

This instrument was prepared by:

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

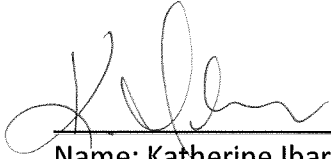
**NOTICE OF ESTABLISHMENT OF THE
WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on March 19 2024, and pursuant to a petition filed by D.R. Horton, Inc., the City Council of the City of Ocala, Florida, enacted Ordinance No. 2024-19, which became effective March 21, 2024, establishing the Winding Oaks 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 Commerce under Section 189.014, *Florida Statutes*.

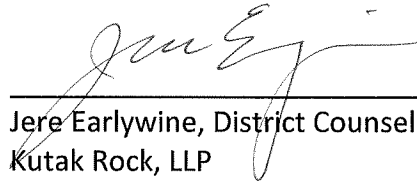
THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY 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.

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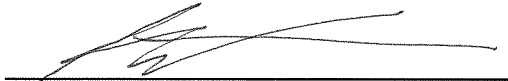
IN WITNESS WHEREOF, this Notice has been executed on this 29 day of March, 2024, and recorded in the Official Records of Marion County, Florida.



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

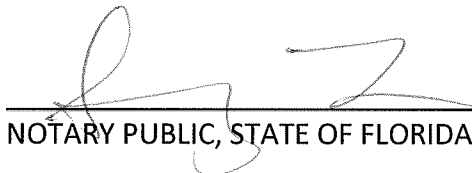
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of March, 2024, by Jere Earlywine, as District Counsel of Winding Oaks **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 070475
Expires December 9, 2024
Bonded Thru Budget Notary Service

(NOTARY SEAL)



NOTARY PUBLIC, STATE OF FLORIDA

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

Exhibit A
Property Description

SKETCH OF DESCRIPTION FOR:
CDD BOUNDARY
SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 9; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°58'09"E., 1395.18 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°01'51"E., 2,813.15 FEET TO THE POINT OF BEGINNING; THENCE N.89°58'29"W., 755.43 FEET; THENCE N.00°01'31"E., 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,840.00 FEET, A CENTRAL ANGLE OF 65°37'58", AND A CHORD BEARING AND DISTANCE OF N.57°09'30"W., 1,994.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,107.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 49°27'55", AND A CHORD BEARING AND DISTANCE OF N.49°04'28"W., 75.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 79°48'32", AND A CHORD BEARING AND DISTANCE OF N.66°17'19"E., 150.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 51°13'45", AND A CHORD BEARING AND DISTANCE OF S.00°46'10"W., 90.79 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.88 FEET TO A POINT COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,760.00 FEET, A CENTRAL ANGLE OF 23°22'25", AND A CHORD BEARING AND DISTANCE OF S.36°31'55"E., 713.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 717.99 FEET TO THE END OF SAID CURVE; THENCE N.44°27'08"E., 656.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 45°44'30", AND A CHORD BEARING AND DISTANCE OF N.67°07'45"E., 559.66 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 574.81 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E., 338.06 FEET; THENCE N.00°12'09"E., 1,220.28 FEET TO THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 66TH STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

CONTINUE NEXT PAGE...

NOTES:

1. DATE OF SKETCH: NOVEMBER 3, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE FLORIDA WEST GRID NAD-83, (CORS96)(EPOCH:2002.0000)(2011 ADJUSTMENT), BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

LEGEND:

— LINE BREAK
R/W RIGHT-OF-WAY
CONC. CONCRETE
LS LAND SURVEYOR
LB LICENSED BUSINESS
NO. NUMBER
CL CENTERLINE
P.C. POINT OF CURVATURE
P.I. POINT OF INTERSECTION
L ARC LENGTH
R RADIUS
Δ DELTA (CENTRAL ANGLE)
CB CHORD BEARING
CH CHORD DISTANCE
○ CHANGE IN DIRECTION

****NOTE: THIS IS NOT A SURVEY****
SHEET 1 OF 3
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M.— LS 6553
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

 JCH CONSULTING GROUP, INC. LAND DEVELOPMENT • SURVEYING & MAPPING PLANNING • ENVIRONMENTAL • G.I.S. CERTIFICATE OF AUTHORIZATION NO. 124801 CHRISTOPHER J. HOWSON, P.S.M., C.F.M.— LS 6553 421 SW 15TH STREET, Ocala, FLORIDA 34671 PHONE: (352) 455-1402 FAX: (888) 272-8538 www.jchgroup.com	DRAWN:	C.J.H.	J.O.# 16365
	REVISED:		DWG.# 16365SK (CDD)
	CHECKED:	C.J.H.	SHEET 1 OF 3
	APPROVED:	C.J.H.	
	SCALE:	---	COPYRIGHT © NOVEMBER, 2023

SKETCH OF DESCRIPTION FOR:

CDD BOUNDARY

**SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA**

CONTINUED...

THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING FOUR (4) COURSES, (1.) S.89°47'51"E., 628.55 FEET; (2) THENCE S.89°47'49"E., 1,277.93 FEET; (3) S.89°00'21"E., 2,643.86 FEET; (4.) THENCE S.88°51'31"E., 1,297.70 FEET TO THE EASTERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET, ALONG SAID EASTERLY BOUNDARY S.00°33'30"W., 2,607.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, THE FOLLOWING TWO (2) COURSES, (1.) S.00°25'04"W., 150.55 FEET; (2.) THENCE S.00°33'32"W., 1,174.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 10, N.89°10'47"W., 1,309.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, N.89°09'56"W., 1,315.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, N.89°26'18"W., 185.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°42'16", AND A CHORD BEARING AND DISTANCE OF N.70°55'25"W., 78.71 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.08 FEET TO THE END OF SAID CURVE; THENCE N.89°16'33"W., 266.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°42'13", AND A CHORD BEARING AND DISTANCE OF N.38°25'26"W., 38.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 11°52'03", AND A CHORD BEARING AND DISTANCE OF S.06°29'39"W., 417.23 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE EASTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY WIDTH VARIES), A DISTANCE OF 417.98 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY, S.00°34'55"W., 889.37 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY OF S.W. 80TH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N.89°35'08"W., 138.02 FEET TO THE WESTERLY RIGHT OF WAY OF AFORESAID S.W. 49TH AVENUE ROAD; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: (1) N.00°34'56"E., 258.98 FEET; (2) THENCE N.15°10'42"E., 51.69 FEET; (3) THENCE N.00°34'51"E., 580.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,143.00 FEET, A CENTRAL ANGLE OF 10°56'22", AND A CHORD BEARING AND DISTANCE OF N.06°01'50"E., 408.54 FEET; (4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 409.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°40'05", AND A CHORD BEARING AND DISTANCE OF S.55°50'04"W., 34.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.69 FEET TO A POINT OF TANGENCY; THENCE N.79°49'54"W., 89.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 70°15'58", AND A CHORD BEARING AND DISTANCE OF S.65°02'07"W., 86.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.98 FEET TO THE END OF SAID CURVE; THENCE N.87°26'04"W., 156.81 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7351, PAGE 1648 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 71°49'46", AND A CHORD BEARING AND DISTANCE OF N.35°54'53"W., 551.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7351, PAGE 1648, A DISTANCE OF 589.22 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N.00°00'00"W., 290.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 89°58'29", AND A CHORD BEARING AND DISTANCE OF N.44°59'15"W., 1,088.70 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,209.17 FEET TO A POINT OF TANGENCY; (3) THENCE N.89°58'29"W., 450.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: SCHOOL BOARD PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°58'29"W	755.43
L2	N0°01'31"E	10.00
L3	N44°27'08"E	898.42
L4	N90°00'00"E	338.08
L5	N0°12'08"E	1220.28
L6	S89°47'51"E	828.55
L7	S89°47'49"E	1277.93
L8	S89°00'21"E	2643.86
L9	S88°51'31"E	1297.70
L10	S0°33'30"W	2607.30
L11	S0°25'04"W	150.55
L12	S0°33'32"W	1174.61
L13	N89°10'47"W	1309.46

LINE TABLE		
LINE	BEARING	LENGTH
L14	N89°09'56"W	1315.67
L15	N89°26'18"W	185.13
L16	N89°16'33"W	266.56
L17	S0°34'55"W	889.37
L18	N89°35'08"W	138.02
L19	N0°34'56"E	258.98
L20	N15°10'42"E	51.69
L21	N0°34'51"E	580.76
L22	N79°49'54"W	89.96
L23	N87°26'04"W	156.81
L24	N0°00'00"E	290.68
L25	N89°58'29"W	450.12

****NOTE: THIS IS
NOT A
SURVEY**
SHEET 2 OF 3
ONE IS NOT
COMPLETE
WITHOUT THE
OTHERS**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	2107.74	1840.00	085°37'58"	1894.37	N57°08'30"W
C2	77.70	90.00	040°27'55"	75.31	N49°04'28"W
C3	162.97	117.00	078°48'32"	150.11	N88°17'19"E
C4	83.88	105.00	051°34'45"	80.79	S00°48'10"W
C5	717.99	1780.00	023°22'25"	713.02	S36°31'55"E
C6	574.81	720.00	045°44'30"	559.88	N87°07'45"E
C7	80.08	125.00	036°42'16"	78.71	N70°55'25"W
C8	44.38	25.00	101°42'13"	38.78	N38°25'26"W
C9	417.68	2018.00	011°52'03"	417.23	S08°28'39"W
C10	409.16	2143.00	010°56'22"	408.54	N06°01'50"E
C11	38.69	25.00	088°40'05"	34.94	S55°50'04"W
C12	91.98	75.00	070°15'58"	86.32	S85°02'07"W
C13	589.22	470.00	071°49'46"	551.39	N35°54'53"W
C14	1209.17	770.00	089°58'29"	1088.70	N44°59'15"W



JCH

CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING & ENVIRONMENTAL & G.I.S.

CERTIFICATE OF AUTHORIZATION NO. 18 8071 CHRISTOPHER J. BROWNE, P.L.M., C.F.M., L.S. 6553
4639 W. 15TH STREET, OCEOLA, FLORIDA 33457
PHONE: (813) 455-1482 FAX: (888) 872-8332 www.jchgrp.com

DRAWN:	C.J.H.	J.O.# 16365
REVISED:		DWG.# 16365SK (CDD)
CHECKED:	C.J.H.	SHEET 2 OF 3
APPROVED:	C.J.H.	
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