

This instrument was prepared by:

Alyssa C. Willson  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32308

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**NOTICE OF ESTABLISHMENT OF THE  
GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on January 3, 2024, and pursuant to a petition filed by Double B Development, LLC, the City Commission of the City of Apopka, Florida, enacted Ordinance No. 3041, which became effective January 3, 2024, establishing the Golden Gem 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 designated under Section 189.014, *Florida Statutes*.

**THE GOLDEN GEM 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 9<sup>th</sup> day of January, 2024, and recorded in the Official Records of Orange County, Florida.

Alyssa Willson  
Alyssa Willson, District Counsel  
Kutak Rock, LLP

WITNESSES:

By: [Signature]  
Name: Walter F. Juseliteh  
Address: 107 West College Avenue  
Tallahassee, Florida 32301

By: [Signature]  
Name: Sabe McKee  
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 9<sup>th</sup> day of January, 2024, by Alyssa Willson, as District Counsel of Golden Gem Community Development District, who appeared before me this day in person, and who is either  personally known to me, or  produced \_\_\_\_\_ as identification.

Jennifer Gillis  
NOTARY PUBLIC, STATE OF FLORIDA

Name: Jennifer Gillis  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

(NOTARY SEAL)

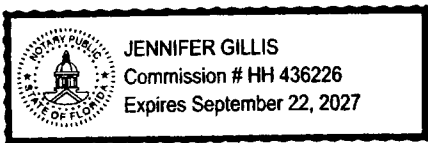


Exhibit A  
Property Description

SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS  
PURPOSE: NOT PLATTED PORTION

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

That part of Section 13, Township 20 South, Range 27 East, Orange County, Florida, more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida; thence run N89°23'24"E along the South line of said Lot 2, a distance of 1321.42 feet; thence run S00°29'47"E along the West line of said Lot 2, a distance of 1474.03 feet; thence run S89°23'24"W, a distance of 1325.16 feet; thence run N00°21'03"W along the East right of way line of Golden Gem Road, a distance of 1474.05 feet to the Point of Beginning.

Contains 1,950,575 square feet or 44.780 acres, more or less.

SURVEYORS NOTES

1. Bearings based on the South line of the Southwest 1/4 of Section 13, Township 20 South, Range 27 East, Orange County, Florida as being S89°31'40"W.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
4. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
5. The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 08/29/2023 per 5J17-062(2).



JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 08/29/2023

DRAWN BY: BP SCALE: 1" = 500'

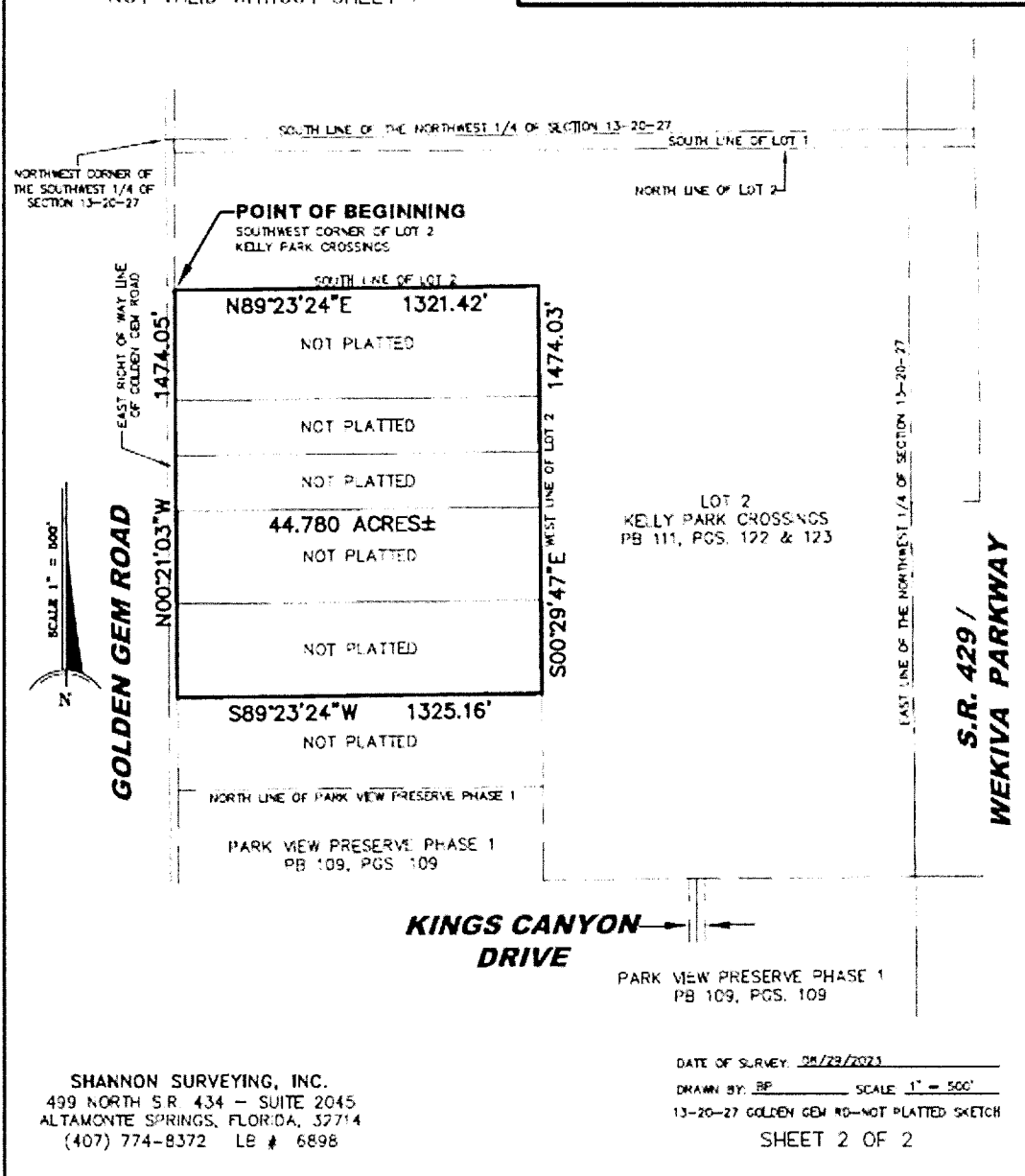
13-20-27 GOLDEN GEM RD-NOT PLATTED SKETCH

SHEET 1 OF 2

# SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS  
 PURPOSE: NOT PLATTED PORTION

THIS IS NOT A BOUNDARY SURVEY  
 NOT VALID WITHOUT SHEET 1



SHANNON SURVEYING, INC.  
 499 NORTH S.R. 434 - SUITE 2045  
 ALTAMONTE SPRINGS, FLORIDA, 32714  
 (407) 774-8372 LB # 6898

DATE OF SURVEY: 08/23/2021  
 DRAWN BY: BP SCALE 1" = 500'  
 13-20-27 GOLDEN GEM RD - NOT PLATTED SKETCH  
 SHEET 2 OF 2

# SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS  
PURPOSE: REPLAT OF LOT 1

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 2

**DESCRIPTION:**

All of Lot 1, Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida and that part of Section 13, Township 20 South, Range 27 East, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence the next 21 courses and distances run along the perimeter of said Lot 1: run S89°37'48"W, a distance of 2914.36 feet; thence run N00°21'03"W, a distance of 46.69 feet; thence run N00°29'36"E, a distance of 2603.70 feet; thence run N89°53'52"E, a distance of 1324.32 feet; thence run S00°04'14"E, a distance of 853.16 feet; thence run N89°34'17"E, a distance of 160.19 feet; thence run S00°25'43"E, a distance of 30.00 feet; thence run N89°34'17"E, a distance of 476.15 feet; thence run N00°21'18"W, a distance of 579.54 feet; thence run S89°53'52"W, a distance of 66.00 feet; thence run N00°21'18"W, a distance of 256.00 feet; thence run N89°53'52"E, a distance of 588.40; thence run S00°29'13"E, a distance of 35.75 feet; thence run N89°17'56"E, a distance of 90.86 feet; thence run S47°15'37"E, a distance of 44.44 feet; thence run S03°35'05"E, a distance of 266.15 feet; thence run S00°49'55"E, a distance of 485.06 feet to a point on a non-tangent curve concave to the Northeast, having a radius of 2003.86 feet; thence from a radial bearing of N74°50'57"E, run Southeasterly along the arc of said curve through a central angle of 04°20'51", an arc distance of 152.05 feet, having a chord bearing of S17°19'29"E and a chord distance of 152.02 feet; thence run S19°30'03"E, a distance of 334.38 feet to a point on a non-tangent curve concave to the West, having a radius of 1815.86 feet; thence from a radial bearing of S70°29'56"W run Southeasterly along the arc of said curve through a central angle of 19°08'34", an arc distance of 606.68 feet, having a chord bearing of S09°55'47"E and a chord distance of 603.87 feet; thence run S00°21'30"E, a distance of 721.34 feet to the Point of Beginning.

Contains 6,755,674 square feet or 155.069 acres, more or less.

**SURVEYORS NOTES**

- Bearings based on the South line of the Southwest 1/4 of Section 13, Township 20 South, Range 27 East, Orange County, Florida as being S89°31'40"W.
- I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
- Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
- The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 08/18/2023 per 5J17-062(2).

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	2003.86'	04°20'51"	152.05'	S17°19'29"E	152.02'
C2	1815.86'	19°08'34"	606.68'	S09°55'47"E	603.87'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'03"W	46.69'
L2	S00°04'14"E	853.16'
L3	N89°34'17"E	160.19'
L4	S00°25'43"E	30.00'
L5	N89°34'17"E	476.16'
L6	N00°21'18"W	579.54'
L7	S89°53'52"W	66.00'
L8	N00°21'18"W	256.00'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N89°53'52"E	588.40'
L10	S00°29'13"E	35.75'
L11	N89°17'56"E	90.86'
L12	S47°15'37"E	44.44'
L13	S03°35'05"E	266.15'
L14	S00°49'55"E	485.06'
L15	S19°30'03"E	334.38'
L16	S00°21'30"E	721.34'

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(407) 774-8372 LB # 6898

DATE OF SURVEY: 08/18/2023

DRAWN BY: BP SCALE: 1" = 500'

13-20-27 GOLDEN GEM RD-LOT1-REPLAT SKETCH

SHEET 1 OF 2

JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

