

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3609393 10 PG(S)

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

Jennifer Kilinski, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

2/28/2025 4:20 PM
BOOK 5201 PAGE 1926
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1252460
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$0.00
Intang. Tax: \$0.00

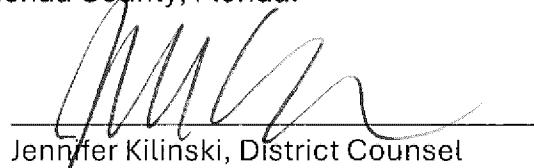
NOTICE OF ESTABLISHMENT OF HIGHLAND PARK
COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on February 24, 2025, and pursuant to a petition filed by Newberry Plaza LLC, the City Commission of the City of Newberry, Florida, enacted Ordinance 2025-051 (LDR24-27) which became effective February 24, 2025, establishing Highland Park 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*.

HIGHLAND PARK 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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Notice has been executed on this 28th day of February, 2025, and recorded in the Official Records of Alachua County, Florida.



Jennifer Kilinski, District Counsel
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301


Witness

CHRISTIAN KUHN
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301

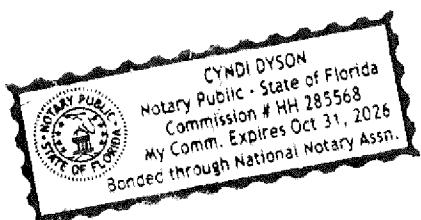


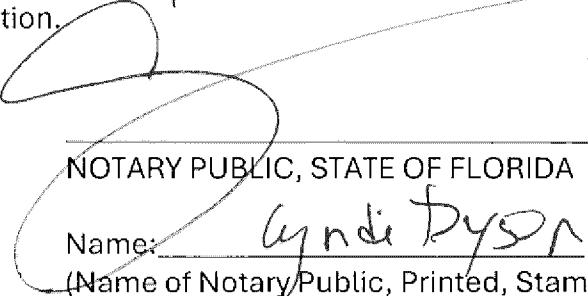
Witness
Cyndi Dyson
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2025, by Jennifer Kilinski, as **District Counsel of Highland Park Community Development District**, who appeared before me this day in person, and who is either personally known to me, or produced as identification.

(NOTARY SEAL)




NOTARY PUBLIC, STATE OF FLORIDA

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

EXHIBIT A CONTINUED
DISTRICT BOUNDARY LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, THENCE RUN SOUTH $00^{\circ}55'07''$ EAST, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 49.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 26, ALSO KNOW AS WEST NEWBERRY ROAD (RIGHT OF WAY WIDTH VARIES); THENCE CONTINUE SOUTH $00^{\circ}55'07''$ EAST, ALONG SAID EAST LINE OF SECTION 3, A DISTANCE OF 390.04 FEET; THENCE RUN SOUTH $88^{\circ}13'33''$ WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH $00^{\circ}55'07''$ EAST, A DISTANCE OF 500.05 FEET; THENCE RUN SOUTH $89^{\circ}04'53''$ WEST, A DISTANCE OF 232.77 FEET; THENCE RUN SOUTH $66^{\circ}55'59''$ WEST, A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH $23^{\circ}04'01''$ EAST, A DISTANCE OF 393.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $20^{\circ}13'55''$ EAST, 7.91 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $05^{\circ}40'14''$, AN ARC LENGTH OF 7.92 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH $72^{\circ}36'12''$ EAST, A DISTANCE OF 110.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS 190.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH $16^{\circ}36'49''$ EAST, 5.19 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}33'58''$, AN ARC LENGTH OF 5.19 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH $89^{\circ}04'53''$ EAST, A DISTANCE OF 76.75 FEET; THENCE RUN SOUTH $00^{\circ}54'31''$ EAST, A DISTANCE OF 1366.55 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE RUN SOUTH $88^{\circ}01'08''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2527.72 FEET; THENCE RUN NORTH $01^{\circ}08'19''$ WEST, A DISTANCE OF 323.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 383.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $17^{\circ}49'26''$ EAST, 123.81 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE $18^{\circ}36'14''$, AN ARC LENGTH OF 124.36 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH $02^{\circ}44'03''$ WEST, A DISTANCE OF 482.45 FEET; THENCE RUN NORTH $87^{\circ}18'09''$ EAST 393.72 FEET; THENCE RUN NORTH $02^{\circ}41'15''$ WEST, A DISTANCE OF 559.34 FEET; THENCE RUN SOUTH $51^{\circ}07'16''$ EAST, A DISTANCE OF 107.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2424.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $52^{\circ}26'00''$ EAST, 1136.59 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $27^{\circ}06'32''$, AN ARC LENGTH OF 1147.26 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH $23^{\circ}04'01''$ WEST, A DISTANCE OF 390.05 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 26, ALSO KNOW AS

WEST NEWBERRY ROAD (RIGHT OF WAY WIDTH VARIES) AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2814.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $66^{\circ}55'59''$ EAST, 80.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}37'43''$, AN ARC LENGTH OF 80.00 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH $23^{\circ}04'01''$ EAST, A DISTANCE OF 390.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2424.79 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $78^{\circ}03'07''$ EAST, 856.60 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ}20'51''$, AN ARC LENGTH OF 861.12 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH $88^{\circ}13'33''$ EAST, A DISTANCE OF 218.51 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS CONTAINS 104.245 ACRES, MORE OR LESS.