



Rept: 1869535 Rec: 35.50
DS: 0.00 IT: 0.00
06/07/2017 J. R., Dpty Clerk

This Instrument Prepared By and Return To:
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
06/07/2017 02:19pm 1 of 4
OR BK 9552 PG 3483

VR
H/

**NOTICE OF ESTABLISHMENT OF THE
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

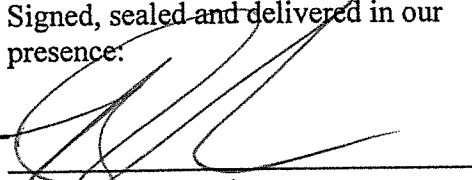
PLEASE TAKE NOTICE that on April 25, 2017, the Pasco County Board of County Commissioners enacted Ordinance No. 17-17 (the "Establishing Ordinance") establishing the Cypress Preserve Community Development District (the "District"), effective April 27, 2017. The legal description of the lands encompassed 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 and the full text of the Establishing Ordinance, or by contacting the Florida Department of Economic Opportunity in accordance with Florida Statutes.

THE CYPRESS PRESERVE 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 the 10th day of May, 2017, in accordance with Section 190.0485, Florida Statutes, and whereby such Notice is to be recorded in the Official Records of Pasco County, Florida.

Signed, sealed and delivered in our presence:

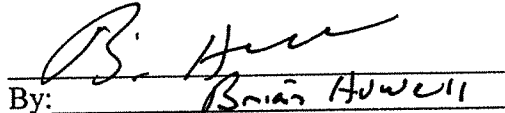
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT



(Signature)

Brian Lab

(Print Name)



By: Brian Howell
Chairman, Board of Supervisors



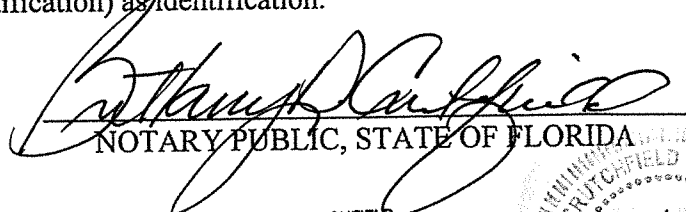
(Signature)

Olga Zhirkova

(Print Name)

STATE OF FLORIDA
COUNTY OF Hillsborough

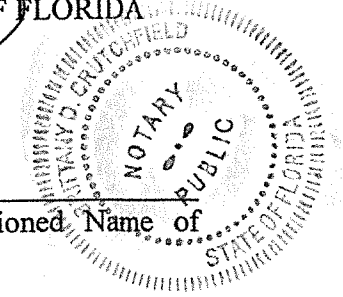
The foregoing instrument was acknowledged before me this 10th day of May, 2017, by Brian Howell, as Chairman of the Board of Supervisors of the Cypress Preserve Community Development District. He/She is personally known to me or produced _____ (type of identification) as identification.



NOTARY PUBLIC, STATE OF FLORIDA



BRITTANY D. CRUTCHFIELD
MY COMMISSION # GG 002768
EXPIRES: June 15, 2020
Bonded Thru Budget Notary Services



(Print, Type or Stamp Commissioned Name of Notary Public)

Exhibit "A"

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°07'13"E.

OR BK **9552** PG **3485**
3 of 4

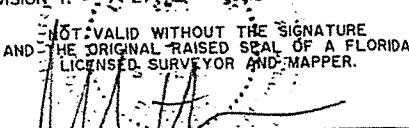

LEGAL DESCRIPTION:

A parcel of land being a portion of Sections 8, 16 and 17, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence N00°07'13"E along the East line of said Section 16, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), for 331.02 feet to a Westerly corner of Asbel Creek Phase One, as recorded in Plat Book 50, page 122 of the Public Records of Pasco County, Florida, same also being the POINT OF BEGINNING; thence along the Westerly line of said Asbel Creek Phase One, the North line of Asbel Creek Phase Two as recorded in Plat Book 54, page 50, the North line of Asbel Creek Phase Three as recorded in Plat Book 57, page 1, the North line of Asbel Creek Phase Four as recorded in Plat Book 57, page 136 and the North line of Asbel Creek Phase Five, all of the Public Records of Pasco County, Florida, respectively, the following fourteen (14) courses: (1) thence S76°56'58"W, for 360.08 feet; (2) thence N20°09'32"W, for 884.81 feet; (3) thence S60°08'58"W, for 347.85 feet; (4) thence S48°51'58"W, for 245.35 feet; (5) thence S72°37'53"W, for 159.31 feet; (6) thence S23°07'47"E, for 31.67 feet; (7) thence S68°45'23"W, for 441.70 feet; (8) thence N86°14'17"W, for 94.60 feet; (9) thence N65°22'27"W, for 117.58 feet; (10) thence S71°45'13"W, for 355.45 feet; (11) thence S54°20'23"W, for 95.48 feet; (12) thence S68°11'43"W, for 246.90 feet; (13) thence N43°52'17"W, for 218.89 feet; (14) thence N87°28'48"W, for 2,230.62 feet to the Northwest corner of said Asbel Creek Phase 5, same also being the point of intersection with the East RIGHT-OF-WAY of the CSX Railroad as recorded in Deed Book 45, page 117 of the Public Records of Pasco County, Florida; thence N21°47'19"W, along said East RIGHT-OF-WAY of the CSX Railroad, for 1,312.92 feet to the point of curvature of a curve concave easterly; thence Northerly along the arc of said curve, same also being said East RIGHT-OF-WAY of the CSX Railroad, having a radius of 5,679.65 feet, a central angle of 34°30'47", an arc length of 3,421.23 feet, and a chord bearing N04°31'55"W for 3,369.74 feet to the point of tangent; thence continue along said East RIGHT-OF-WAY of the CSX Railroad, N12°43'28"E, for 144.04 feet to the point of intersection with the North line of Section 17, Township 25 South, Range 18 East, Pasco County, Florida; thence leaving said East RIGHT-OF-WAY of the CSX Railroad, S89°51'21"E, along said North line of Section 17, for 125.01 feet; thence leaving said North line of Section 17, N00°00'00"E, for 152.81 feet; thence S85°10'00"E, for 234.83 feet; thence N00°00'00"E, for 196.47 feet; thence S89°42'13"E, for 30.20 feet to the point of intersection with the East line of Section 8, Township 25 South, Range 18 East, Pasco County, Florida; thence S00°01'15"W, along said East line of Section 8, for 330.00 feet to the point of intersection with the North line of the Northwest 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence S89°48'47"E, along said North line of Section 16, for 1,539.86 feet; thence leaving said North line of Section 16, S00°19'48"W, for 0.65 feet; thence S40°06'32"W, for 17.97 feet; thence S58°10'37"E, for 13.48 feet; thence S02°18'37"W, for 49.41 feet; thence S09°52'52"E, for 76.11 feet; thence S37°37'58"E, for 29.20 feet; thence S36°17'11"E, for 39.17 feet; thence S62°35'35"E, for 40.98 feet; thence S84°01'23"E, for 51.36 feet; thence S77°39'47"E, for 29.98 feet; thence N00°00'00"E, for 75.92 feet; thence S77°50'28"E, for 96.84 feet; thence S53°43'52"E, for 193.67 feet; thence S69°00'40"E, for 15.30 feet; thence S78°20'09"E, for 76.55 feet; thence S69°55'06"E, for 44.90 feet; thence S74°03'25"E, for 142.43 feet; thence S80°52'18"E, for 82.45 feet; thence S62°26'49"E, for 75.94 feet; thence S54°24'46"E, for 97.71 feet; thence S06°39'01"E, for 105.40 feet; thence S08°41'04"E, for 103.77 feet; thence S04°14'51"W, for 60.06 feet; thence S00°11'20"W, for 48.77 feet; thence S09°24'17"W, for 98.58 feet; thence S20°23'44"W, for 21.35 feet; thence S20°00'51"W, for 61.85 feet; thence S10°46'26"W, for 45.06 feet; thence S16°57'01"W, for 9.62 feet; thence S07°56'26"E, for 17.95 feet; thence S09°01'02"W, for 27.10 feet; thence S00°26'07"E, for 62.12 feet; thence S08°44'37"E, for 32.46 feet; thence S07°34'06"E, for 23.30 feet; thence S17°08'00"E, for 29.24 feet; thence S07°52'10"E, for 16.24 feet; thence S08°27'40"E, for 8.79 feet; thence S62°01'19"E, for 19.22 feet; thence S63°23'02"E, for 52.19 feet; thence S26°36'58"W, for 65.54 feet; thence S65°27'10"E, for 7.92 feet; thence S38°36'44"E, for 58.15 feet to the point of intersection with the West line Official Record Book 9247, page 3502 of the Public Records of Pasco County, Florida; thence S00°09'16"E, along said West line of Official Record Book 9247, page 3502 and the West line of Official Record Book 5151, page 97 of the Public Records of Pasco County, Florida, respectively, for 429.95 feet to the Southwest corner of said Official Record Book 5151, page 97; thence S89°49'21"E, along the South line of said Official Record Book 5151, page 97 and the South line of said Official Record Book 9247, page 3502, respectively, for 96.65 feet to the Southwest corner of said Official Record Book 9247, page 3502; thence S89°51'41"E, along said South line of Official Record Book 9247, page 3502, for 193.35 feet to the Southeast corner of said Official Record Book 9247, page 3502; thence

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK, 8-11-2014, JOB NUMBER, 2014-0042.

PREPARED FOR:					CYPRESS PRESERVE				
SHEET DESCRIPTION:					CDD PARCEL				
SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1-2 FOR LEGAL DESCRIPTION SEE SHEET 3-7 FOR SKETCH				
NONE	06-20-2016	GMS	JTP	JTP					
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 1: 7-27-16 GMS				
2016-026E	535	8, 16, 17	25 S	18 E	 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER PSM 6971 STATE OF FLORIDA				
 FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —									
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 522-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM L.D. NO. 6707									

J:\535\dwg\LS\535_LS-02-Cypress Preserve CDD.dwg - Jul 27, 2016 @ 10:55am - gsteale

THIS IS NOT A SURVEY


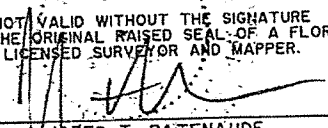
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(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

N00°09'16"W, along the West line of said Official Record Book 9247, page 3502, for 450.01 feet to the point of intersection with the North line of Official Record Book 1350, page 1516 of the Public Records of Pasco County, Florida; thence S89°51'41"E along said North line of Official Record Book 1350, page 1516, for 580.38 feet; thence S00°02'29"E, along the East line of said Official Record Book 1350, page 1516, for 319.69 feet to the point of intersection with the South line of the Together With parcel of Official Record Book 3250, page 256 of the Public Records of Pasco County, Florida; thence along said South line the following three (3) courses of said Together With parcel of Official Record Book 3250, page 259: (1) thence S89°51'17"E, for 97.00 feet; (2) thence S20°31'13"E, for 224.74 feet; (3) thence S89°52'57"E, for 425.71 feet to the point of intersection with a non-tangent curve, concave northeasterly, same also being the point of intersection with the West RIGHT-OF-WAY of U.S. Highway 41 (S.R. 45), thence southeasterly along the arc of said curve, same also being said West RIGHT-OF-WAY of U.S. 41 (S.R. 45), from a radial bearing of N72°32'51"E, having a radius of 1,989.86 feet, a central angle of 16°06'49", an arc length of 559.62 feet, and a chord bearing S25°30'34"E for 557.78 feet to the Southeast corner of Official Record Book 1225, page 1501 of the Public Records of Pasco County, Florida; thence leaving said West RIGHT-OF-WAY of U.S. Highway 41 (S.R. 45), S76°46'12"W, along the South line of said Official Record Book 1225, page 1501, same also being the North line of Official Record Book 8212, page 823 of the Public Records of Pasco County, Florida, for 297.23 feet to the Southwest corner of said Official Record Book 1225, page 1501, same also being the Northwest corner of said Official Record Book 8212, page 823; thence N00°20'44"E, along the West line of said Official Record Book 1225, page 1501, for 110.36 feet; thence along the North, West and South lines of Official Record Book 9355, page 914 of the Public Records of Pasco County, Florida, respectively for the following five (5) courses: (1) thence S88°55'12"W for 665.80 feet; (2) thence S00°21'27"W, for 912.96 feet; (3) thence N89°01'02"E, for 200.60 feet; (4) thence N60°40'11"E, for 352.55 feet; (5) thence N51°46'59"E, for 788.96 feet to the point of intersection with said West RIGHT-OF-WAY of U.S. Highway 41 (S.R. 45); thence S40°21'43"E along said West RIGHT-OF-WAY of U.S. Highway 41 (S.R. 45), for 1,320.34 feet to the point of intersection with said East line of Section 16, Township 25 South, Range 18 East, same also being the West line of Land O'Lakes Addition as recorded in Plat Book 4, page 59 of the Public Records of Pasco County, Florida; thence S00°07'13"W, along said East line of Section 16, same also being said West line of Land O'Lakes addition and the Westerly line of Asbel Creek Phase One as recorded in Plat Book 50, page 122 of the Public Records Of Pasco County, Florida, respectively, for 1,331.65 feet to the POINT OF BEGINNING.

Containing 19,314,132 square feet or 443.391 acres, more or less.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-II-2014, JOB NUMBER: 2014-0042.

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