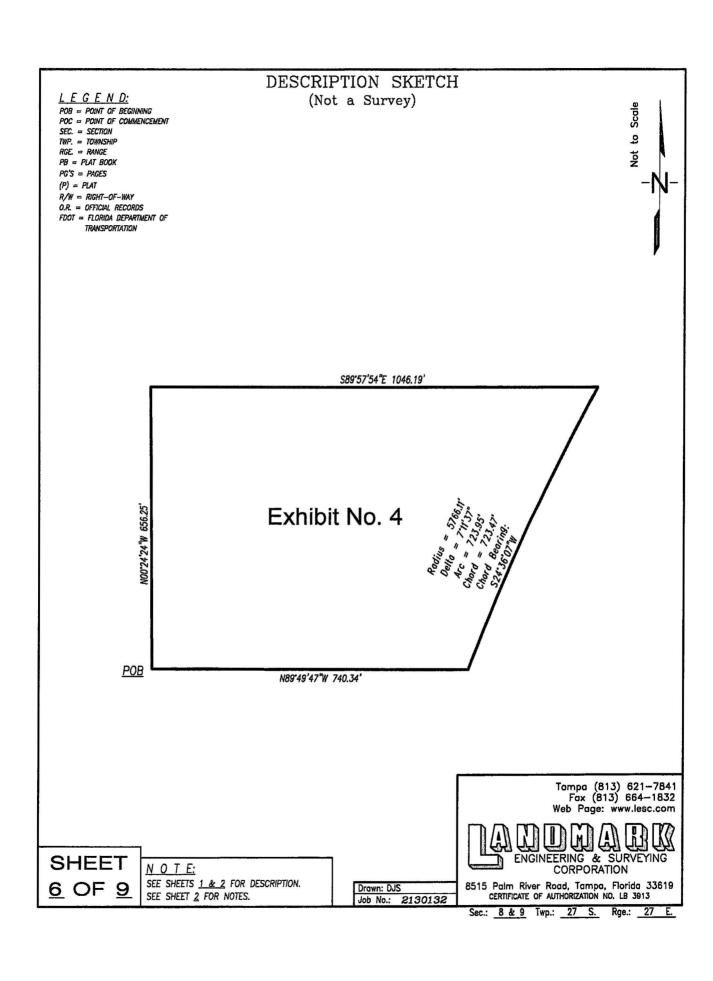
8515 Palm River Road, Tampa, Florida 33619 CERTIFICATE OF AUTHORIZATION NO. LB 3913

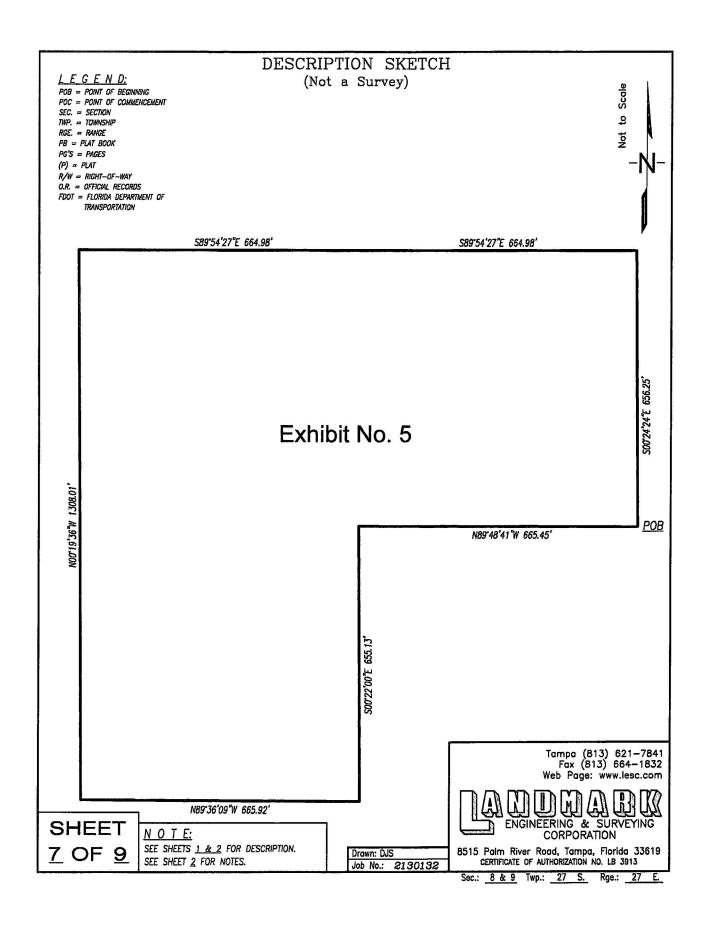
Sec.: _. __ Twp.: _. S. Rge.: _. E

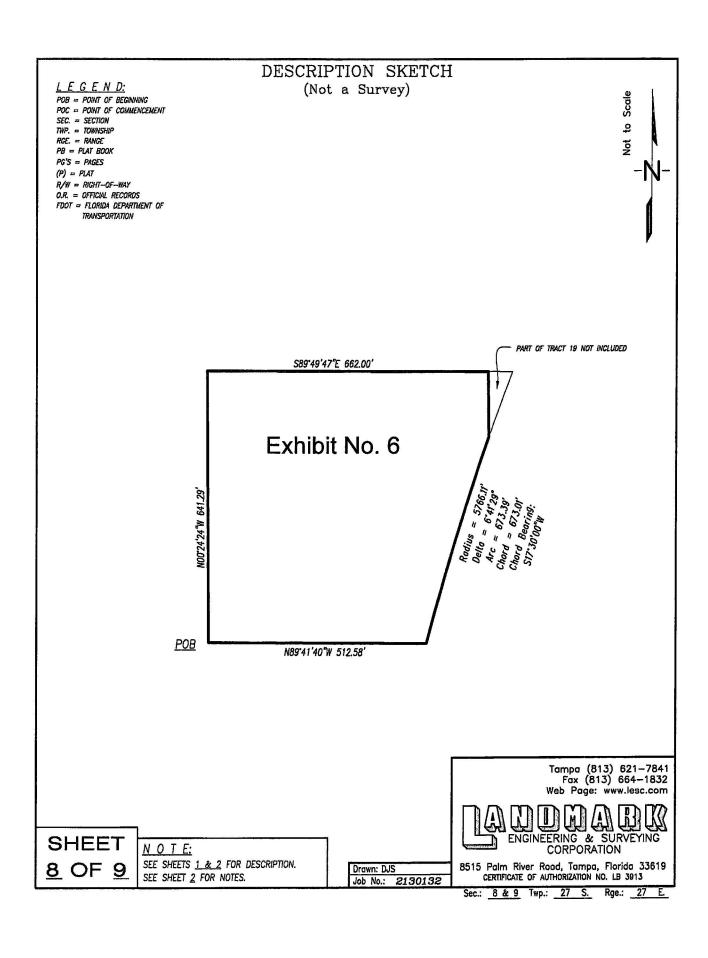












DESCRIPTION SKETCH LEGEND: (Not a Survey) POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT SEC. = SECTION 2 TWP. - TOWNSHIP RGE. = RANGE PB = PLAT BOOK PG'S = PAGES (P) = PLAT R/W = RIGHT-OF-WAY O.R. = OFFICIAL RECORDS FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION S89°59'37"E 331.50' Exhibit No. 7 NOC'15'10"W 640.08" POB S89'51'47"W 331.48' Tampa (813) 621-7841 Fax (813) 664-1832 Web Page: www.lesc.com ENGINEERING & SURVEYING CORPORATION SHEET NOTE: 8515 Palm River Road, Tampa, Florida 33619 CERTIFICATE OF AUTHORIZATION NO. LB 3913 SEE SHEETS 1 & 2 FOR DESCRIPTION. 9 OF 9 Drown: DJS SEE SHEET 2 FOR NOTES. Job No.: 2130132

Sec.: 8 & 9 Twp.: 27 S. Rge.: 27 E.