

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

**NOTICE OF ESTABLISHMENT OF THE
VISTA WALK COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that the City Commission of the City of Dade City, Florida enacted Ordinance No. 2023-38 (the “**Establishing Ordinance**”) establishing the Vista Walk Community Development District (the “**District**”), effective January 23, 2024. 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 VISTA WALK 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 1st day of February, 2024, 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:

**VISTA WALK COMMUNITY
DEVELOPMENT DISTRICT**

By: Barbara L. Williams

Name: Barbara L. Williams
Address: 1510 W Cleveland Street
Tampa, Florida 33606

Vivek K. Babbar

Vivek K. Babbar
District Counsel

By: Lynn A. Butler

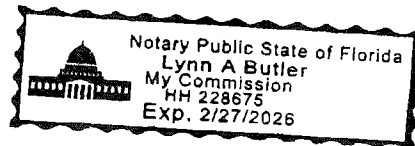
Name: Lynn A. Butler
Address: 1510 W Cleveland Street
Tampa, Florida 33606

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence, this 1st day of February, 2024, by Vivek K. Babbar, as District Counsel for the Vista Walk Community Development District, ☒ who is personally known to me or ☐ who has produced _____ as identification.

Lynn A. Butler

NOTARY PUBLIC, STATE OF FLORIDA



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

Exhibit "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, SOUTH 89°54'41" EAST, FOR 25.00 FEET TO A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 28, SAME BEING THE EAST RIGHT-OF-WAY OF RAMSEY ROAD AS MONUMENTED; THENCE ALONG SAID LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 28, SAME BEING SAID EAST RIGHT-OF-WAY, NORTH 00°14'43" EAST, FOR 1,327.86 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID NORTH LINE, SOUTH 89°53'45" EAST, FOR 971.97 FEET TO THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID WEST LINE, NORTH 00°13'55" EAST, FOR 463.94 FEET; THENCE SOUTH 89°52'30" EAST, FOR 332.29 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID WEST LINE, NORTH 00°13'39" EAST, FOR 838.56 FEET TO THE SOUTH RIGHT-OF-WAY OF BLANTON ROAD (ROAD NO. 41) ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14070-2151; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF BLANTON ROAD (ROAD NO. 41) THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°52'30" EAST, FOR 54.34 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) EASTERLY 33.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,682.02 FEET, A CENTRAL ANGLE OF 01°08'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 81°36'01" EAST, FOR 33.45 FEET; (3) NORTH 07°49'48" EAST, FOR 5.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (4) EASTERLY 225.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,677.02 FEET, A CENTRAL ANGLE OF 07°42'18", AND A CHORD BEARING AND DISTANCE OF SOUTH 86°01'21" EAST, FOR 225.35 FEET; (5) SOUTH 89°52'30" EAST, FOR 596.82 FEET TO A POINT ON A CURVE TO THE RIGHT; (6) EASTERLY 86.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°52'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°26'15" EAST, FOR 86.87 FEET; THENCE SOUTH 00°12'39" WEST, FOR 406.47 FEET; THENCE SOUTH 89°52'47" EAST, FOR 332.26 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID EAST LINE, SOUTH 00°12'19" WEST, FOR 879.83 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, SOUTH 89°53'38" EAST, FOR 329.62 FEET; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, NORTH 00°18'45" EAST, FOR 663.43 FEET; THENCE SOUTH 89°53'09" EAST, FOR 332.51 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°54'36" EAST, FOR 664.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28;

THENCE SOUTH 00°14'01" WEST, FOR 1,326.49 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 89°56'07" WEST, FOR 663.50 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28; THENCE SOUTH 00°13'45" WEST, FOR 663.30 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28; THENCE NORTH 89°55'45" WEST, FOR 664.00 FEET TO THE CENTER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, NORTH 89°54'41" WEST, FOR 683.68 FEET TO A LINE 19.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID LINE, SOUTH 00°10'46" WEST, FOR 360.00 FEET; THENCE SOUTH 89°54'41" EAST, FOR 6.00 FEET TO A LINE 13.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID LINE, SOUTH 00°10'46" WEST, FOR 922.25 FEET THE NORTH RIGHT-OF-WAY OF ST. JOE ROAD (STATE ROAD S-578) ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1406-101; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF ST. JOE ROAD (STATE ROAD S-578), SOUTH 89°55'41" WEST, FOR 620.98 FEET TO A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF AFORESAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID LINE, NORTH 00°08'54" EAST, FOR 655.20 FEET; THENCE NORTH 89°56'46" WEST, FOR 30.00 FEET TO SAID WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID LINE, NORTH 00°08'54" EAST, FOR 628.81 FEET TO AFORESAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID SOUTH LINE, NORTH 89°54'41" WEST, FOR 664.68 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID EAST LINE, SOUTH 00°07'01" WEST, FOR 1,285.93 FEET TO AFORESAID NORTH RIGHT-OF-WAY OF ST. JOE ROAD (STATE ROAD S-578); THENCE ALONG SAID NORTH RIGHT-OF-WAY OF ST. JOE ROAD (STATE ROAD S-578), SOUTH 89°55'41" WEST, FOR 618.82 FEET TO THE EAST RIGHT-OF-WAY OF RAMSEY ROAD ACCORDING TO SAID STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1406-101; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO COURSES: (1) NORTH 05°37'49" WEST, FOR 150.71 FEET; (2) SOUTH 89°55'41" WEST, FOR 5.15 FEET TO A LINE 25.00 EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 28, SAME BEING THE EAST RIGHT-OF-WAY OF RAMSEY ROAD AS MONUMENTED; THENCE ALONG SAID EAST RIGHT-OF-WAY OF RAMSEY ROAD, NORTH 00°05'08" EAST, FOR 1,137.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.063 ACRES.