

This Instrument Prepared By:

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COBB & COLE  
351 East New York Avenue; Suite 200  
DeLand, FL 32724

NOTICE OF ESTABLISHMENT OF MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT

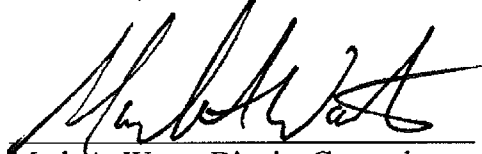
PLEASE TAKE NOTICE that pursuant to a petition filed by Magic Village 2, LLC, Osceola County Board of County Commissioners, Osceola County, Florida adopted an Ordinance which became effective on March 23, 2016 establishing Magic Reserve Community Development District (the "District"). The legal description 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 in accordance with Section 189.416, Florida Statutes.

MAGIC RESERVE 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

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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 this 13<sup>th</sup> day of April,  
2016, for recordation in the Official Records of Osceola County, Florida.



Mark A. Watts, District Counsel  
COBB & COLE

Lynne Figensch

Witness

LYNNE FIGENSCHER

Print Name



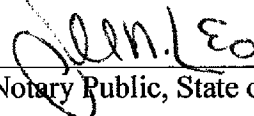
Witness

MICHAEL J WOODS

Print Name

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2016 by  
Mark A. Watts, who is personally known to me, and who Did [ ] Did Not [ ] take an oath.



Notary Public, State of Florida

Print Name: Jill N. Leo

Commission No.: FF 105772

My Commission Expires: July 24, 2018



**Exhibit A**

LEGAL DESCRIPTION

PARCEL ONE:

LOTS 3 AND 4, IN THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; LESS THAT PART OF SAID LOT 3 LYING SOUTH OF A LINE 1819.04 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID SOUTHWEST ¼, ALL IN THE MAP OF FLORIDA FRUIT & TRUCK LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B" PAGE 68, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL TWO:

THE WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 27 EAST, LESS AND EXCEPT THE SOUTH 1336.22 FEET THEREOF, AND LESS THE NORTH 435.6 FEET OF THE WEST 100 FEET THEREOF, ALL LYING AND BEING IN OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS:

PARCEL A:

THAT PORTION OF THE FOLLOWING DESCRIBED BAND, LYING NORTH OF STATE ROAD NO. 530; FROM THE SOUTHWEST CORNER OF THE WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH 89°43'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 2, 305.00 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 00°01'20" EAST, PARALLEL TO THE WEST LINE OF SAID WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼, 850.00 FEET; RUN THENCE NORTH 89°43'13" EAST 50.00 FEET; RUN THENCE SOUTH 00°01'20" FEET TO THE SOUTH LINE OF SAID SECTION 2; RUN THENCE 89°43'13" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A STRIP OF LAND 25.0 FEET IN WIDTH EACH SIDE OF THE FOLLOWING DESCRIBED LINE: FROM THE SOUTHWEST CORNER OF THE WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH 89°43'13" EAST, ALONG THE SOUTH LINE OF SECTION 2, 330.0 FEET; RUN THENCE NORTH 00°01'20" EAST, PARALLEL TO THE WEST LINE OF SAID WEST ½ OF THE EAST ½ OF THE SOUTHWEST ¼, 850.0 FEET TO THE POINT OF BEGINNING; CONTINUE NORTH 00°01'20" EAST, 114.39 FEET TO THE POINT OF CURVE OF A 75.00 FOOT RADIUS CURVE TO THE LEFT; HAVING A CENTRAL ANGLE OF 68°01'20"; RUN THENCE ALONG SAID CURVE, 89.04 FEET TO THE POINT OF TANGENT; RUN THENCE NORTH 68°00'00" WEST, 198.67 FEET TO THE POINT OF A CURVE OF A 110.0 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°01'20"; RUN THENCE ALONG SAID CURVE, 130.59 FEET TO THE POINT OF TANGENT; RUN THENCE NORTH 00°01'20" EAST, 124.34 FEET TO THE END OF SAID LINE.

TOGETHER WITH ALL RIGHTS TO SIGNAGE EASEMENT RESERVED IN THAT CERTAIN DEED RECORDED AT OFFICIAL RECORDS BOOK 550, PAGE 777, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LESS THAT PORTION OF 30' PLATTED RIGHT OF WAY.

PARCELS 1 & 2 CONTAIN 30.68 ACRES MORE OR LESS.

PARCEL THREE:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, AND RUN N 00°26'22" E, ALONG THE EAST BOUNDARY OF SAID NORTHWEST ¼, 500.02 FEET; THENCE RUN S 89°51'41" W, 819.46 FEET; THENCE S 00°01'20" W, 450.00 FEET; THENCE N 89°51'41" E, ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHWEST ¼ OF SAID SECTION 2, 296.13 FEET TO A POINT OF A CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST ¼ OF SAID SECTION 2, LYING S 89°51'41" W, 512.10 FEET FROM SAID POINT OF BEGINNING; RUN THENCE N 89°51'41" E, 512.10 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF 30' PLATTED RIGHT OF WAY

CONTAINING 8.84 ACRES MORE OR LESS.