

This instrument was prepared by:

Wesley S. Haber, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

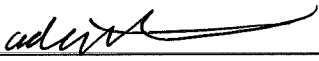
**NOTICE OF ESTABLISHMENT OF THE
STARLING COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on March 26, 2024, and pursuant to a petition filed by Taylor Morrison of Florida, Inc., the Board of County Commissioners of Charlotte County, Florida, enacted Ordinance No. 2024-007, which became effective March 26, 2024, establishing the Starling 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*.

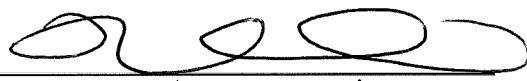
THE STARLING COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE 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 3rd day of April, 2024, and recorded in the Official Records of Charlotte County, Florida.

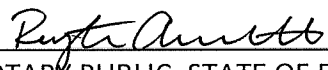

Name: Adam Vangant
Address: 107 West College Avenue
Tallahassee, Florida 32301


Wesley S. Haber, District Counsel
Kutak Rock, LLP


Name: Gabe McKee
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 3rd day of April, 2024, by Wesley S. Haber, as **District Counsel** of **Starling Community Development District**, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

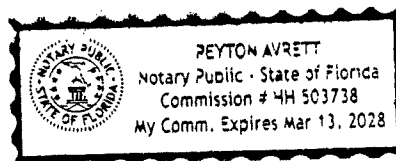
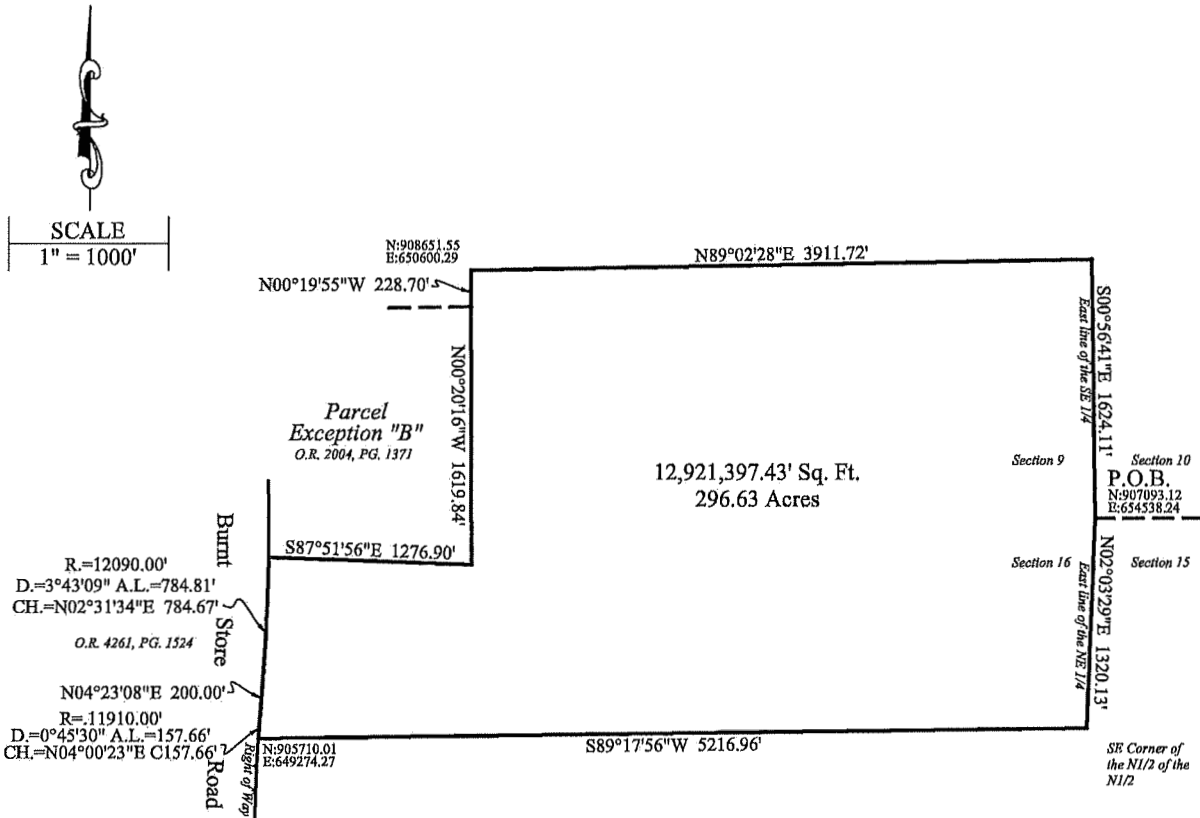


Exhibit A
Property Description

Sketch



SURVEY NOTES:

1. BEARINGS ARE BASED ON EAST LINE OF THE SOUTHEAST (SE 1/4) QUARTER OF SECTION 9 TO BEAR S00°56'41"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. THIS IS NOT A SURVEY
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2024, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEET 2 OF 2.
7. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM (ZONE 0902) (NAD 83/2011) AND DETERMINED USING THE PDOT PERMANENT REFERENCE STATION NETWORK (PRN).

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
INST. = INSTRUMENT
R/W = RIGHT-OF-WAY

Sheet 1 of 2

Sketch to Accompany Description

Subject Parcel

A tract of land lying in Section 9 and 16,
Township 42 South, Range 23 East, Lee
County, Florida

SHEET 1 OF 2

JOB # 2023-0878 PREPARED FOR: Taylor Morrison

SECTIONS 9 and 16, TOWNSHIP 42 S, RANGE 23 E

THIS IS NOT A SURVEY



324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on February 19, 2024 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mapmakers, Chapter 29, Florida Administrative Code, and the Florida Statutes.

Donald D Stouten

D Stouten

Date: 2024.02.19

Donald D Stouten
FLORIDA PROFESSIONAL SURVEYOR & MAPMAKER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Subject Parcel Description:

Description:

A tract or parcel of land lying in Sections 9 and 16, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 16 run S02°03'29"W along the East line of the Northeast Quarter (NE 1/4) of said Section 16 for 1,320.13 feet to the Southeast corner of the North Half (N 1/2) of the North Half (N 1/2) of said Section 16; thence run S89°17'56"W for 5216.96 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4261, at Page 1524, Charlotte County Records; thence run along said Easterly line the following three (3) courses: Northerly along an arc of a curve to the right of radius 11,910.00 feet (delta 00°45'30") (chord bearing N04°00'23"E) (chord 157.66 feet) for 157.66 feet to a point of tangency; N04°23'08"E for 200.00 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 12,090.00 feet (delta 03°43'09") (chord bearing N02°31'34"E) (chord 784.67 feet) for 784.81 feet an intersection with the Southerly line of Parcel Exception "B", as described in a deed recorded in Official Records Book 2004, at Pages 1371 through 1372, Charlotte County Records; thence run S87°51'56"E along said Southerly line for 1,276.90 feet to the Southeast corner of said Parcel Exception "B"; thence run N00°20'16"W along the Easterly line of said Parcel Exception "B" and continuing along the Easterly line of Parcels Exception (A) and Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records, for 1,619.84 feet; thence run N00°19'55"W for 228.70 feet; thence run N89°02'28"E for 3,911.72 feet to an intersection with the East line of the of the Southeast Quarter (SE 1/4) of said Section 9; thence run S00°56'41"E along said East line for 1,624.11 feet to the POINT OF BEGINNING. Containing 296.63 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.

THIS IS NOT A SURVEY	Description to Accompany Sketch Subject Parcel <i>A tract of land lying in Section 9 and 16, Township 42 South, Range 23 East, Lee County, Florida</i>	<i>Not Valid without Sheet 1 of 2</i>
<i>Sheet 2 of 2</i>	 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610 ARDURRA COLLABORATE. INNOVATE. CREATE.	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on February 19, 2024 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. <i>See Sheet 1 of 2 for Signature and Seal</i>
JOB # 2023-0878 PREPARED FOR: Taylor Morrison SECTION 9 and 16, TOWNSHIP 42 S, RANGE 23 E		DONALD D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.3839 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER