

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301


**NOTICE OF ESTABLISHMENT OF THE
BEDNER FARMS COMMUNITY DEVELOPMENT DISTRICT**


PLEASE TAKE NOTICE that on September 17, 2024, and pursuant to a petition filed by Kolter Acquisitions, LLC, the Board of County Commissioners of St. Lucie County, Florida enacted Ordinance No. 24-030, which became effective September 23, 2024, establishing the Bedner Farms 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 Economic Opportunity under Section 189.014, *Florida Statutes*.


THE BEDNER FARMS 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 4th day of October 2024, and recorded in the Official Records of St. Lucie County, Florida.


Name: Katherine Ibarra
Address: 107 West College Avenue
Tallahassee, Florida 32301


Jere Earlywine, District Counsel
Kutak Rock, LLP


Name: K. Bennett Davenport
Address: 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 4th day of October, 2024, by Jere Earlywine, as **District Counsel** of Bedon Farms **Community Development District**, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced as identification.

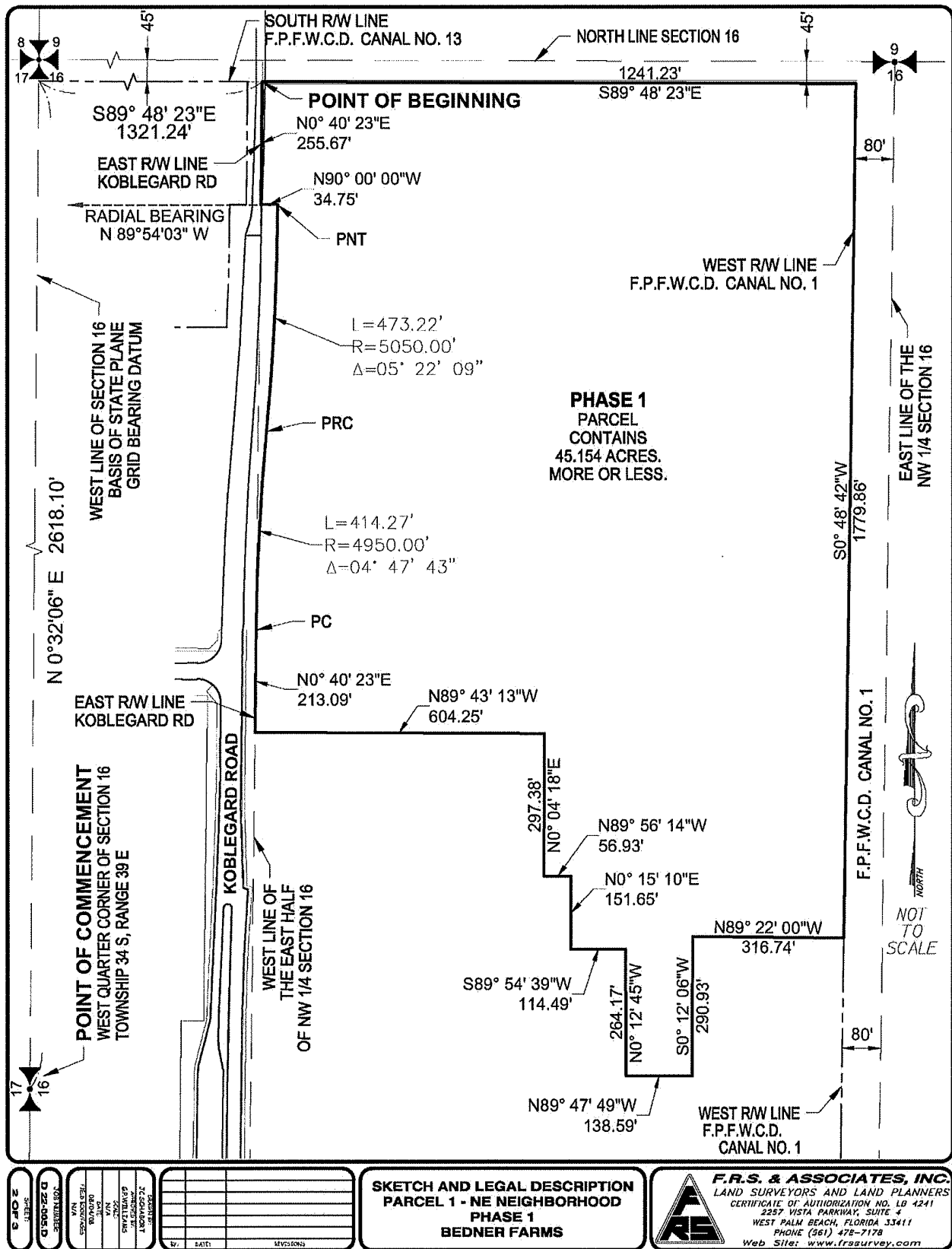


ASHLEYA. LIGAS
Commission # HH 070475
Expires December 9, 2024
Bonded Thru Budget Notary Services

(NOTARY SEAL)


NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley Liger
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



T:\Draw\ndria - Bedner Farms\Civil 3D Drawings\Bedner - NE Neighborhood (sketch and legal SP2 and SP3)(04.26.2024).dwg May 01, 2024 - 3:39pm

LEGEND

F.P.F.W.C.D. = FORT PIERCE FARMS WATER
CONTROL DISTRICT

R/W = RIGHT-OF-WAY

Δ = CENTRAL ANGLE OF CURVE

R = RADIUS OF CURVE

L = LENGTH OF ARC OF CURVE

PC = POINT OF CURVATURE

PRC = POINT OF REVERSE CURVATURE

PT = POINT OF TANGENCY OF CURVE

PNT = POINT OF NON-TANGENCY CURVE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON REFER TO NORTH 0°32'06" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE WEST LINE OF SECTION 16, TOWNSHIP 34 SOUTH, RANGE 39 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE LANDS SHOWN HEREON WERE NOT BASED UPON AN ABSTRACT OF TITLE. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983 / 2011 ADJUSTMENT (NAD 83/11), FLORIDA EAST ZONE, LINEAR UNITS ARE U.S. SURVEY FEET.
5. THE LEGAL DESCRIPTION AND SKETCH ATTACHED HERewith ARE INTENDED TO BE INCLUDED TOGETHER, ALONG WITH THIS CERTIFICATION.

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH ATTACH HERewith IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

F.R.S. AND ASSOCIATES, INC.

**Gary P
Williams**

Digitally signed by Gary P
Williams
DN: c=US, sn=Williams,
givenName=Gary P,
email=gpw4817@gmail.com,
cn=Gary P Williams
Date: 2024.05.01 15:44:17 -04'00'

BY:

GARY P. WILLIAMS, P.S.M.
FLORIDA CERTIFICATION No. 4817
FOR THE FIRM

NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE
OR ELECTRONICALLY SIGNED AND SEALED.

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**SKETCH AND LEGAL DESCRIPTION
PARCEL 1 - NE NEIGHBORHOOD
PHASE 1
BEDNER FARMS**



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2237 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178
Web Site: www.frssurvey.com

T:\Draw\Indrio - Bedner Forms\Civil 3D Drawings\Bedner - NE Neighborhood (sketch and legal SP2 and SP3)(04.26.2024).dwg May 01, 2024 - 3:39pm

TOGETHER WITH:**PARCEL 2 NORTH**

BEING A PORTION OF THE PLAT OF FORT PIERCE FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PORTION BEING IN THE WEST HALF (W. 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, AND IN THE EAST HALF (E. 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 39 EAST, BEING THAT PART LYING NORTH OF SPANISH LAKES BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3762, PAGE 2597, AND LYING WEST OF KOBLEGARD ROAD AS RECORDED IN DEED BOOK 78, PAGE 288 AND IN OFFICIAL RECORDS BOOK 3762, PAGE 2597 OF SAID PUBLIC RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 0°32'06" EAST (STATE PLANE GRID BEARING DATUM) ALONG THE EAST LINE OF SECTION 17, A DISTANCE OF 1393.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SPANISH LAKES BOULEVARD, BEING THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE SOUTH 82°23'18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPANISH LAKES BOULEVARD, 570.46 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 30°55'35", AN ARC DISTANCE OF 782.67 FEET TO A NON-TANGENT POINT ON THE WEST LINE OF THE EAST HALF (E. 1/2) OF THE NORTHEAST QUARTER OF SECTION 17, THROUGH WHICH A RADIAL LINE BEARS NORTH 23°18'53" EAST; THENCE NORTH 0°30'19.0" EAST ALONG SAID WEST LINE, 1191.59 FEET TO A POINT ON A LINE THAT IS 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 17; THENCE NORTH 89°38'59" EAST ALONG SAID PARALLEL LINE, 1332.37 FEET TO THE EAST LINE OF SECTION 17; THENCE SOUTH 00°32'06" WEST ALONG THE WEST LINE OF SECTION 16, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°48'23" EAST ALONG A LINE THAT IS 45 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 16, A DISTANCE OF 1291.24 FEET TO WEST RIGHT-OF-WAY LINE OF SAID KOBLEGARD ROAD; THENCE SOUTH 00°40'23" WEST ALONG SAID WEST LINE, 255.77 FEET; THENCE SOUTH 90°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE, 35.25 FEET TO A NON-TANGENT POINT OF CURVATURE THROUGH WHICH A LINE, RADIAL TO THE SUBSEQUENT CURVE, BEARS NORTH 89°53'55" WEST; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF KOBLEGARD ROAD BEING AN ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4950.00 FEET, A CENTRAL ANGLE OF 02°57'46", AN ARC LENGTH OF 255.97 FEET; THENCE NORTH 89°51'26" WEST ALONG THE NORTH LINE OF PARCEL 101 AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 3762, PAGE 2597, A DISTANCE OF 397.71 FEET; THENCE SOUTH 00°40'23" WEST ALONG THE WEST LINE OF SAID PARCEL 101, A DISTANCE OF 666.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SPANISH LAKES BOULEVARD; THENCE NORTH 89°51'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 310.57 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 3050.00 FEET, A CENTRAL ANGLE OF 07°45'16", AN ARC LENGTH OF 412.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°23'18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPANISH LAKES BOULEVARD, 130.79 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 67.178 ACRES, MORE OR LESS.

AND FURTHER DESCRIBED IN THE FOLLOWING PAGES:



DATE: 10/1/2010

BY: [Signature]

DATE: 10/1/2010

BY: [Signature]

PROJECT: 20100101

PARCEL: 20100101

REVISIONS:

BOUNDARY AND TOPOGRAPHICAL SURVEY OF BEDNER FARMS

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
2010 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.FRS-AND-ASSOCIATES.COM

1. This map was prepared by F.R.S. & Associates, Inc. under contract to the City of Denver. The map is not to be used for any other purpose without the written consent of F.R.S. & Associates, Inc.