

This instrument was prepared by:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on August 9, 2022, and pursuant to a petition filed by Pulte Home Company, LLC, the Board of County Commissioners of Pasco County, Florida, enacted Ordinance No. 22-41, which became effective August 12, 2022, establishing the Whispering Pines 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 as designated to the Department of Economic Opportunity under Section 189.014, *Florida Statutes*.

THE WHISPERING PINES 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 17th day of August, 2022, and recorded in the Official Records of Pasco County, Florida.

[Signature]
Jere Earlywine, District Counsel
KE Law Group, PLLC

[Signature]
Witness

Katherine E. Ibarra
Print Name

[Signature]
Witness

Ashley Ligas
Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of August, 2022, by Jere Earlywine, as District Counsel of Whispering Pines Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley Ligas
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**Exhibit A
Property Description**

**Description Sketch
(Not A Survey)**

DESCRIPTION:

A parcel of land lying in Section 23, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 23, run thence along the East boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 23, S 00°42'34"W., a distance of 28.00 feet to the South Maintained Right-of-Way line of LAKE PATIENCE ROAD as recorded in Road Plat Book 3, Pages 4 through 7 of the public records of Pasco County, said point also being the **POINT OF BEGINNING**; thence continue along said East boundary, S.00°42'34"W., a distance of 1315.60 feet to the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of Section 23, thence along the East boundary of said Southeast 1/4 of the Northeast 1/4 of Section 23, S.00°47'36"W., a distance of 1332.79 feet to the East 1/4 corner of said Section 23; thence along the South boundary of said Southeast 1/4 of the Northeast 1/4 of Section 23, N.89°49'03"W., a distance of 1312.82 feet to the Southwest corner thereof; thence along the South boundary of the Southwest 1/4 of said Northeast 1/4 of Section 23, N.89°47'36"W., a distance of 1312.19 feet to the Southwest corner thereof; thence along the West boundary of said Southwest 1/4 of the Northeast 1/4 of Section 23, N.00°29'21"E., a distance of 1347.36 feet to the Northwest corner thereof; thence along the West boundary of the Northwest 1/4 of said Northeast 1/4 of Section 23, N.00°29'07"E., a distance of 1322.44 feet to the aforesaid Maintained South Right-of-Way line of LAKE PATIENCE ROAD; thence along said Maintained South Right-of-Way line the following six (6) courses: (1) S.89°31'35"E., a distance of 304.28 feet; (2) S.89°29'05"E., a distance of 439.96 feet; (3) S.11°53'36"W., a distance of 3.79 feet; (4) S.89°22'33"E., a distance of 1158.37 feet; (5) S.89°28'13"E., a distance of 697.34 feet, (6) S.88°47'25"E., a distance of 38.00 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT



A parcel of land described in Official Records Book 3068, page 1038 of the public records of Pasco County, Florida lying in Section 23, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows.

COMMENCE at the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of Section 23, run thence along the East boundary of the Northeast 1/4 of said Northeast 1/4 of Section 23, N.00°42'34"E., a distance of 153.00 feet, thence S.42°22'34"W., a distance of 959.00 feet; thence Southwesterly, 122.58 feet along the arc of a tangent curve to the right having a radius of 215.00 feet and a central angle of 32°40'00" (chord bearing S 58°42'34"W., 120.93 feet); thence S.75°02'34"W., a distance of 153.64 feet; thence Southwesterly, 159.23 feet along the arc of a tangent curve to the left having a radius of 115.00 feet and a central angle of 79°19'58" (chord bearing S.35°22'36"W., 146.81 feet); thence S.04°17'22"E., a distance of 71.64 feet; thence S.80°06'44"E., a distance of 15.47 feet, to the **POINT OF BEGINNING**; thence S.57°37'25"E., a distance of 170.00 feet; thence S.10°33'53"W., a distance of 315.03 feet; thence N.44°17'26"W., a distance of 260.00 feet; thence N.24°02'34"E., a distance of 235.00 feet to the **POINT OF BEGINNING**.

Containing 159.409 acres, more or less.

Surveyor's Notes:

- 1) Bearings shown hereon are based on the East boundary of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 26 South, Range 18 East, Pasco County, Florida, having an assumed bearing of S.00°42'34"W.
- 2) I do hereby certify that this Sketch & Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17-051, 5J-17-052, and 5J-17-053, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 3) See sheet two for overall sketch, see sheet three of line and curve table.

PROJECT: Lake Patience		Prepared For: Pulte Home Company, LLC	
PHASE: Whispering Pines CDD			Digitally signed by Charlie Arnett, PSM Date: 2022.03.18 15:48:11 -04'00'
DRAWN: CMA	DATE: 03/18/22		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
Charles M. Arnett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6884		FILE PATH: P:\LAKE PATIENCE\DESCRIPTIONS\WHISPERING PINES CDD DS.DWG LAST SAVED BY: CARNETT	

Description Sketch

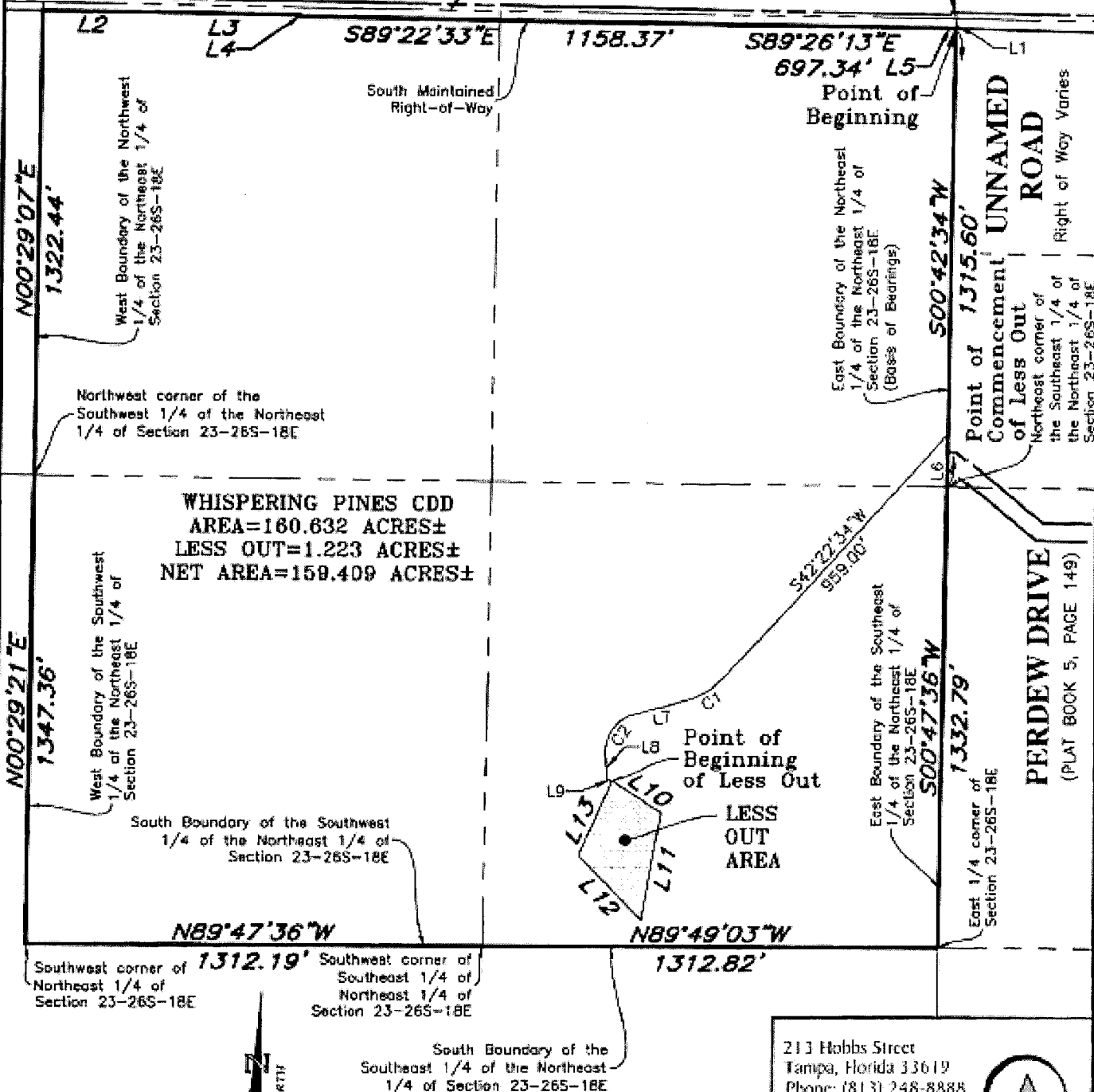
(Not A Survey)

LAKE PATIENCE ROAD

Maintained Right-of-Way Varies
(Road Plat Book 3, Pages 4-7)

North Line of Northeast 1/4
of Section 23-265-18E

Point of
Commencement
Northeast corner
Section 23-265-18E



WHISPERING PINES CDD
 AREA=160.832 ACRES±
 LESS OUT=1.223 ACRES±
 NET AREA=159.409 ACRES±

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.



See sheet 1 for Description, Notes
 and Certification
 See sheet 3 for Line and Curve Tables

SCALE: 1" = 400'

Description Sketch

(Not A Survey)

LINE DATA TABLE

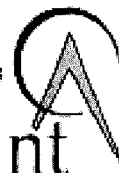
NO.	BEARING	LENGTH
L1	S 00°42'34" W	28.00'
L2	S 89°31'35" E	304.28'
L3	S 89°29'06" E	439.96'
L4	S 11°53'36" W	3.79'
L5	S 88°47'25" E	39.00'
L6	N 00°42'34" E	153.00'
L7	S 75°02'34" W	153.64'
L8	S 04°17'22" E	71.64'
L9	S 80°06'44" E	15.47'
L10	S 57°37'25" E	170.00'
L11	S 10°33'53" W	315.03'
L12	N 44°17'26" W	260.00'
L13	N 24°02'34" E	235.00'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	215.00'	32°40'00"	122.58'	120.93'	S 58°42'34" W
C2	115.00'	79°19'56"	159.23'	146.81'	S 35°22'36" W

*See sheet 1 for Description, Notes
and Certification
See sheet 2 for Overall Sketch*

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