

This Instrument Prepared By:

Mark A. Watts, Esquire  
COBB & COLE  
231 N. Woodland Blvd.  
DeLand, FL 32720

NOTICE OF ESTABLISHMENT OF HUNT CLUB GROVE  
COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that pursuant to a petition filed by Hunt Club Grove North at Lake Wales, LLC and Hunt Club Grove South at Lake Wales, LLC, listed in the PETITION FOR AN ORDINANCE TO ESTABLISH THE HUNT CLUB GROVE COMMUNITY DEVELOPMENT DISTRICT, incorporated herein by reference, the City of Lake Wales, Florida adopted an Ordinance which became effective on January 17, 2023, establishing the Hunt Club Grove Community Development District (the "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.

HUNT CLUB GROVE 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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 27<sup>th</sup> day of January \_\_\_\_\_, 2023, for recordation in the Official Records of Polk County, Florida.

[Signature]  
Mark A. Watts, District Counsel  
COBB & COLE

[Signature]  
Witness  
Nika K. Hosseini  
Print Name

[Signature]  
Witness  
Heather Flores  
Print Name

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27<sup>th</sup> day of January, 2023 by Mark A. Watts, who is personally known to me, and who Did [ ] Did Not [ ] take an oath.

[Signature]  
Notary Public, State of Florida



Print Name: Heather Flores  
Commission No.: HH 029270  
My Commission Expires: August 22, 2024

Exhibit "A"  
LEGAL DESCRIPTION

# LEGAL DESCRIPTION

**LEGAL DESCRIPTION**

**PARCEL 1**

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR STATE ROAD 60 AS DESCRIBED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION IN MAP SECTION 16130-2515, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HAMILTON ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR A FRONTAGE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3269, PAGE 407 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THOSE LANDS DESCRIBED IN THE PLAT OF EAST GATE FEEL PLAT BOOK 99, PAGE 38 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 2102 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

**PARCEL 2**

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS RIGHT OF WAY FOR HAMILTON ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

**PARCEL 3**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

**PARCEL 4**

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR COUNTY ROAD RIGHT OF WAY.

AND

**PARCEL 5**

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR COUNTY ROAD RIGHT OF WAY AND LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

**PARCEL 6**

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR STATE ROAD 60 AS DESCRIBED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION IN MAP SECTION 16130-2515, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HAMILTON ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE WEST 460 FEET THEREOF, LESS THOSE LANDS DESCRIBED IN THE PLAT OF THE MEADOWS OF LAKE WALES PER PLAT BOOK 109, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9615, PAGE 107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

**PARCEL 7**

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR HUNT BROTHERS ROAD AS DESCRIBED IN MAP BOOK 5, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

**PARCEL 8**

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

**PARCEL 9**

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR COUNTY ROAD 178 (A.K.A. 11TH STREET) AS SHOWN IN MAP BOOK 7, PAGE 339 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ADDITIONAL RIGHT OF WAY FOR SAID COUNTY ROAD 178 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4499, PAGE 2209 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

**PARCEL 10**

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS RIGHT OF WAY FOR LITTLE SINKHOLE ROAD AS SHOWN IN MAP BOOK 5, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LESS RIGHT OF WAY FOR HAMILTON ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 1474 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

LESS AND EXCEPT THE FOLLOWING PUMP HOUSE PARCEL

A PORTION OF THE NW 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SAID NW 1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 28 EAST, THENCE NORTH 00°06'13" WEST, ALONG THE EAST LINE OF SAID NW 1/4, A DISTANCE OF 61.16 FEET; THENCE NORTH 89°58'58" WEST A DISTANCE OF 12.97 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF HUNT BROTHERS ROAD ACCORDING TO MAP BOOK 57, PAGE 313 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND TO A POINT OF BEGINNING; THENCE SOUTH 00°40'36" EAST, ALONG SAID WEST MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 82.52 FEET; THENCE SOUTH 88°32'36" WEST, ALONG THE SOUTH LINE AND THE EXTENSION OF A 20.00 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7456, PAGE 1732 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 57.86 FEET; THENCE NORTH 00°35'21" WEST, ALONG THE WEST LINE AND THE EXTENSION OF A 20.00 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7456, PAGE 1736 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 84.01 FEET; THENCE SOUTH 89°58'58" EAST, ALONG THE NORTH LINE AND THE EXTENSION OF SAID 20.00 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7456, PAGE 1732 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 57.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 129.682 ACRES ±

FILED/CDD: Enthe/DaveSchmitt - LEGAL DESCRIPTION.dwg: 5/26/2022 11:22:56 AM



**DAVE SCHMITT  
ENGINEERING, INC.**  
17301 LAKE UNDERHILL ROAD  
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407-201-5025 FAX 407-201-5033  
Certification of Professional Engineer # 27421

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 The user must also obtain the written consent of the author for any use of this document in any other project or purpose.

REVISIONS		DATE	BY	DESCRIPTION

DAVE H. SCHMITT  
FLORIDA REG. NUMBER  
4774

**LEGAL DESCRIPTION**  
**HUNT CLUB GROVE - NORTH CDD**

DATE: JUN. 2022  
PROJECT NO.:  
DRAWN BY: PD  
CHECKED BY: DMS  
SCALE: NTS  
SHEET: 2A

# LEGAL DESCRIPTION

## LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Polk, State of Florida, and described as follows:

SE 1/4 of SW 1/4 AND SW 1/4 of SW 1/4, lying East of the Atlantic Coast Line Railroad right-of-way, LESS AND EXCEPT road rights-of-way, in Section 7, Township 30 South, Range 28 East, Polk County, Florida.

and

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 30 South, Range 28 East, Polk County, Florida. LESS right-of-way for the Atlantic Coast Line Railroad Company as described in a Deed recorded in Deed Book 101, Page 144, Public Records of Polk County, Florida.

and


That part of the Northwest 1/4 of the Northwest 1/4, of Section 18, Township 30 South, Range 28 East, Polk County, Florida, lying East of C.S.X. Transportation Inc. Railroad Right-of-Way together with any and all rights set forth in that certain easement dated July 5, 1996 and recorded July 30, 1996 in OR Book 3710, Page 2206, public records of Polk County, Florida.

## BEING MORE PARTICULARLY DESCRIBED AS:

Commence at the Southeast corner of the Southwest 1/4 of Section 07, Township 30 South, Range 28 East also being the Northeast corner of the Northwest 1/4 of Section 18, Township 30 South, Range 28 East, Polk County, Florida thence South 88°38'01" West, along the South line of the Southwest 1/4 of said Section 07 and along the North line of the Northwest 1/4 of said Section 18, a distance of 672.84 feet to a POINT OF BEGINNING; thence South 00°38'13" East, along the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 18, a distance of 1,324.58 feet to a point on the South line of said Northeast 1/4 of the Northwest 1/4 of said Section 18; thence South 88°42'48" West, along said South line of the Northeast 1/4 of the Northwest 1/4 of said Section 18, a distance of 170.51 feet to a point on the Easterly right-of-way line of CXS Transportation Incorporated and Florida Midland Railroad per Map V3F FLA-5; thence North 46°04'08" West, along said Easterly right-of-way line, a distance of 2,751.40 feet to a point on the East right-of-way line of State Road 17A per ORB 4467, PG 85 and MB 7, PG 339, of the Public Records of Polk County, Florida, also being County road 17B and 11th Street; thence along said East right-of-way line the following five (5) courses: North 01°45'57" East a distance of 24.67 feet; thence North 87°33'26" East a distance of 52.95 feet; thence North 00°31'32" West a distance of 100.01 feet; thence North 00°13'09" East, a distance of 42.12 feet; thence South 89°51'33" East a distance of 16.40 feet; thence North 00°08'27" East a distance of 508.21 feet to a point on the South right-of-way line of Post Salter Road per ORG 789, PG 17 of the Public Records of Polk County, Florida; thence North 88°36'40" East, along said South right-of-way line plus parallel to and 25.00 feet South of the North line of the South 1/2 of the Southwest 1/4 of said Section 07, a distance of 2,775.93 feet to a point on the West right-of-way line of Hunt Brothers Road per Map Book 57, PG 313 of the Public Records of Polk County, Florida; thence along said West right-of-way line the following ten (10) courses: South 00°49'28" East a distance of 47.71 feet; thence South 00°18'10" West a distance of 100.00 feet; thence South 00°16'13" East a distance of 100.00 feet; thence South 00°18'10" West a distance of 100.00 feet; thence South 00°16'13" East a distance of 100.00 feet; thence South 00°18'10" West a distance of 100.00 feet; thence South 00°50'36" East a distance of 100.00 feet; thence South 00°16'13" East a distance of 500.00 feet; thence South 01°24'58" East a distance of 100.02 feet; thence South 00°45'41" East a distance of 59.32 feet to a point on said South line of the Southwest 1/4 of said Section 07; thence South 88°38'01" West, along said South line of the Southwest 1/4 of said Section 07, a distance of 662.86 feet to the POINT OF BEGINNING.

Contains 104.359 Acres ±

FILED: CDD, Exhibit CDD, Exhibit Combined, CDD-7, File CDD-9, Exhibit 2 - LEGAL DESCRIPTION - CDD-9.dwg, 01/27/2023, 01:07:07 PM

	<b>DAVE SCHMITT ENGINEERING, INC.</b> 12531 LAKE UNDERHILL ROAD GAITHERSBURG, MD 20878 301-291-5511 FAX 301-291-4513 Certification of Professional Engineer # 27117	<b>CONTRACT # 23001</b> This drawing is the property of Dave Schmitt Engineering, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dave Schmitt Engineering, Inc.	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION									DAVE U. SCHMITT FLORIDA REG. NUMBER 41071	<b>LEGAL DESCRIPTION</b> <b>HUNT CLUB GROVE - SOUTH CDD</b>	DATE: MAR. 2023 PROJECT NO: DRAWN BY: FD CHECKED BY: DHS SCALE: 1"=6' SHEET: 20
	REVISIONS																	
DATE	DESCRIPTION																	
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