

INSTR # 2021244332
BK 11899 Pgs 0093-0096 PG(s)4
09/20/2021 01:17:33 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 35.50

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

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

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

PLEASE TAKE NOTICE that on August 19, 2021, and pursuant to a petition filed by BBHRG Holding at Little Lake Hamilton, LLC, and Bellaviva at Little Lake Hamilton, LLC, the City Commissioners of the City of Haines City, Florida enacted Ordinance No. 21-1743, which became effective August 19, 2021, establishing the Bellaviva 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 BELLAVIVA 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 16th day of September, 2021, and recorded in the Official Records of Polk County, Florida.



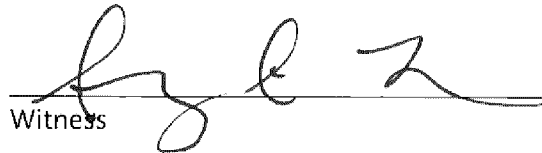
Jere Earlywine, District Counsel
KE Law Group, PLLC



Witness

Katherine Ibarra

Print Name



Witness

Ashley Ligas

Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of September, 2021, by Jere Earlywine, as District Counsel of Bellaviva 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: Ashley A. Ligas
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



ASHLEY A. LIGAS
Commission # HH 070475
Expires December 9, 2024
Bonded Thru Budget Notary Services

Exhibit A
Property Description

Legal Description and Sketch

Section 05, Township 28 South, Range 27 East
Polk County, Florida

Description:

A parcel of land being a portion of the Northwest 1/4 of Section 5, Township 28 South, Range 27 East, Polk County, Florida, being described as follows:

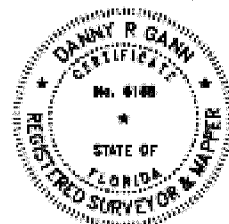
Commence at the intersection of the southerly right-of-way line of State Road 544 and the west line of said Northwest 1/4 of Section 5 for the Point of Beginning, said point being on the arc of a curve to the left, having radius of 2,914.79 feet, a central angle of 03°09'47", and a chord distance of 150.89 feet; thence southeasterly along said curve and southerly right-of-way line, a distance of 160.91 feet; thence South 02°55'29" West, a distance of 9.99 feet to a point on a non-tangent curve to the left, having a radius of 2,924.79 feet, a central angle of 17°04'16", a chord bearing of North 84°23'23" East, and a chord distance of 888.21 feet; thence Northeasterly, along the arc of said curve and southerly right-of-way line, a distance of 871.43 feet; thence North 75°55'12" East, along said southerly right-of-way line, a distance of 832.49 feet to a point on a non-tangent curve to the left, having a radius of 2,925.11 feet, a central angle of 17°37'44", a chord bearing of North 67°05'53" East, and a chord distance of 898.46 feet; thence Northeasterly, along the arc of said curve and said right-of-way line, a distance of 800.01 feet to the east line of the northwest 1/4 of aforesaid Section 5; thence South 00°23'17" East, along said east line of the Northwest 1/4, a distance of 1,330.37 feet, more or less to the waters edge of Little Lake Hamilton; thence Southwesterly, along said waters edge, 3600 feet more or less to the northerly right-of-way line of State Road 25 (U.S. 27), said point being South 31°23'26" East, 880.21 feet from the intersection of said northerly right-of-way line and the west line of the Northwest 1/4 of Section 5; thence North 31°23'26" West, along said northerly right-of-way line, a distance of 880.21 feet to said intersection of the northerly right-of-way line and the west line of the Northwest 1/4 of Section 5; thence North 00°16'40" West, along said west line of the Northwest 1/4 of Section 5, a distance of 2,757.32 feet to the Point of Beginning.

Surveyor's Notes:

1. This is not a boundary survey as defined in Florida Administrative Code 5J-17.052
2. Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper unless affixed with a digital signature and seal. If digitally sealed, the seal appearing on this document was authorized by Danny R. Gann, P.S.M. on the date depicted on the accompanying digital signature.
3. This Legal Description and Sketch has been prepared without benefit of Title Commitment and is subject to any Dedications, Limitations, Restrictions, Reservations, Easements, Right-of-Ways, Agreements and/or other matters of record in Polk County, Florida, other than those shown hereon.
4. Bearings shown hereon are grid, based on the Florida State Plane Coordinate System, North American Datum of 1983 (2011 Adjustment), Florida West Zone, having a bearing of South 00°16'40" East along the west line of the Northwest 1/4 of Section 05, Township 28 South, Range 27 East, Polk County, Florida.
5. The parcel id (identification) numbers and ownership information shown hereon was obtained from the Polk County Property Appraisers web site.
6. The signed and sealed copies of this survey will be the record drawing for this project.

See sheet 2 of 2 for sketch

SHEET JOB NO. DATE
1 of 2 3247 04/06/2021



CREW CHIEF _____ FIELD DATE _____ DRAWN BY LSS

I, THE UNDERSIGNED AS REPRESENTATIVE OF RAPID SURVEYING, INC., HEREBY CERTIFIES THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY CHAPTER 54-17, OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.527 FLORIDA STATUTES.

DANNY R. GANN, P.S.M. NO. 8188 STATE OF FLORIDA DATE

RSI

Rapid Surveying, Inc.

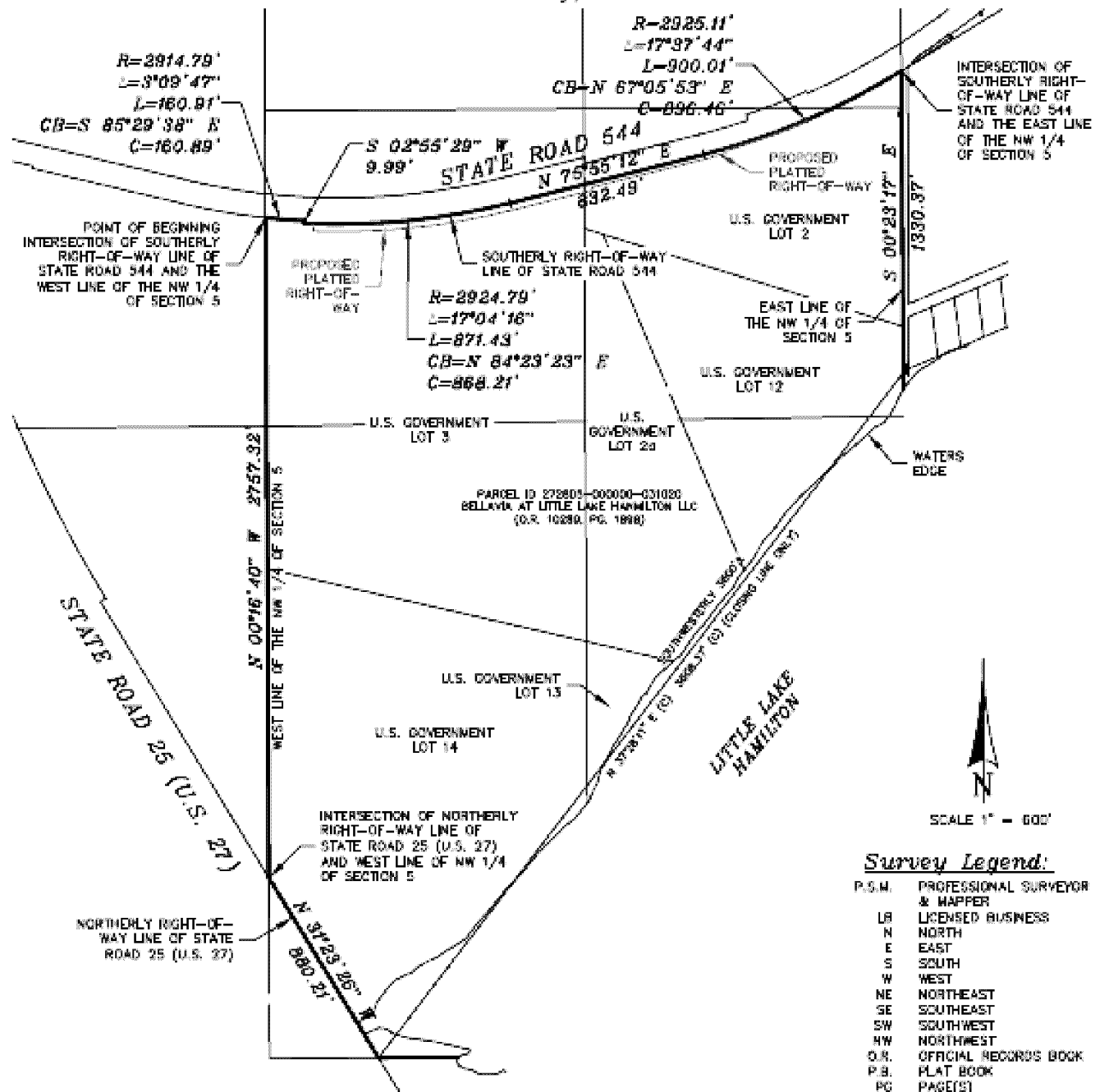
2000 East Edgewood Drive, Suite 106P
Lakeland, Florida 33803

PROFESSIONAL SURVEYORS & MAPPERS
LICENSED BUSINESS L.B. #7568

EMAIL: RSI@RAPIDSURVEYING.NET
PHONE (863)668-9124 FAX (863) 668-9091

Legal Description and Sketch

Section 05, Township 28 South, Range 27 East
Polk County, Florida



See sheet 1 of 2 for surveyor's notes, legal description and signature block

SHEET JOB NO. DATE
2 of 2 3247 04/26/2021

CREW CHIEF _____ FIELD DATE _____ DRAWN BY LSS

RSI 

Rapid Surveying, Inc.

2035 East Edgewood Drive, Suite 106B
Lakeland, Florida 33803

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