

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

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

(This space reserved for Clerk)

**NOTICE OF BOUNDARY AMENDMENT OF THE
EA MCKINNON GROVES¹ COMMUNITY DEVELOPMENT DISTRICT (2025)**

PLEASE TAKE NOTICE that on March 4, 2025, the Board of County Commissioners of Lake County, Florida (“County”) adopted Ordinance No. 2025-09, effective March 5, 2025, amending the boundaries of the EA McKinnon Groves Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as **Exhibit “A.”** The District was established by County Ordinance No. 2024-23, which became effective on August 8, 2024. 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 Florida Commerce in accordance with Section 189.014, *Florida Statutes*.

THE EA MCKINNON GROVES 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 CITY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

[CONTINUED ON FOLLOWING PAGE]

¹ Ordinance #2025-09 also changed the name of the District from the “Esplanade at McKinnon Groves Community Development District” to the “EA McKinnon Groves Community Development District.”

IN WITNESS WHEREOF, this Notice has been executed on this 17 day of March, 2025, and recorded in the Official Records of Lake 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 17 day of March, 2025, by Jere Earlywine, as District Counsel of EA McKinnon Group 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: LEGAL DESCRIPTION, AS AMENDED

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Sections 1 and 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Northeast ¼ of Section 12, Township 23 South, Range 26 East, Lake County, Florida; thence N00°27'19"E, along the West line of the Southeast ¼ of Section 1, Township 23 South, Range 26 East, Lake County, Florida, a distance of 882.95 feet; thence departing said West line, run S89°39'19"E, a distance of 170.59 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 395.65 feet and a Central Angle of 39°50'08"; thence run Northeasterly along the arc of said curve, a distance of 275.08 feet (Chord Bearing = N61°43'50"E, Chord = 269.58 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 731.36 feet and a Central Angle of 50°27'11"; thence run Northerly along the arc of said curve, a distance of 644.01 feet (Chord Bearing = N03°47'44"W, Chord = 623.41 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,240.34 feet and a Central Angle of 30°05'06"; thence run Northerly along the arc of said curve, a distance of 651.28 feet (Chord Bearing = N15°24'14"E, Chord = 643.82 feet) to a point; thence run N28°25'46"E, a distance of 232.71 feet; thence run N61°34'14"W, a distance of 55.07 feet to the Point of Curvature of a curve concave to the South, having a Radius of 960.00 feet and a Central Angle of 28°06'19"; thence run Westerly along the arc of said curve, a distance of 470.91 feet (Chord Bearing = N75°37'24"W, Chord = 466.20 feet) to the Point of Tangency; thence run N89°40'33"W, a distance of 134.87 feet; thence run N00°27'19"E, a distance of 20.39 feet to a Point on the South Right of Way line of Hartwood Marsh Road; thence S89°08'29"E, along said South Right of Way line, a distance of 1,070.11 feet; thence departing said South Right of Way line, run S03°51'55"W, a distance of 37.93 feet to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 45.00 feet and a Central Angle of 41°40'57"; thence run Southerly along the arc of said curve, a distance of 32.74 feet (Chord Bearing = S22°17'20"E, Chord = 32.02 feet) to a point; thence S01°18'11"E, a distance of 137.59 feet; thence S24°18'47"W, a distance of 82.53 feet; thence S61°34'14"E, a distance of 203.18 feet; thence N28°25'46"E, a distance of 65.00 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 50.00 feet and a Central Angle of 62°04'38"; thence run Northeasterly along the Arc of said curve, a distance of 54.17 feet (Chord Bearing = N59°28'05"E, Chord = 51.56 feet) to a Point of Tangency; thence S89°29'36"E, a distance of 409.77 feet to the Point of Curvature of a curve, Concave to the South, having a Radius of 75.00 feet and a Central Angle of 30°20'02"; thence run Easterly along the Arc of said curve, a distance of 39.71 feet (Chord Bearing = S74°19'35"E, Chord = 39.24 feet) to a Point of Tangency; thence S59°09'34"E, a distance of 90.41 feet to a point on a Non-Tangent curve, concave to the Southeast, having a Radius of 860.00 feet and a Central Angle of 02°43'28"; thence run Northeasterly along the arc of said curve, a distance of 40.90 feet (Chord Bearing = N33°58'32"E, Chord = 40.89 feet) to a point; thence run N54°41'33"W, a distance of 76.83 feet; thence N27°55'03"W, a distance of 58.56 feet; thence N01°08'34"W, a distance of 213.88 feet to a Point on the South Right of Way line of Hartwood Marsh Road; thence S89°08'29"E, along said South Right of Way line, a distance of

(CONTINUED ON SHEET 2)

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH	10/24/2023	REVISIONS
SCALE	1" = 600'	REVISED CDD BOUNDARY 1/15/2024
F.B.	PAGE	REVISED CDD BND. & LEGAL 4/25/2024
SECTIONS	1 & 12	REVISED CDD BND. & LEGAL 8/21/2024
TWP.	23 S., RNG. 26 E.	
JOB NO.	23-386	SHEET 1 OF 4

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

R.D.B.

8/21/2024

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION (Continued)

896.96 feet to the East line of the Southeast $\frac{1}{4}$ of Section 1, Township 23 South, Range 26 East, Lake County, Florida; thence departing said South Right of Way line, run S00°49'51"W, along said East line, a distance of 2,615.78 feet to the South line of said Section 1; thence departing said East line, run N88°52'56"W, along said South line, a distance of 1,318.74 feet; thence departing said South line, run S00°31'14"W, a distance of 1323.14 feet; thence S89°11'54"E, a distance of 120.55 feet; thence S49°21'50"E, a distance of 1,567.13 feet to a point on the East line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 23 South, Range 26 East, Lake County, Florida; thence S00°30'44"W, along said East line, a distance of 311.99 feet; thence S00°30'07"W, along the East line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 12, a distance of 2,614.67 feet to a point on the North Right of Way line of Phil C. Peters Road; thence departing said East line, run N89°24'12"W, a distance of 1,322.55 feet to a point on the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 12; thence departing said North Right of Way line, run N00°34'44"E, along said West line, a distance of 2,612.11 feet to a point on the South line of the Northeast $\frac{1}{4}$ of said Section 12; thence departing said West line, run N89°25'40"W, along said South line, a distance of 1,321.80 feet to a point on the West line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12; thence departing said South line, run N00°34'09"E, along said West line, a distance of 1,321.80 feet; thence N00°38'58"E, along the West line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12, a distance of 1,320.78 feet to the Point of Beginning.

Containing 323.46 acres, more or less

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	395.65'	39°50'08"	275.08'	N61°43'50"E	269.58'
C2	731.36'	50°27'11"	644.01'	N03°47'44"W	623.41'
C3	1240.34'	30°05'06"	651.28'	N15°24'14"E	643.82'
C4	45.00'	41°40'57"	32.74'	S22°17'20"E	32.02'
C5	50.00'	62°04'38"	54.17'	N59°28'05"E	51.56'
C6	75.00'	30°20'02"	39.71'	S74°19'35"E	39.24'
C7	960.00'	28°06'19"	470.91'	N75°37'24"W	466.20'
C8	860.00'	2°43'29"	40.90'	N33°58'32"E	40.89'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°39'19"E	170.59'
L2	N28°25'46"E	232.71'
L3	N61°34'14"W	55.07'
L4	S89°08'29"E	1070.11'
L5	S03°51'55"W	37.93'
L6	S01°18'11"E	137.59'
L7	S24°18'47"W	82.53'
L8	S61°34'14"E	203.18'
L9	N28°25'46"E	65.00'
L10	S89°29'36"E	409.77'

LINE TABLE

LINE #	DIRECTION	LENGTH
L11	S59°09'34"E	90.40'
L12	N89°40'33"W	134.87'
L13	N54°41'33"W	76.79'
L14	N27°55'03"W	58.56'
L15	N01°08'34"W	213.88'
L16	S89°08'29"E	896.96'
L17	S49°21'50"E	1567.13'
L18	S00°30'44"W	311.99'
L19	S89°11'54"E	120.55'
L20	N00°27'19"E	20.39'

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140



