

*This instrument prepared by and return to:*

Jacob T. Cremer, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
401 East Jackson Street, Suite 2100  
Tampa, Florida 33602

**NOTICE OF ESTABLISHMENT OF THE  
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on March 26, 2019, the Board of County Commissioners of Pasco County, Florida enacted Ordinance No. 19-11 (the “**Establishing Ordinance**”) establishing the Copperspring Community Development District (the “**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 in accordance with Section 189.014, Florida Statutes.

**THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY 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 THE LAW. THE DISTRICT MAY ALSO IMPOSE CERTAIN FEES TO PAY THE OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT.**

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, this Notice has been executed on the 27th day of March 2019, and recorded in the Official Records of Pasco County, Florida.

Jacob T. Cremer  
Jacob T. Cremer  
STEARNS WEAVER MILLER WEISSLER  
ALHADEFF & SITTERSON, P.A.

Karla Stonebraker  
Witness

Susan Cucinotto  
Witness

Karla Stonebraker  
Print Name

Susan Cucinotto  
Print Name

STATE OF FLORIDA                    )  
COUNTY OF HILLSBOROUGH        )

The foregoing instrument was acknowledged before me this 27th day of March 2019, by Jacob T. Cremer, of STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A., who is personally known to me or who has produced \_\_\_\_\_ as identification.

Karla Stonebraker  
Notary Public  
My Commission Expires:

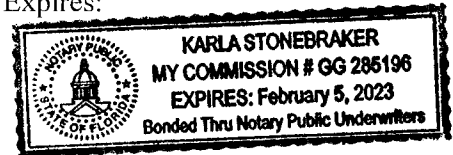


Exhibit "A"**Property Legal Description**

COPPERSPRING (CDD)

DESCRIPTION: A parcel of land lying in Section 21, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 21, Township 26 South, Range 16 East and run thence along the West boundary of the Northwest 1/4 of said Section 21, S.00°20'29"W., 1029.13 feet; thence S.89°38'59"E., 30.00 feet to the East right-of-way line of Madison Street and the POINT OF BEGINNING; thence S.89°38'59"E., 1118.02 feet; thence N.00°07'02"E., 182.33 feet; thence S.89°51'39"E., 1447.81 feet; thence N.00°21'56"E., 756.00 feet to the South right-of-way line of State Road 54; thence along said South right-of-way line the following six (6) courses: 1) S.89°37'02"E., 44.02 feet; 2) S.89°36'53"E., 449.10 feet; 3) S.00°23'07"W., 3.00 feet; 4) S.89°36'53"E., 1100.00 feet; 5) N.00°23'07"E., 3.00 feet; 6) S.89°36'53"E., 60.96 feet to the Northwest corner of Florida Department of Transportation Parcel 117, Part "B" as recorded in Official Records Book 3684, Page 1605, Public Records of Pasco County, Florida; thence along the Westerly, Southerly and Easterly boundaries of said Parcel 117, Part "B", the following ten (10) courses: 1) S.00°29'12"W., 141.30 feet; 2) S.23°22'16"W., 116.70 feet; 3) S.46°16'02"W., 261.83 feet; 4) S.62°30'40"E., 284.50 feet; 5) N.47°02'48"E., 144.88 feet; 6) N.69°13'58"E., 75.24 feet; 7) N.52°24'43"E., 83.81 feet; 8) N.18°20'02"E., 145.34 feet; 9) N.53°28'25"E., 178.11 feet; 10) N.17°58'25"E., 138.60 feet to the aforesaid South right-of-way line of State Road 54; thence along said South right-of-way line the following two (2) courses: 1) N.89°30'35"E., 504.95 feet; 2) S.31°02'53"E., 21.24 feet to the West right-of-way line of Celtic Drive; thence along said West right-of-way line the following three (3) courses: 1) S.00°23'07"W., 64.96 feet; 2) N.89°36'53"W., 6.94 feet; 3) S.00°16'16"W., 193.62 feet to a point on the Ordinary High Water Line of the Anclote River, herein referred to as POINT "A"; thence Southwesterly along the Ordinary High Water Line of the Anclote River, 7,621 feet more or less to a point herein referred to as POINT "B" lying on the South boundary of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21 and lying S.89°38'56"E., 207.3 more or less Easterly of the Southwest corner thereof; (Reference Line) said POINT "B" lying S.43°28'16"W, 4481.03 feet of the aforesaid POINT "A"; thence along the South boundary of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21, N.89°38'56"W., 207.26 feet to the Southwest corner thereof; thence along the West boundary of said North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21, also being the East boundary of the plat of COLONIAL HILLS UNIT 24 as recorded in Plat Book 18, Pages 96 and 97, Public Records of Pasco County, Florida, the following two (2) courses: 1) N.00°24'47"E., 331.66 feet; 2) N.00°21'05"E., 630.56 feet to the South boundary of the North 30 feet of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21; thence along the South boundary thereof, also being the South boundary of the plat of STONY POINT as recorded in Plat Book 35, Pages 6 through 8, inclusive, Public Records of Pasco County, Florida, S.89°37'40"E., 659.70 feet to the East boundary of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21; thence along the East boundary of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21, also being the East boundary of the plat of said STONY POINT, N.00°21'42"E., 30.00 feet to the Southeast corner of the Northwest 1/4 of said Section 21; thence along the East boundary of said Northwest 1/4, also being the East boundary of the plat of said STONY POINT, N.00°21'56"E., 329.75 feet; thence along the North boundary of said STONEY POINT the following five (5) courses: 1) N.89°36'18"W., 1019.24 feet; 2) N.00°21'03"E., 399.95 feet; 3) N.89°35'16"W., 256.71 feet; 4) S.00°23'32"W., 400.02 feet; 5) N.89°36'18"W., 18.00 feet to the East right-of-way line of Hanover Drive, also being the East boundary of COLONIAL HILLS THREE as recorded in Plat Book 17, Pages 33 and 34, Public Records of Pasco County, Florida; thence along said East right-of-way line, N.00°23'32"E., 29.88 feet to the Northeast corner of the plat of said COLONIAL HILLS UNIT TWENTY-THREE; thence along the North boundary of said COLONIAL HILLS UNIT TWENTY-THREE, N.89°35'38"W., 307.91 feet to the East boundary of the West 1037.14 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 21; thence along said East boundary, N.00°20'29"E., 629.75 feet; thence along the North boundary of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 21, N.89°36'12"W., 1006.39 feet to the East right-of-way line of the aforesaid Madison Street; thence along said East right-of-way line, N.00°20'29"E., 619.35 feet to the POINT OF BEGINNING.

Containing 168.11 acres, more or less.