

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

Lauren Gentry, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
RIDGECREST COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on August 6, 2024, and pursuant to a petition filed by Ridgecrest of Lake Wales, LLC., the City Commission of the City of Lake Wales, Florida enacted Ordinance 2024-17 which became effective August 6, 2024, establishing the Ridgecrest 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*.

THE RIDGECREST 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.

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IN WITNESS WHEREOF, this Notice has been executed on this 14th day of August 2024, and recorded in the Official Records of Polk County, Florida.

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

Emily Killoran
Witness

Emily Killoran
Print Name
Address: 1119 Garfield Ave
Brooksville FL, 34604

Cyndi Dyson
Witness

Cyndi Dyson
Print Name
Address: 16009 W. Florida Ave
TAMPA FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of August, 2024, by Lauren Gentry, as District Counsel of Ridgecrest Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Cyndi Dyson
NOTARY PUBLIC, STATE OF FLORIDA
Name: Cyndi Dyson
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

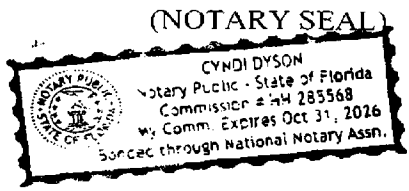


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land lying in the Northwest, Southwest, and Southeast Quarters (1/4) of Section 11, Township 30 South, Range 27 East AND the Northeast and Northwest Quarters (1/4) of Section 14, Township 30 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

Commencing at the East Quarter (1/4) corner of Section 14, Township 30 South, Range 27 East, Polk County, Florida; thence S89°45'03"W along the South line of the Northeast Quarter (1/4) of Section 14, a distance of 2,654.55 feet to a point marking the center of Section 14; thence S89°30'42"W along the South line of the Northwest Quarter (1/4) of Section 14, a distance of 85.00 feet to a point; thence N00°12'04"W, a distance of 55.00 feet to a point in the Northerly right-of-way of Hunt Brothers Road, being a variable width public right-of-way, and the POINT OF BEGINNING; thence, along said Northerly right-of-way line, S89°30'42"W, a distance of 37.27 feet to a point; thence, along the said line, S00°29'18"E, a distance of 5.00 feet to a point; thence, continuing along said line, S89°30'42"W, a distance of 150.00 feet to a point; thence, continuing along said line, N00°29'18"W, a distance of 20.00 feet to a point; thence, along the northerly right-of-way line, S89°30'42"W, a distance of 200.00 feet to a point; thence, along said line, S00°29'18"E, a distance of 20.00 feet to a point; thence, along said line, S89°30'42"W, a distance of 235.91 feet, to a point being the Southeasterly corner to lands described in the instrument recorded in the public records of Polk County, Florida known as ORB 9651, Page 1314; thence, along the easterly line of aforementioned instrument, N00°28'00"E, a distance of 615.81 feet to a point being the Northeasterly corner of lands described in aforementioned instrument; thence, along the Northerly line of said instrument, S89°30'38"W, a distance of 907.16 feet to a point marking the intersection of the northerly line of aforementioned instrument and the Easterly right-of-way line of United States Highway 27, a variable width public right-of-way; thence, along said Easterly right-of-way, N22°22'55"W, a distance of 1,448.28 feet to a point; thence, continuing along said right-of-way line, N16°40'17"W, a distance of 201.00 feet to a point; thence, continuing along said right-of-way line, N22°22'55"W, a distance of 99.98 feet to a point; thence, departing said aforementioned right-of-way line, N90°00'00"E, a distance of 219.69 feet to a point; thence N00°00'00"E, a distance of 330.00 feet to a point of curve to the left having a radius of 25.00 feet and a central angle of 90°00'00", and a chord length of 35.36 feet which bears N45°00'00"W thence Northwesterly along the arc a distance of 39.27 feet to a point; thence N90°00'00"W, a distance of 293.07 feet to the point of curve of a non-tangent curve to the left, Southeast, having a radius of 35.00 feet, a central angle of 115°14'39", and a chord length of 59.12 feet which bears S32°22'40"W; thence Southwesterly along the arc of said curve, a distance of 70.40 feet to a point and returning to aforementioned Easterly right-of-way line of U.S. Highway 27; thence along said line, non-tangent to said curve, N25°14'40"W, a distance of 18.44 feet to a point; thence, continuing along the Easterly right-of-way line previously mentioned, N22°22'55"W, a distance of 155.96 feet to a point of curve of a non-tangent curve to the left, Northeast, having a radius of 50.00 feet, a central angle of 67°37'05", and a chord length of 55.64 feet which bears S56°11'28"E; thence Southeasterly, departing said Easterly right-of-way line, along the arc of said curve, a distance of 59.01 feet to a point; thence N90°00'00"E, a distance of 345.74 feet to a point of curve to the left having a radius of 25.00 feet and a central angle of 90°00'00", and a chord length of 35.36 feet which bears N45°00'00"E thence Northeasterly along the arc a distance of 39.27 feet; thence N00°00'00"E, a distance of 540.00 feet to a point; thence N90°00'00"W, a distance of 607.19 feet to a point in the Easterly right-of-way of Miami Street, a county maintained, variable width public right-of-way; thence, along said Easterly right-of-way the following twenty (20) courses, N00°38'22"W, a distance of 12.57 feet to a point; thence N02°51'00"E, a distance of 82.15 feet to a point; thence N00°30'23"E, a distance of 100.02 feet to a point; thence N01°12'45"W, a distance of 200.01 feet to a point; thence N00°30'23"E, a distance of 100.02 feet to a point; thence N00°38'22"W, a distance of 200.00 feet to a point; thence N01°47'07"W, a distance of 100.02 feet to a point; thence N02°55'48"W, a distance of 100.08 feet to a point; thence N00°38'22"W, a distance of 700.00 feet to a point; thence N00°03'59"W, a distance of 100.00 feet to a point; thence N01°12'45"W, a distance of 100.00 feet to a point; thence N00°03'59"W, a distance of 100.00 feet to a point; thence N00°38'22"W, a distance of 100.00 feet to a point; thence N00°47'44"W, a distance of 99.80 feet to a point; thence N01°36'28"W, a distance of 100.04 feet to a point; thence N00°27'45"W, a distance of 100.00 feet to a point; thence N00°06'38"E,

a distance of 100.00 feet to a point; thence N00°27'45"W, a distance of 100.00 feet to a point; thence N01°02'07"W, a distance of 100.02 feet to a point; thence N00°27'45"W, a distance of 82.37 feet to a point; thence, departing said Easterly right-of-way line of Miami Street, N89°45'24"E, a distance of 2,616.52 feet to a point marking the intersection of the Southerly right-of-way line of Russel Avenue, a sixty (60) feet wide public right-of-way and the Westerly right-of-way line of First Street, a variable width public right-of-way; thence, along the Westerly right-of-way line of First Street, S00°10'04"E, a distance of 635.69 feet to a point; thence, along said line, N89°41'01"E, a distance of 15.00 feet to a point; thence, continuing along said right-of-way line, S00°20'21"E, a distance of 1,015.00 feet to a point; thence, departing the Westerly right-of-way of First Street, N89°41'01"E, a distance of 15.00 feet to a point being on the East line of the Southwest Quarter (1/4) of Section 11, Township 30 South, Range 27 East, Polk County, Florida; thence, along said line, S00°20'21"E, a distance of 883.28 feet to a point; thence, departing the aforementioned Easterly line, S89°52'31"E, a distance of 11.81 feet, to a point; thence N77°33'45"E, a distance of 101.90 feet to a point; thence S75°47'51"E, a distance of 115.22 feet to a point; thence S63°47'25"E, a distance of 102.05 feet to a point; thence S36°41'16"E, a distance of 59.83 feet to a point; thence N89°40'45"E, a distance of 314.14 feet to a point; thence S00°19'47"E, a distance of 666.53 feet to a point; thence S89°40'40"W, a distance of 331.88 feet to a point; thence S00°11'59"E, a distance of 1,331.35 feet to a point on the South line of the North Half (1/2), of the Northeast Quarter (1/4) of Section 14, Township 30 South, Range 27 East, Polk County, Florida; thence, along said line, N89°42'52"E, a distance of 331.85 feet to a point; thence, departing said line, S00°11'54"E, a distance of 140.32 feet to a point; thence S59°48'12"W, a distance of 47.25 feet to a point; thence S72°30'58"W, a distance of 30.36 feet to a point; thence S85°25'03"W, a distance of 67.27 feet to a point; thence S88°53'00"W, a distance of 100.40 feet to a point; thence N87°07'11"W, a distance of 100.02 feet to a point; thence N72°54'20"W, a distance of 100.84 feet to a point; thence N65°06'44"W, a distance of 43.18 feet to a point; thence N68°16'21"W, a distance of 56.52 feet to a point; thence N59°32'52"W, a distance of 100.32 feet to a point; thence N37°53'18"W, a distance of 66.75 feet to a point in the South line of the North Half (1/2) of the Northwest Quarter (1/4) of Section 14 previously mentioned; thence, along said Southerly line, S89°42'52"W, a distance of 96.52 feet to a point; thence, departing said Southerly line, S00°12'04"E, a distance of 1,276.44 feet to the POINT OF BEGINNING.

Containing 13,562,947 square feet or 311.362 acres, more or less.