

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Jan A. Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave, Suite 1400
Orlando, Florida 32801

ABOVE SPACE RESERVED FOR RECORDING
PURPOSES ONLY

NOTICE OF ESTABLISHMENT OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

This Notice of Establishment of the Preston Cove Community Development District is recorded pursuant to the requirements of Section 190.0485, Florida Statutes. The Preston Cove Community Development District (the "District") was established pursuant to the Board of County Commissioners of Osceola County Ordinance Number 2021-54 of Osceola County, Florida, adopted on August 16, 2021, effective August 19, 2021.

The legal description of external boundaries of the Preston Cove Community Development District, is attached hereto as Exhibit "A" and incorporated by reference herein.

THE PRESTON COVE 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.

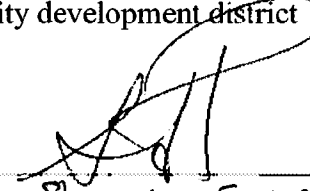
For information about the District, you may look at the District's website, or contact the District's Manager, who is currently:

Preston Cove Community Development District
c/o Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524

Notice of Establishment
Preston Cove CDD

**NOTICE OF ESTABLISHMENT OF THE
PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

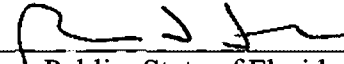
By: 
Print: Shaman Foradi
Title: Chair

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of August, 2021 by Shaman Foradi, as Chairman of the Preston Cove Community Development District, on its behalf. Said person is personally known to me or has produced a valid driver's license as identification.



George S. Flint
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG127591
Expires 10/16/2021


Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

Notice of Establishment
Preston Cove CDD

EXHIBIT "A"

**Metes and Bounds legal description of the external boundaries of the
Preston Cove Community Development District**

Notice of Establishment
Preston Cove CDD

EXHIBIT "A"
(**"Property"**)

Parcel 1:

For Information Only: Parcel # R222531-426000010250

Beginning at the Southwest corner of the Northwest 1/4 of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, run thence North along the West line of said section for a distance of 577.72 feet; thence run South 68°03' 14" East, along the canal for a distance of 341.44 feet; thence run South 72°09' 47" East along the canal for a distance of 114.65 feet; thence run North 88°46' 24" East along the canal for a distance of 1924.01 feet; thence run North 65°01' 49" East along the canal for a distance of 117.30 feet; thence run North 62°02' 55" East, along the canal for a distance of 288.39 feet; thence run South 85°41' 17" East along the canal for a distance of 402.50 feet; thence run South 75°43' 37" East along the canal for a distance of 335.12 feet; thence run South 53°24' 32" East along the canal for a distance of 324.38 feet; thence run South 34°05' 17" East along the canal for a distance of 387.25 feet to a point which is South 89°52' 45" West 70.60 feet from a 2 inch pipe marking the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 22. From the aforesaid point in the canal which is 70.60 feet South 89°52' 45" West of the above mentioned Southeast corner of the West 1/2 of the Northeast 1/4, run South 89°52' 45" West along the centerline of the section for a distance of 2601.86 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence run South 00°01' 50" West for a distance of 654.25 feet to a point 16.50 feet East of the Southeast corner of Lot 39; thence run South 89°54' 18" West, for a distance 982.06 feet to the Northeast corner of the West 1/2 of Lot 41; thence run South 00°01' 38" West for a distance of 653.81 feet; thence run North 89°55' 52" West for a distance of 338.24 feet; thence run North 89°51' 35" West for a distance of 635.20 feet; thence run North 00°01' 35" East for a distance of 629.15 feet; thence run North 44°28' 03" East for a distance 34.25 feet; thence run South 89°51' 35" East for a distance of 611.72 feet; thence run North 00°01' 35" East for a distance of 653.65 feet to the Point of Beginning.

All as shown on a Plat of Survey by William J. Johnston, R.L.S#935, dated 3-7-1980 and marked job #181-80, the same property being subject to an easement over the 30 feet lying South of and contiguous to the above described canal, also any other easements and Rights of Way of record.

Parcel 2:

For Information Only: Parcel # R222531-426000010230

A parcel of land lying in Sections 21 and 22, Township 25 South, Range 31 East, Osceola County, Florida, more particularly described as commencing at the Southwest corner of the Northwest 1/4 of said Section 22; run thence North 577.72 feet along the West section line of said Section 22 to the Point of Beginning; run thence North 54°10' 00" West, 867.27 feet; run thence North 01°39' 40" East, 393.25 feet; run thence South 89°20' 30" East, 1936.14 feet; run thence South 01°39' 40" West, 1024.84 feet; run thence South 88°46' 24" West, 788.93 feet; run thence North 72°09' 47" West

114.65 feet; run thence North 68°03' 14" West, 341.44 feet to the Point of Beginning.

Together with egress and ingress easement 35.00 feet in width, more particularly described as commencing at the Southwest corner of the Northwest 1/4 of said Section 22; run thence North 577.72 feet along the West section line of said Section 22; run thence North 54°10' 00" West, 867.27 feet; run thence North 01°39' 40" East, 393.25 feet to the Point of Beginning of said easement; run thence North 01°04' 08" East, 1851.55 feet to a point on the South right of way line of Bay Branch Road; run thence North 89°53' 38" East, 35.00 feet along said South right of way line; run thence South 01°04' 08" West 1851.97 feet; run thence North 89°20' 31" West, 35.00 feet to the Point of Beginning.

Parcel 3:

For Information Only: Parcel # R222531-426000010560

Lot 56 and the East 35.00 feet of the West 380.00 feet of Lot 57, according to the plat of New Map of Narcoossee, Section 22, Township 25 South, Range 31 East, recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida.

Parcel 4:

For Information Only: Parcel # R222531-426000010570

Lot 57, less the West 380 feet thereof, New Map of Narcoossee, of Section 22, Township 25 South, Range 31 East, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 73 and 74, of the Public Records of Osceola County, Florida.

Parcel 5:

For Information Only: Parcel # R212531-426000010660

Beginning at the Southwest corner of Lot 65, NARCOOSSEE FARM AND TOWNSITE SURVEY and Plat of Section 21, Township 25 South, Range 31 East, Osceola County, Florida, run East along the South line of said Lot 65, a distance of 40.9 feet; thence run North parallel to the West line of Lot 65, a distance of 853.8 feet; thence run East parallel to the South line of Lot 65, a distance of 578.7 feet, to the East line of Lot 66 of said Plat; thence run North a distance of 453.8 feet, to the Northeast corner of Lot 66; thence run West a distance of 618.7 feet, to the Northwest corner of Lot 66; thence run South 1307.6 feet to the Point of Beginning. (A/K/A Tract C, Marillo Lands)

Parcel 6:

For Information Only: Parcel # R212531-426000010630

The East One Half of Lot 63 and all of Lot 64, New Map of Narcoossee, Section 21, Township 25 South, Range 31 East, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 73 and 74, inclusive, of the Public Records of Osceola County, Florida. Together with the West One

Half of Vacated Road Right of Way abutting property as set forth in Resolution recorded in Official Records Book 125, Page 291 of the Public Records of Osceola County, Florida.

Less the following:

The West 342.00 feet of Lot 64, New Map of Narcoossee, Section 21, Township 25 South, Range 31 East, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 73 and 74, inclusive, of the Public Records of Osceola County, Florida.