

This instrument was prepared by and
upon recording should be returned to:

Jonathan T. Johnson
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

**LAKWOOD RANCH STEWARDSHIP DISTRICT
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR
LAKWOOD RANCH STEWARDSHIP SPECIAL ASSESSMENT REVENUE REFUNDING
BOND, SERIES 2017 (LAKE CLUB PROJECT)**

PLEASE TAKE NOTICE that the Board of Supervisors of the Lakewood Ranch Stewardship District (the "District"), in accordance with Chapters 170 and 197, *Florida Statutes*, adopted Resolution Numbers 2005-14, 2005-15, 2005-21, 2005-22, 2011-08 and 2017-27 (the "Assessment Resolutions"), confirming and certifying the lien of non ad-valorem special assessments on certain real property located within the boundaries of the District, known as the Lake Club, that will be specially benefitted by the Project described in such Assessment Resolutions. Said assessments are pledged to secure the Lakewood Ranch Stewardship District Special Assessment Revenue Refunding Bond, Series 2017. The legal description of the lands on which said special assessments are imposed is attached to this Notice ("Notice") as **Exhibit A**. The special assessments are imposed on benefitted property within the District as described in the *Amended and Restated Master Assessment Report "The Lake Club,"* dated February 18, 2011 and the *Supplemental Assessment Methodology Lakewood Ranch Stewardship District "The Lake Club" (Series 2017 Refunding Bond),* dated September 27, 2017 (the "Assessment Methodology Report"), approved by the District. A copy of the Assessment Methodology Report and the Assessment Resolutions may be obtained by contacting the District at: Lakewood Ranch Stewardship District, c/o Fishkind & Associates, Inc., 12051 Corporate Blvd., Orlando, Florida 32817; Ph.: 407-382-3256. The non ad-valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid,

and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 2005-338, Laws of Florida. Pursuant to Chapter 2005-338(6)(28), Laws of Florida, you are hereby notified that: **THE LAKEWOOD RANCH STEWARDSHIP DISTRICT MAY IMPOSE AND THE LIEN FOR THE SPECIAL ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATION PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.**

[Signature page follows]

IN WITNESS WHEREOF, this Notice has been executed on the 27 day of September, 2017, and recorded in the Official Records of Manatee County, Florida.

LAKWOOD RANCH STEWARDSHIP DISTRICT

[Signature]
Tony Chiofalo, Vice Chairman
Board of Supervisors

[Signature]
Witness

J. Scott Almand
Print Name

[Signature]
Witness

Jonathan T. Johnson
Print Name

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 27 day of September, 2017, by Tony Chiofalo, Vice Chairman of the Board of Supervisors, who is personally known to me or _____ who has produced _____ as identification.



[Signature]
Print Name: Deborah S. Byerly
Notary Public, State of Florida
Commission No.: FF 154017
My Commission Expires: 8-25-18

Exhibit A

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S88°58'32"E, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2082.41 FT.; THENCE N00°01'28"E, PERPENDICULAR WITH SAID SOUTH LINE, A DISTANCE OF 304.10 FT. FOR A POINT OF BEGINNING; THENCE N17°38'00"W, 559.48 FT.; THENCE N00°00'00"W, A DISTANCE OF 305.45 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FT.; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°38'09", A DISTANCE OF 502.97 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N31°28'59"E, A DISTANCE OF 211.00 FT.; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°25'31", A DISTANCE OF 118.73 FT. TO THE P.T. OF SAID CURVE; THENCE S89°58'32"E, 38.40 FT.; THENCE N00°04'17"E, 391.66 FT.; THENCE N53°08'42"W, 108.79 FT.; THENCE N64°51'52"W, 72.10 FT.; THENCE N51°15'29"W, 71.24 FT.; THENCE N88°53'01"W, 64.72 FT.; THENCE S42°31'45"W, 48.99 FT.; THENCE S57°15'03"W, 43.67 FT.; THENCE N75°08'44"W, 93.01 FT.; THENCE N38°23'58"W, 51.93 FT.; THENCE N30°15'09"W, 120.41 FT.; THENCE N26°03'26"W, 83.03 FT.; THENCE N19°24'03"E, 191.05 FT.; THENCE N77°32'10"W, 49.33 FT.; THENCE N54°48'48"W, 53.50 FT.; THENCE S83°28'42"W, 39.97 FT.; THENCE N77°03'00"W, 27.57 FT.; THENCE N76°42'11"W, 51.49 FT.; THENCE S09°58'45"W, 46.64 FT.; THENCE S17°32'48"W, 28.17 FT.; THENCE N55°40'30"W, 127.90 FT.; THENCE N38°22'52"W, 38.28 FT.; THENCE N16°40'08"W, 40.89 FT.; THENCE N24°38'45"E, 43.98 FT.; THENCE N88°19'58"W, 50.70 FT.; THENCE S27°21'09"W, 61.53 FT.; THENCE N83°29'49"W, 131.00 FT.; THENCE N68°56'11"W, 113.00 FT.; THENCE N73°18'54"W, 20.58 FT.; THENCE N01°55'00"W, 27.31 FT.; THENCE N88°07'20"E, 1376.24 FT.; THENCE N00°45'04"W, 878.14 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N03°25'44"W, A DISTANCE OF 2720.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°37'51", A DISTANCE OF 1026.88 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1690.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°28'17", A DISTANCE OF 631.85 FT. TO THE P.Y. OF SAID CURVE, THENCE N86°21'42"E, A DISTANCE OF 278.81 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1940.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°34'52", A DISTANCE OF 1306.33 FT. TO THE P.T. OF SAID CURVE; THENCE N47°46'50"E, A DISTANCE OF 466.55 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2810.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°29'57", A DISTANCE OF 1298.23 FT. TO THE P.T. OF SAID CURVE; THENCE N78°16'47"E, A DISTANCE OF 615.68 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2920.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'27", A DISTANCE OF 808.39 FT.; THENCE S04°08'14"W, 184.91 FT.; THENCE S22°59'38"E, 1668.93 FT.; THENCE S60°06'02"E, 499.65 FT.; THENCE S04°27'47"E, 386.48 FT.; THENCE S03°43'27"E, 20.38 FT.; THENCE N67°00'53"E, 210.41 FT.; THENCE S13°49'06"E, 210.10 FT.; THENCE S03°09'31"E, 204.81 FT.; THENCE S41°32'56"E, 288.08 FT.; THENCE S05°30'45"W, 836.18 FT.; THENCE S07°54'14"W, 580.53 FT.; THENCE S03°35'00"W, 317.88 FT.; THENCE S83°40'35"W, 788.70 FT.; THENCE S03°37'27"E, A DISTANCE OF 873.53 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE N88°58'32"W, ALONG THE SOUTHERLY LINE OF SAID SECTION 35, A DISTANCE OF 6.35 FT.; THENCE N70°58'32"W, A DISTANCE OF 1425.58 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2303.68 FT.; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°01'48", A DISTANCE OF 564.06 FT. TO THE P.T. OF SAID CURVE; THENCE N85°00'17"W, A DISTANCE OF 2585.08 FT.; THENCE N00°00'00"E, 528.25 FT.; THENCE N00°00'00"W, 221.92 FT.; THENCE S54°54'36"W, 292.38 FT.; THENCE S85°08'24"W, 328.80 FT.; THENCE S00°00'00"W, A DISTANCE OF 383.44 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S13°32'58"E, A DISTANCE OF 2303.68 FT.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°05'05", A DISTANCE OF 184.23 FT. TO THE P.T. OF SAID CURVE; THENCE S72°22'00"W, A DISTANCE OF 1335.86 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 728.00 ACRES, MORE OR LESS

