

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

(This space reserved for Clerk)

Katie S. Buchanan, Esq.  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**NOTICE OF BOUNDARY AMENDMENT OF THE  
TOMOKA COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that the Florida Land and Water Adjudicatory Commission (“FLWAC”) amended Rule 42LL-1.002, effective May 23, 2022, amending the boundaries of the Tomoka Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, 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 189.014, *Florida Statutes*.

**THE TOMOKA 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.**

IN WITNESS WHEREOF, this Notice has been executed on this 18th day of July 2022,  
and recorded in the Official Records of Flagler County, Florida.

Katie S. Buchanan  
Katie S. Buchanan, District Counsel  
Kutak Rock LLP

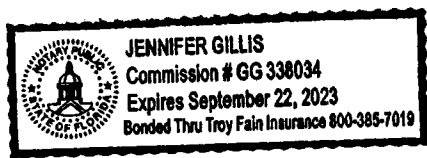
Amy Barber  
Witness  
Amy Barber  
Print Name

Gabe McKee  
Witness  
Gabe McKee  
Print Name

**STATE OF FLORIDA  
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 18th day of July 2022, by Katie S. Buchanan, as District Counsel to  
the Tomoka Community Development District, for and on behalf of the District, who is  
personally known to me or who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Jennifer Gillis  
Notary Public, State of Florida  
Print Name: Jennifer Gillis  
Commission No.: GG 338034 Expires: 9/22/23

**EXHIBIT A**  
**LEGAL DESCRIPTION**

2021

The Amended Boundaries of the District shall be as follows:

A portion of Sections 3, 4, 5, 8, 9, 10, 15, 16, 21, and 22, Township 13 South, Range 31 East, Flagler County, Florida and a portion of Bunnell Development Company Subdivision, as recorded in Plat Book 1, Page 1 of the Public Records of Flagler County, Florida, more particularly described as follows:

From a Point of Beginning being the southwest corner of Section 3, Township 13 South, Range 31 East; thence, proceeding North 01 degrees, 46 minutes, 36 seconds West along the west line of said Section 3, a distance of 986.85 feet; thence, departing said westerly line of Section 3, North 89 degrees, 27 minutes, 53 seconds East, a distance of 150.00 feet; thence, North 01 degrees, 46 minutes, 33 seconds West a distance of 1287.05 feet to the southerly right-of-way line of Old Dixie Highway, a 66 foot wide right-of-way; thence North 89 degrees, 28 minutes, 05 seconds East, along said southerly right-of-way line, a distance of 1181.54 feet; thence departing said right-of-way line, run South 01 degrees, 48 minutes, 15 seconds East along the east line of Lot 4, Block C, Section 3, of said Bunnell Development Company subdivision, a distance of 1287.00 feet; thence, North 89 degrees, 28 minutes, 22 seconds East a distance of 110.00 feet to a point on the easterly line of the 236 foot wide Florida Power and Light Company easement recorded in O.R. Book 11, Page 493 and O.R. Book 34, Page 124 of the Public Records of Flagler County, Florida; thence South 01 degrees, 48 minutes, 15 seconds East, along the easterly line of said Florida Power and Light easement, a distance of 1182.92 feet; thence, continuing along said easterly line of said Florida Power and Light easement, South 50 degrees, 26 minutes, 59 seconds East a distance of 3340.24 feet; thence, South 01 degrees, 56 minutes, 33 seconds East a distance of 5789.89 feet more or less to a point on the northerly line of Eagle Rock Ranch Subdivision, as recorded in Plat Book 26, Pages 51-52 of the Public Records of Flagler County, Florida; thence, departing said easterly line of the Florida Power and Light Easement, South 40 degrees, 11 minutes, 55 seconds West, along said northerly line of Eagle Rock Ranch, a distance of 856.60 feet; thence continuing along said northerly line of Eagle Rock Ranch South 88 degrees, 27 minutes, 37 seconds West a distance of 45.18 feet; thence, South 40 degrees, 11 minutes, 55 seconds West a distance of 2189.93 feet; thence, South 49 degrees, 47 minutes, 54 seconds East a distance of 1171.20 feet; thence, South 40 degrees, 14 minutes, 04 seconds West a distance of 2222.60 feet to a point on the easterly line of U.S. Highway 1, a 160 foot wide right-of-way; thence departing said northerly line of Eagle Rock Ranch subdivision, proceed northerly along said U.S. Highway 1 right-of-way North 49 degrees, 47 minutes, 21 seconds West a distance of 637.20 feet to the start of a curve concave northeasterly having a radius of 5619.59 feet; thence, run along the arc of said curve, through a central angle of 8 degrees, 42 minutes, 33 seconds a distance of 854.17 feet; thence, North 48 degrees, 55 minutes, 11 seconds East a distance of 35.00 feet to the start of a curve concave northeasterly having a radius of 5584.59 feet; thence, run along the arc of said curve, through a central angle of 1 degrees, 40 minutes, 40 seconds a distance of 163.53 feet; thence, North 39 degrees, 24 minutes, 04 seconds West a distance of 276.47 feet; thence South 50 degrees, 35 minutes, 51 seconds West a distance of 35.00 feet; thence, North 39 degrees, 24 minutes, 09 seconds West a distance of 7995.87 feet to a point on the north line of Section 16, Township 13 South, Range 31 East; thence, departing said U.S. Highway 1 right-of-way, proceed, North 89

degrees, 11 minutes, 58 seconds East, along the north line of said Section 16, a distance of 999.49 feet; thence, departing said north line of Section 16, North 02 degrees, 00 minutes, 32 seconds West a distance of 1320.83 feet; thence, South 89 degrees, 12 minutes, 05 seconds West a distance of 662.80 feet; thence, North 01 degrees, 58 minutes, 26 seconds West a distance of 1981.25 feet; thence, South 89 degrees, 12 minutes, 14 seconds West a distance of 1396.16 feet; thence, North 07 degrees, 21 minutes, 09.5 seconds West a distance of 442.07 feet; thence, South 72 degrees, 34 minutes, 37 seconds West a distance of 267.61 feet; thence, North 17 degrees, 23 minutes, 09 seconds West a distance of 311.39 feet; thence, North 89 degrees, 14 minutes, 31 seconds East a distance of 310.90 feet; thence, North 17 degrees, 18 minutes, 16 seconds West a distance of 690.36 feet; thence, North 01 degrees, 07 minutes, 55 seconds West a distance of 235.10 feet; thence, South 89 degrees, 19 minutes, 05 seconds West a distance of 280.00 feet; thence, North 01 degrees, 07 minutes, 55 seconds West a distance of 425.00 feet; thence, South 89 degrees, 19 minutes, 05 seconds West a distance of 152.45 feet; thence, North 01 degrees, 02 minutes, 20 seconds West a distance of 2338.83 feet; thence, North 89 degrees, 18 minutes, 57 seconds East a distance of 1328.19 feet; thence, North 89 degrees, 33 minutes, 19 seconds East a distance of 668.21 feet; thence, South 02 degrees, 54 minutes, 51 seconds East a distance of 660.00 feet; thence, South 89 degrees, 33 minutes, 49 seconds West a distance of 666.05 feet; thence, South 03 degrees, 06 minutes, 06 seconds East a distance of 1680.93 feet to the northwest corner of Section 9, Township 13 South, Range 31 East; thence, along the north line of said Section 9, North 89 degrees, 09 minutes, 34 seconds East a distance of 1320.73 feet; thence, departing said northerly line of said Section 9, North 02 degrees, 43 minutes, 34 seconds West a distance of 1011.14 feet; thence, North 89 degrees, 33 minutes, 56 seconds East a distance of 2657.49 feet; thence, South 02 degrees, 04 minutes, 00 seconds East a distance of 994.19 feet; thence, North 89 degrees, 15 minutes, 13 seconds East a distance of 1324.71 feet to the Point of Beginning.

Less and Except the Plantation Bay School Site recorded in Plat Book 27, Page 49 of the Public Records of Flagler County, Florida, and excepting the following Park Site:

A portion of Sections 9 and 16, Township 13 South, Range 31 East, Flagler County, Florida, commencing as a point of reference being the northeast corner of said Section 16, run South 89 degrees 11 minutes, 58 seconds West along the north line of said section 16, a distance of 4981.16 feet more or less to the easterly right-of-way line of U.S. Highway 1, a 160 foot wide right-of-way; thence, South 39 degrees 24 minutes, 09 seconds East, along said right-of-way, a distance of 1525.00 feet; to the point of curvature of a curve concave northerly, having a radius of 25.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence departing said right-of-way line, run easterly along the arc of said curve a distance of 39.27 feet; thence, North 50 degrees 35 minutes, 51 seconds East a distance of 353.91 feet to the point of curvature of a curve concave southeasterly, having a radius of 425.24 feet and a central angle of 37 degrees 57 minutes 36 seconds and a chord bearing of North 69 degrees 34 minutes 39 seconds East; thence run easterly along the arc of said curve a distance of 281.73 feet to the point of reverse curve of a curve concave northerly, having a radius of 390.67 feet and a central angle of 54 degrees 14 minutes 32 seconds and a chord bearing of North 61 degrees 26 minutes 12 seconds East; thence run easterly along the arc of said curve a distance of 169.85 feet to the point of compound curve of a curve concave northerly, having a radius of 2818.85 feet and a central angle of 02 degrees 04 minutes 29 seconds and a chord bearing of North 33 degrees 16 minutes 41 seconds East;

thence run easterly along the arc of said curve a distance of 102.08 feet: thence, South 59 degrees 28 minutes, 19 seconds East a distance of 120.05 feet to the point of curvature of a curve concave northwesterly, having a radius of 2938.85 feet and a central angle of 08 degrees 19 minutes 23 seconds; thence run northeasterly along the arc of said curve a distance of 426.91 feet; thence, North 23 degrees 50 minutes 51 seconds East a distance of 125.00 feet to the point of beginning, thence, continue North 23 degrees 50 minutes 51 seconds East a distance of 350.00 feet; thence, South 76 degrees 52 minutes, 06 seconds East a distance of 679.42 feet; thence, South 48 degrees 20 minutes 31 seconds East a distance of 1737.34 feet; thence, South 04 degrees 12 minutes 29 seconds East a distance of 450.94 feet; thence, North 60 degrees 12 minutes 29 seconds West a distance of 698.75 feet; thence, North 70 degrees 12 minutes 29 seconds West a distance of 393.78 feet; thence, North 31 degrees 58 minutes 16 seconds West a distance of 463.90 feet; thence, North 64 degrees 20 minutes, 47 seconds West a distance of 474.24 feet; thence, North 48 degrees 09 minutes, 28 seconds West a distance of 628.10 feet to the point of beginning.