

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  
AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that the Marion County Board of County Commissioners enacted Ordinance No. 23-35 (the “**Establishing Ordinance**”) establishing the Aurora Oaks Community Development District (the “**District**”), effective December 26, 2023. 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 AURORA OAKS 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 4th day of January, 2024, in accordance with Section 190.0485, Florida Statutes, and whereby such Notice is to be recorded in the Official Records of Marion County, Florida.

Signed, sealed and delivered in our presence:

Barbara L. Williams  
(Signature)

Barbara L. Williams  
(Print Name)

Lynn A. Butler  
(Signature)  
Lynn A. Butler  
(Print Name)

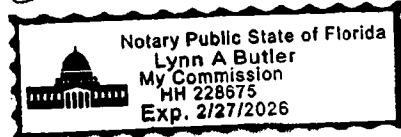
**AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT**

Vivek K. Babbar  
Vivek K. Babbar  
District Counsel

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of January, 2024, by Vivek K. Babbar, as District Counsel for the Aurora Oaks 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**

A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 5 THE FOLLOWING TWO (2) COURSES: (1) S. $89^{\circ}50'41"E$ ., 257.88 FEET TO THE POINT OF BEGINNING; (2) THENCE S. $89^{\circ}52'45"E$ ., 403.89 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N. $00^{\circ}39'30"E$ ., 1,272.83 FEET TO THE NORTH BOUNDARY OF SAID SECTION 5; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY OF SAID SECTION 5, S. $89^{\circ}27'47"E$ ., 323.78 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S. $00^{\circ}42'38"W$ ., 388.65 FEET; THENCE S. $00^{\circ}17'49"W$ ., 773.17 FEET; THENCE S. $07^{\circ}27'45"E$ ., 49.77 FEET; THENCE S. $12^{\circ}52'51"E$ ., 131.85 FEET; THENCE S. $21^{\circ}16'10"E$ ., 320.56 FEET; THENCE N. $68^{\circ}04'50"E$ ., 190.60 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 5; THENCE ALONG SAID EAST BOUNDARY, S. $00^{\circ}35'48"W$ ., 698.14 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7656, PAGES 291 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LANDS, S. $89^{\circ}57'07"E$ ., 685.65 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, S. $00^{\circ}37'16"W$ ., 321.36 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, N. $89^{\circ}58'36"W$ ., 685.67 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5, S. $00^{\circ}35'18"W$ ., 1,319.14 FEET TO THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5, N. $89^{\circ}59'14"W$ ., 662.87 FEET TO THE NORTHEAST CORNER OF THE EAST 40 FEET OF THE WEST 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE EAST 40 OF THE WEST 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5, S. $00^{\circ}39'39"W$ ., 1,319.78 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 5; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 5, N. $89^{\circ}52'11"W$ ., 40.02 FEET TO THE WEST BOUNDARY OF THE EAST 40 OF THE WEST 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY, N. $00^{\circ}39'35"E$ ., 1,319.67 FEET TO THE AFORESAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 5; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, N. $89^{\circ}58'56"W$ ., 623.43 FEET TO THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 5, N. $00^{\circ}39'44"E$ ., 1,319.76 FEET TO THE NORTHWEST CORNER OF THE S.E. 1/4 OF SAID SECTION 5; THENCE

**Exhibit A**

DEPARTING SAID WEST BOUNDARY, ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 5, N.00°35'44"E., 658.86 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 5, S.89°58'54"E., 266.94 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7643, PAGE 1337 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N.00°37'30"E., 329.14 FEET; (2) THENCE S.89°57'03"E., 27.90 FEET; (3) THENCE N.05°35'50"W., 330.89 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 89.92 ACRES, MORE OR LESS.