

INSTR # 2025297555  
BK 13817 Pgs 1452-1456 PG(s)5  
12/18/2025 03:03:55 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 44.00

This instrument was prepared by:

Jere Earlywine, Esq.  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**CORRECTIVE<sup>1</sup> NOTICE OF ESTABLISHMENT OF THE  
WINSLOW'S POINT COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on February 4, 2025, and pursuant to a petition filed by Forestar (USA) Real Estate Group Inc., the Board of County Commissioners of Polk County, Florida, enacted Ordinance No. 2025-009, which became effective February 4, 2025, establishing the Winslow's Point 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 WINSLOW'S POINT 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.**

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<sup>1</sup> This *Corrective Notice of Establishment of the Winslow's Point Community Development District* is being recorded to correct the reference to the effective date in the original *Notice of Establishment of the Winslow's Point Community Development District*, recorded in Book 13429, Pages 149 - 153, of the Official Records of Polk County, Florida.

IN WITNESS WHEREOF, this Notice has been executed on this 15 day of December, 2025, and recorded in the Official Records of POLK County, Florida.

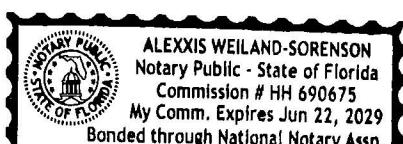
Rebecca B. Enfinger  
Name: Rebecca Enfinger  
Address: 107 West College Avenue  
Tallahassee, Florida 32301

Jere Earlywine  
Jere Earlywine, District Counsel  
Kutak Rock, LLP

Styler W. Watkins  
Name: Styler Watkins  
Address: 107 West College Avenue  
Tallahassee, Florida 32301

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of December, 2025, by Jere Earlywine, as District Counsel of Winslow's Point 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)

Alexxis Weiland-Sorenson  
NOTARY PUBLIC, STATE OF FLORIDA

Name: Alexxis Weiland-Sorenson  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

## EXHIBIT A

### *SKETCH OF DESCRIPTION*

#### LEGAL DESCRIPTION

A parcel of land being a portion of Sections 25, 26, 35 and 36, Township 30 South, Range 27 East, Polk County, Florida and a portion of Blocks 44, 45, 46, 47, 61 and 62, REVISED PLAT OF CROOKED LAKE, according to the plat thereof, as recorded in Plat Book 27, Page 47 of the Public Records of Polk County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Section 35, Township 30 South, Range 27 East, Polk County, Florida; thence S00°36'27"E, along the East line of said Section 35, a distance of 644.08 feet; thence departing said East line, run N89°56'12"E, a distance of 20.00 feet; thence S00°36'27"E, a distance of 156.38 feet; thence N89°55'26"E, a distance of 1,089.43 feet; thence S17°01'56"E, a distance of 1,095.87 feet; thence S13°14'56"W, a distance of 1,338.71 feet; thence S77°55'21"W, a distance of 1,325.10 feet; thence N00°36'27"W, a distance of 1,895.70 feet; thence S89°43'20"W, a distance of 808.07 feet; thence N00°38'56"W, a distance of 170.30 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 65.00 feet and a Central Angle of 44°24'36"; thence run Northeasterly along the arc of said curve, a distance of 50.38 feet (Chord Bearing = N37°04'00"E, Chord = 49.13 feet) to a Point of Non Tangency; thence N89°41'31"E, a distance of 145.08 feet; thence N00°39'23"W, a distance of 124.90 feet; thence S89°42'36"W, a distance of 175.12 feet; thence N00°38'56"W, a distance of 531.94 feet; thence S89°43'29"W, a distance of 78.95 feet; thence N00°29'30"W, a distance of 299.90 feet; thence N89°17'19"W, a distance of 250.16 feet; thence N00°30'52"W, a distance of 362.26 feet to a point on the North line of aforesaid Section 35; thence departing said North line, run N00°38'59"W, a distance of 1,345.29 feet; thence S89°35'21"W, a distance of 244.46 feet; thence N18°58'53"E, a distance of 383.79 feet; thence N89°34'00"E, a distance of 780.62 feet; thence N00°42'41"W, a distance of 936.00 feet; thence N89°34'00"E, a distance of 1954.79 feet to a point on the East line of Blocks 44 and 47, REVISED PLAT OF CROOKED LAKE, according to the plat thereof, as recorded in Plat Book 27, Page 47 of the Public Records of Polk County, Florida; thence S00°38'12"E, along said East line, a distance of 1,240.42 feet to the South line of said Block 47; thence departing said East line, run S89°42'44"W, along said South line, a distance of 627.67 feet to a point being a North extension of the East line of Blocks 61 and 62, REVISED PLAT OF CROOKED LAKE; thence departing said South line, run S00°42'44"E, along said East line, a distance of 1,375.85 feet to the South line of said Block 62; thence departing said East line, run S89°10'05"W, along said South line, a distance of 223.06 feet; thence N00°44'56"W, a distance of 130.07 feet; thence S89°11'15"W, a distance of 433.03 feet to the East line of Section 26, Township 30 S., Range 27 E., Polk County, Florida; thence S00°47'35"E, along said East line, a distance of 160.06 feet to the Point of Beginning.

Containing 242.24 acres, more or less.

#### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.

NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: FORESTAR (USA) REAL ESTATE GROUP INC.

DATE OF SKETCH	10/2/2024	REVISONS
SCALE	1" = 800'	REV SCD 11/5/2024
FR	PAGE	
SECTIONS	25, 26, 35, 36	
TWP	SO	
TWP	SE, RNG.	27
JOB NO.	24-351	SHEET 1 OF 3

**JOHNSTON'S**  
SURVEYING INC

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140



11/15/2024

RICHARD D. BROWN, P.S.M. #5700 (DAI-)  
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

#### Metes & Bounds

#### *Winslow's Point*

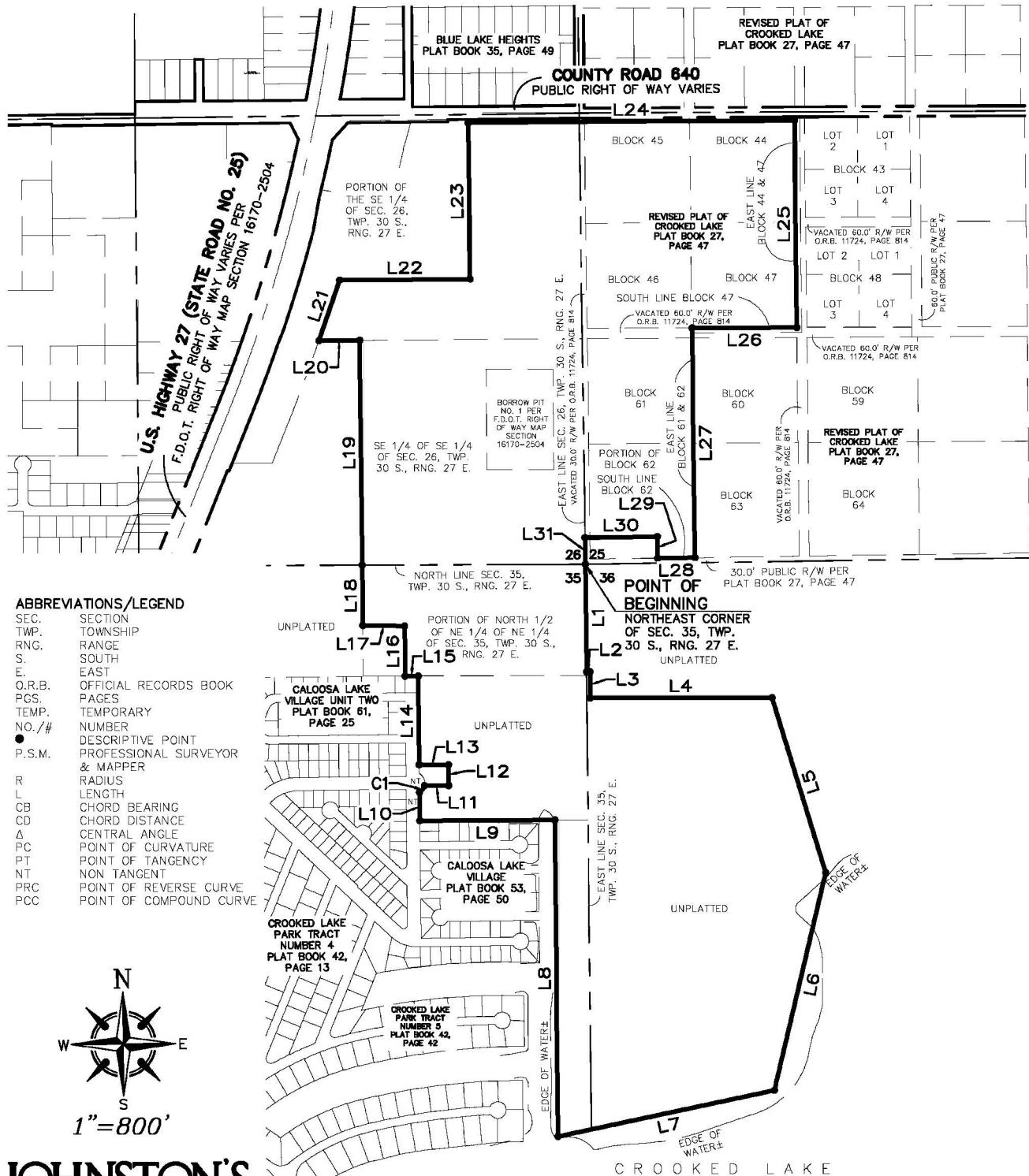
**POULOS & BENNETT**  
a Pape-Dawson company

info@poulosandbennett.com  
www.poulosandbennett.com  
Certificate of Authorization No. 28567

November 15, 2024  
P & D Job No.: 24-351  
202401-006-2955.M1 - Winslow's Point, Jacksonville, FL 32803  
7563 Philip Hwy, Suite 303, Jacksonville, FL 32216  
T: 407.657.2994 F: 407.269.5269

Exhibit 2

## *SKETCH OF DESCRIPTION*



# JOHNSTON'S SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 2 OF 3

# LINE & CURVE TABLES

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	65.00'	44°24'36"	50.38'	N37°04'00"E	49.13'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°36'27"E	644.08'
L2	N89°56'12"E	20.00'
L3	S00°36'27"E	156.38'
L4	N89°55'26"E	1089.43'
L5	S17°01'56"E	1095.87'
L6	S13°14'56"W	1338.71'
L7	S77°55'21"W	1325.10'
L8	N00°36'27"W	1895.70'
L9	S89°43'20"W	808.07'
L10	N00°38'56"W	170.30'
L11	N89°41'31"E	145.08'
L12	N00°39'23"W	124.90'
L13	S89°42'36"W	175.12'
L14	N00°38'56"W	531.94'
L15	S89°43'29"W	78.95'
L16	N00°29'30"W	299.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	N89°17'19"W	250.16'
L18	N00°30'52"W	362.26'
L19	N00°38'59"W	1345.29'
L20	S89°35'21"W	244.46'
L21	N18°58'53"E	383.79'
L22	N89°34'00"E	780.62'
L23	N00°42'41"W	936.00'
L24	N89°34'00"E	1954.79'
L25	S00°38'12"E	1240.42'
L26	S89°42'44"W	627.67'
L27	S00°42'44"E	1375.85'
L28	S89°10'05"W	223.06'
L29	N00°44'56"W	130.07'
L30	S89°11'15"W	433.03'
L31	S00°47'35"E	160.06'

**JOHNSTON'S**  
SURVEYING INC  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 3 OF 3