

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

Kyle M. Magee
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on February 27, 2024 pursuant to a petition filed by Zemel Land Partners, LLC, the Board of County Commissioners of Charlotte County, Florida, adopted Ordinance No. 2024-001 which became effective on February 27, 2024, establishing the Firelight East 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 in accordance with Section 189.014, Florida Statutes.

THE FIRELIGHT EAST 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.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Notice has been executed on this 6th day of March, 2024, and recorded in the Official Records of Charlotte County, Florida.

Kyle Magee

Kyle M. Magee
Kutak Rock LLP

Brea Ward

Witness

BREA WARD

Print Name

Address: 107 West College Avenue
Tallahassee, Florida 32301

Gabe McKee

Witness

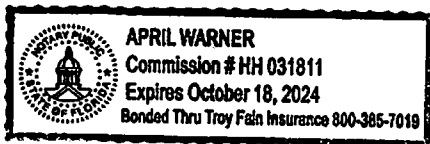
Gabe McKee

Print Name

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 6th day of March, 2024, by Kyle M. Magee of Kutak Rock LLP, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



(NOTARY SEAL)

April Warner

NOTARY PUBLIC, STATE OF FLORIDA

Name: April Warner

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

EXHIBIT A



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 28, T-42-S, R-23-E.
CHARLOTTE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID SECTION 28 AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT 66744; THENCE S.00°02'07"W. ALONG THE EAST LINE OF SAID SECTION 28 FOR 2743.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28 AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT 66746; THENCE S.00°01'46"W. ALONG SAID EAST LINE FOR 2744.06 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28 AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT 66932; THENCE S.89°35'50"W. ALONG THE SOUTH LINE OF SAID SECTION 28 FOR 2694.39 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28 AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT 66748; THENCE N.00°22'17"E. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 28 FOR 5509.18 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28 AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT 66743; THENCE S.89°56'57"E. ALONG THE NORTH LINE OF SAID SECTION 28 FOR 2661.71 FEET TO THE POINT OF BEGINNING.

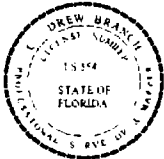
BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA"; WHEREIN THE NORTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS S.89°56'57"E.

CONTAINS 338.02 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

October 11, 2023

DIGITALLY SIGNED BY
C DREW BRANCH

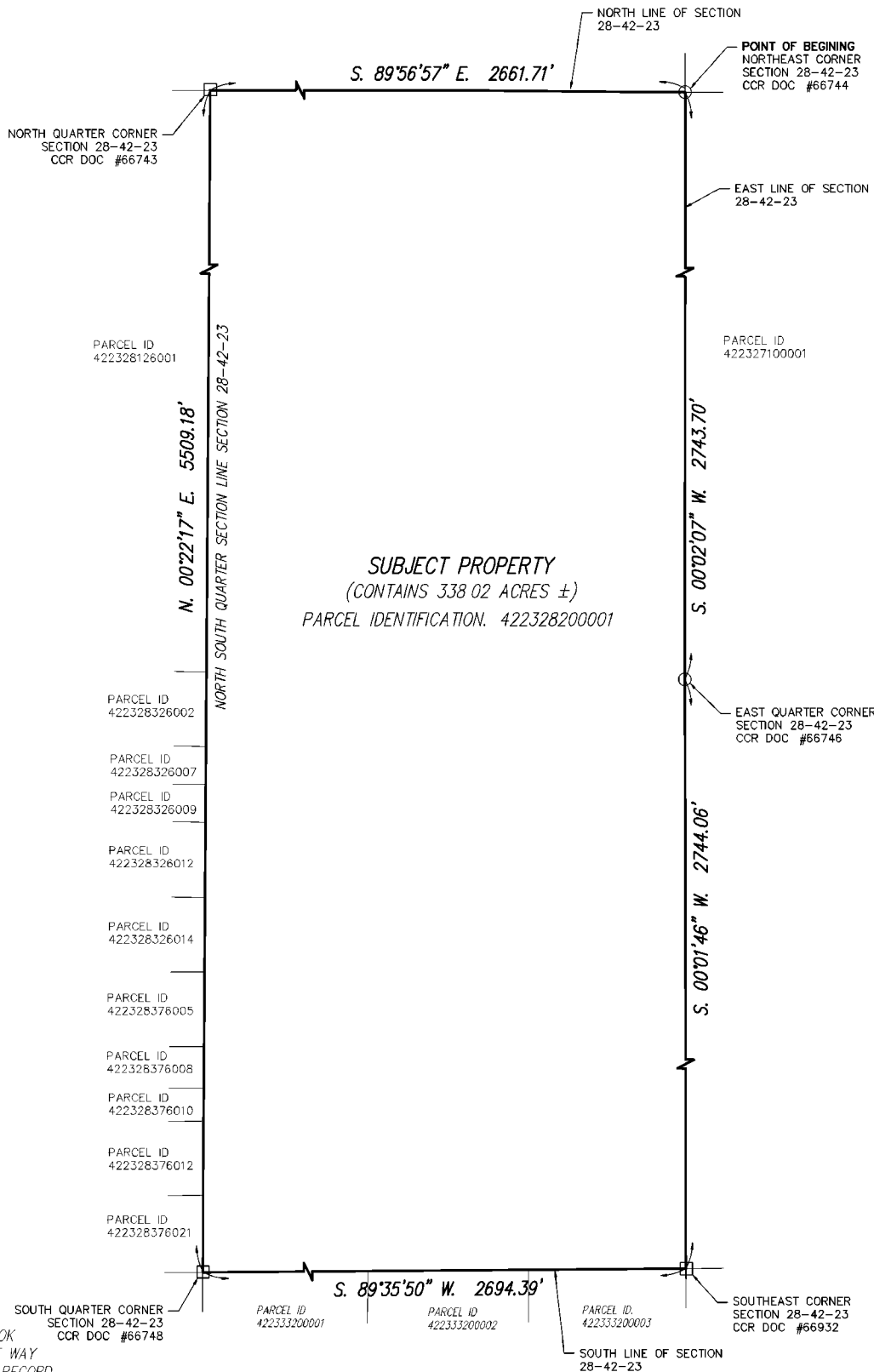


Date:
2023.10.11
15:03:35
-04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 2

SERVING THE STATE OF FLORIDA



LEGEND

PGS PAGES
P.B. PLAT BOOK
R/W RIGHT OF WAY
O.R. OFFICIAL RECORD
S.R. STATE ROAD
SQ. FT. SQUARE FEET
C1 LINE 1 OF CURVE TABLE
CCR CERTIFIED CORNER RECORD
DOC DOCUMENT

SOUTH QUARTER CORNER
SECTION 28-42-23
CCR DOC #66748

PARCEL ID
422333200001

PARCEL ID
422333200002

PARCEL ID
422333200003

SOUTH LINE OF SECTION
28-42-23

THIS IS NOT A BOUNDARY SURVEY

SKETCH TO ACCOMPANY DESCRIPTION
RESIDENTS AT BURNT STORE EAST
CHARLOTTE COUNTY, FLORIDA

BANKS
ENGINEERING

Professional Engineers, Planners & Land Surveyors
Serving The State Of Florida

4101 TAMPAW TRAIL - BLDG 3 UNIT 501
PORT CHARLOTTE, FLORIDA 33652
PHONE: (941) 825-1185 FAX: (941) 825-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6860
WWW.BANKSENG.COM

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
10/11/23	3215N	3215N	SW	CDB	1"=600'	20F2	28-42-23