

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

Kate V. John, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
GOVERNORS PARK NORTH COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on May 27, 2025, pursuant to a petition filed by Governors Park Property Holdings, LLC (“Petitioner”), the Board of County Commissioners of Clay County, Florida, adopted Ordinance No. 2025-13 which became effective on June 4, 2025, establishing the Governors Park North 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 designated under Section 189.014, *Florida Statutes*.

THE GOVERNORS PARK NORTH 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 9th day of June 2025, and recorded in the Official Records of Clay County, Florida.

Kate V. John

Kate V. John, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Skylar Watkins
Witness

Skylar Watkins
Print/Name
107 West College Avenue
Tallahassee, Florida 32301

Alexis Weiland-Sorenson
Witness

Alexis Weiland-Sorenson
Print Name
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 9 day of June 2025, by Kate V. John, as counsel for the Petitioner, and who is either personally known to me, or produced _____ as identification.

PEYTON AVRETT
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

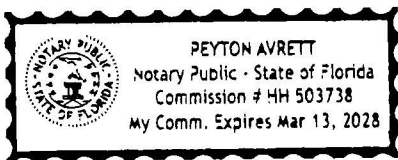
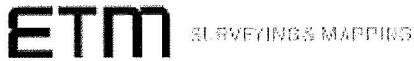


Exhibit A
LEGAL DESCRIPTION



14775 Old St. Augustine Road, Jacksonville, Florida 32288
etm.com | 904.442.8150

Revised January 22, 2025
January 8, 2025
Page 1 of 3

Work Order No. 24-694.00
File No. 130G-36.00A

Governors Park North CDD

Parcel 1

A portion of Section 38 of the George I.F. Clarke Grant (Clarke's Mill Grant), as subdivided in the re-survey by Gould T. Butler, recorded in Plat Book 1, page 31, of the Public Records of Clay County, Florida, Township 6 South, Range 26 East, said Clay County, being a portion of DRI Parcel, as described and recorded in Official Records Book 4675, page 1182, of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of County Road No. 15A, a 66 foot right of way per occupation and maintenance, with the Northerly limited access right of way line of State Road No. 23 (First Coast Outer Beltway), a 324 foot limited access right of way as presently established; thence South $65^{\circ}19'52''$ West, along said Northerly limited access right of way line, 149.77 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $65^{\circ}19'52''$ West, along said Northerly limited access right of way line of State Road No. 23, a distance of 273.64 feet to the point of curvature of a curve concave Northwesterly having a radius of 39,838.00 feet; thence Southwesterly, continuing along said Northerly limited access right of way line and along the arc of said curve, through a central angle of $02^{\circ}59'49''$, an arc length of 2083.81 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $66^{\circ}49'46''$ West, 2083.57 feet; thence South $70^{\circ}41'19''$ West, departing said Northerly limited access right of way line, 89.92 feet; thence South $70^{\circ}45'12''$ West, 210.10 feet; thence South $68^{\circ}27'45''$ West, 341.88 feet to the point of curvature of a curve concave Northerly having a radius of 3876.00 feet; thence Westerly along the arc of said curve, through a central angle of $15^{\circ}51'22''$, an arc length of 1072.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $76^{\circ}23'27''$ West, 1069.24 feet; thence North $07^{\circ}47'44''$ West, along a non-tangent line, 195.70 feet; thence North $31^{\circ}17'17''$ West, 1213.37 feet; thence North $18^{\circ}58'40''$ West, 2278.07 feet; thence North $13^{\circ}21'02''$ East, 1600.00 feet to a point hereinafter referred to as Reference Point "C"; thence continue North $13^{\circ}21'02''$ East, 103 feet, more or less, to its intersection with the centerline of Governor's Creek; thence Northeasterly along said centerline, 2215 feet, more or less, to a point lying on the Southwesterly line of those lands described and recorded in Official Records Book 103, page 322, of said Public Records; thence South $53^{\circ}37'18''$ East, departing said centerline and along said Southwesterly line, 25 feet, more or less, to a point which bears North $60^{\circ}48'10''$ East, 2220.23 feet from said Reference Point "C"; thence continue South $53^{\circ}37'18''$ East, along said Southwesterly line, 1211.33 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 134, of said Public Records; thence South $36^{\circ}22'51''$ West, departing said Southwesterly line and along said Westerly line, 85.41 feet; thence South $56^{\circ}51'17''$ West, continuing along said Westerly line, 703.73 feet to the Westerly most corner of said Official Records Book 1417, page 134; thence South $62^{\circ}57'04''$ East, along the Southerly line of said Official Records Book 1417, page 134, a distance of 1037.62 feet to the Southeast corner of said Official Records Book 1417, page 134, said corner lying on the Westerly

Revised January 22, 2025

January 8, 2025

Page 2 of 3

Work Order No. 24-694.00

File No. 130G-36.00A

Governors Park North CDD (continued)

line of those lands described and recorded in Official Records Book 2357, page 1242, of said Public Records; thence South 24°40'58" West, along said Westerly line, 411.05 feet to a point in the centerline of Sweet Bay Branch, said point hereinafter referred to as Reference Point "B"; thence Northeasterly, along the meanderings of said centerline, said line also being the Southerly line of said Official Records Book 2357, page 1242, a distance of 670 feet, more or less, to a point lying on the Westerly right of way line of Telegraph Road (also known as Rowell Road), a 50 foot right of way as presently established; thence Southeasterly along said Westerly right of way line the following 5 courses: Course 1, thence South 05°17'50" East, departing said centerline and said Southerly line, 10 feet, more or less, to a point which bears North 81°13'18" East, 662.16 feet from said Reference Point "B"; Course 2, thence continue South 05°17'50" East, 1114.64 feet; Course 3, thence South 16°59'18" East, 245.56 feet; Course 4, thence South 24°53'14" East, 223.88 feet; Course 5, thence South 23°54'49" East, 1281.90 feet to a point lying on the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 2295, page 1295, of said Public Records; thence North 86°39'39" East, departing said Westerly right of way line, along said Westerly prolongation and along said Southerly line, 364.40 feet to the Point of Beginning.

Containing 430 acres, more or less.

Parcel 2

A portion of Section 38 of the George I.F. Clarke Grant (Clarke's Mill Grant), as subdivided in the re-survey by Goold T. Butler, recorded in Plat Book 1, page 31, of the Public Records of Clay County, Florida, Township 6 South, Range 26 East, said Clay County, being a portion of DRI Parcel, as described and recorded in Official Records Book 4675, page 1182, of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of County Road No. 15A, a 66 foot right of way per occupation and maintenance, with the Northerly limited access right of way line of State Road No. 23 (First Coast Outer Beltway), a 324 foot limited access right of way as presently established; thence Westerly along said Northerly limited access right of way line the following 4 courses: Course 1, thence South 65°19'52" West, 423.41 feet to the point of curvature of a curve concave Northwesterly having a radius of 39,838.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 03°07'54", an arc length of 2177.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 66°53'48" West, 2177.15 feet; Course 3, thence South 68°27'45" West, 4268.97 feet to the point of curvature of a curve concave Northerly having a radius of 4422.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 11°26'04", an arc length of 882.49 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 74°10'47" West, 881.02 feet.

From said Point of Beginning, thence continue along said Northerly limited access right of way line of State Road No. 23 the following 3 courses: Course 1, thence Westerly along the arc of a curve concave Northerly having a radius of 4422.00 feet, through a central angle of 70°51'21", an

Revised January 22, 2025
 January 8, 2025
 Page 3 of 3

Work Order No. 24-694.00
 File No. 130G-36.00A

Governors Park North CDD (continued)

arc length of 5468.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 64°40'30" West, 5126.68 feet; Course 2, thence North 29°14'50" West, 1990.00 feet to a point hereinafter referred to as Reference Point "A"; Course 3, thence continue North 29°14'50" West, 100 feet, more or less, to its intersection with the centerline of Governor's Creek; thence Southeasterly, departing said Northerly limited access right of way line and along said centerline, 1745 feet, more or less; thence Northeasterly, continuing along said centerline, 4702 feet, more or less; thence South 04°55'40" East, departing said centerline, 106 feet, more or less, to a point which bears North 83°21'57" East, 5040.46 feet from said Reference Point "A"; thence continue South 04°55'40" East, 1198.05 feet to a point lying on the Northerly line of that certain 100 Foot Right of Way Easement described and recorded in Official Records Book 89, page 229, of said Public Records; thence North 84°39'31" East, along said Northerly line, 1340.70 feet; thence North 43°52'29" East, departing said Northerly line, 296.33 feet; thence North 43°28'46" West, 118.62 feet; thence North 49°06'50" East, 280.03 feet; thence South 41°21'12" East, 381.37 feet; thence South 18°21'25" West, 203.95 feet; thence South 53°16'37" West, 403.17 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2100.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 18°12'08", an arc length of 667.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 43°02'53" West, 664.35 feet; thence South 33°56'49" West, 10.19 feet to the point of curvature of a curve concave Northwesterly having a radius of 1590.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 43°14'13", an arc length of 1199.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°33'55" West, 1171.59 feet; thence South 04°55'40" East, 227.67 feet; thence South 21°47'10" East, 1048.01 feet; thence South 28°44'09" East, 841.75 feet to a point on a non-tangent curve concave Northerly having a radius of 4410.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°08'54", an arc length of 165.36 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 75°15'39" West, 165.35 feet; thence South 75°36'50" West, along a non-tangent line, 274.74 feet to the Point of Beginning.

Containing 372 acres, more or less.