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Clerk of the Circuit Court

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

Cindy Cerbone
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**NOTICE OF ESTABLISHMENT OF
THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on October 28, 2024, pursuant to a petition filed by OHTC Development, LLC, the City Commission of the City of Oak Hill, Florida adopted Ordinance No. 2024-12 which became effective on October 28, 2024, establishing The Oak Hill Town Center 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 Commerce in accordance with Section 189.014, Florida Statutes.

THE OAK HILL TOWN CENTER 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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES
AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on this 16th day of June, 2025, and recorded in the Official Records of Volusia County, Florida.

Cindy Cerbone
Cindy Cerbone, District Manager


Emma Idoni
Witness
Emma Idoni
Print Name
Address: 2300 Glades Road,
Suite 410W Boca Raton FL, 33431

Jerónimo Uribe
Witness
Jerónimo Uribe
Print Name
Address: 2300 Glades Rd
410W Boca Raton FL, 33431

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of June, 2025, by Cindy Cerbone, as District Manager for The Oak Hill Town Center Community Development District, and who is either ☒ personally known to me, or ☐ produced _____ as identification.

Christopher David Conti
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)
 CHRISTOPHER DAVID CONTI
Notary Public
State of Florida
Comm# HH612525
Expires 11/14/2028

Name: Christopher David Conti
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
Oak Hill Town Center Community Development District

LEGAL DESCRIPTION:

PROPERTY DESCRIPTION: (BY A1A SURVEYING, INC. LB8205)

PROPERTY SITUATED, LYING AND BEING A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 35 EAST, VOLUSIA COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 35 EAST, VOLUSIA COUNTY, FLORIDA, TO WIT: LOTS 1 THROUGH 4, INCLUSIVE, AND LOT 8, BLOCK 4. AND ALL OF LOTS 5, 7, AND 8 AND A PORTION OF LOT 6 LYING WESTERLY OF THE EAST EDGE OF PAVEMENT OF OSTEEN ROAD, AND ALL OF LOTS 5 THROUGH 8 INCLUSIVE, AND A PORTION OF LOTS 1 THROUGH 4, BLOC 2, HOWE'S HOMESTEAD, ACCORDING TO THE MAP THEREOF, RECORDED IN DEED BOOK M, PAGE 504, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SW 1/4 OF SAID SECTION 8, LYING EASTERLY OF U.S. HIGHWAY 1, (STATE ROAD 5) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 7901- (112) 275 (SHEETS 3-5 OF 13) AND DATED 7/05/55 AND ALSO A PORTION OF LOTS 17, 7W, 30, 31, AND 61, SECTION 37, PABLO SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 10, VOLUSIA COUNTY PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 5, BLOCK 3, SAID HOWE'S HOMESTEAD, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 13, SAMS TRACT, PER MAP BOOK 18, PAGE 46 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LOT 5, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THAT PROPERTY RECORDED IN OFFICIAL RECORD BOOK 5656, PAGE 3451, SAID VOLUSIA COUNTY PUBLIC RECORDS, S00°53'07"E, A DISTANCE OF 330.58 FEET TO A FOUND 1/2" IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING ON THE NORTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1678, PAGE 0463, SAID VOLUSIA COUNTY PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE AND THE SOUTH LINE OF SAID LOT 5, BLOCK 3, N89°56'33"W, A DISTANCE OF 36.41 FEET TO A SET 5/8" IRON ROD AND CAP (LB8205) AND THE EASTERLY EDGE OF AN EXISTING ASPHALT ROAD (OSTEEN ROAD), SAID IRON ROD MARKING THE NORTHWEST CORNER OF SAID PROPERTY RECORDED IN BOOK 1678, PAGE 0463; THENCE ALONG SAID EASTERLY EDGE OF ASPHALT AND THE WESTERLY LINE OF SAID PROPERTY RECORDED IN BOOK 1678, PAGE 0463, S01°58'40"W, A DISTANCE OF 329.49 FEET TO A SET 5/8" IRON ROD AND CAP (LB8205) MARKING THE SOUTHWEST CORNER OF SAID PROPERTY, SAID IRON ROD ALSO BEING ON THE NORTH LINE OF SAID LOT 7, BLOCK 3, HOWE'S HOMESTEAD; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RECORDED IN BOOK 1678, PAGE 0463 AND SAID NORTH LINE OF LOT 7, BLOCK 3, N89°43'36"E, A DISTANCE OF 51.10 FEET TO A FOUND 1/2" IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 3 AND THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3269, PAGE 0780, SAID PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PROPERTY AND THE WEST LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3391, PAGE 1782 AND THE WEST LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2757, PAGE 1182, SAID LINE ALSO BEING THE EAST LINE OF SAID LOTS 7 AND 8, BLOCK 3, HOWE'S HOMESTEAD, S00°44'39"E, A DISTANCE OF 651.59 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2757, PAGE 1182, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 3 AND THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 2 AND THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 2, HOWE'S HOMESTEAD; THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 2 AND THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2757, PAGE 1182, AND THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6534, PAGE 1415, SAID PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, N89°20'01"E, A DISTANCE OF 503.59 FEET TO THE WEST LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4158, PAGE 379, SAID PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°12'12"E, A DISTANCE OF 3115.66 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY AND A FOUND CONCRETE MONUMENT WITH ILLEGIBLE BRASS DISC; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N66°00'25"E, A DISTANCE OF 375.95 FEET TO A FOUND 1/2" IRON ROD AND CAP MARKED LB7833; THENCE CONTINUING ALONG SAID SOUTH LINE, N61°43'17"E, A DISTANCE OF 1249.16 FEET TO A POINT ON THE WEST LINE OF CANAVERAL NATIONAL SEASHORE AND THE EAST LINE OF SAID SECTION 8; THENCE ALONG SAID EAST LINE S00°12'11"E, A DISTANCE OF 252.84 FEET TO A FOUND CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17 AND THE WEST LINE OF CANAVERAL NATIONAL SEASHORE, S00°51'42"E, A DISTANCE OF 2680.36 FEET TO A CONCRETE MONUMENT WITH BRASS DISC MARKED 1963 JLR 383, SAID MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 AND THE NORTH LINE OF CANAVERAL NATIONAL SEASHORE, S89°04'38"W, A DISTANCE OF 2261.28 FEET TO A FOUND CONCRETE MAONUMENT WITH BRASS DISC MARKED 1963 JLR 383, SAID MONUMENT LYING ON THE EAST LINE OF SECTION 37, SAID PABLO SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGE 10, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N31°43'24"W, A DISTANCE OF 729.02 FEET TO A FOUND 3" IRON PIPE MARKING THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 7904, PAGE 2290, SAID PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, N58°05'27"E, 488.65 FEET TO A FOUND 3" IRON PIPE

MARKING THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY, N31°37'25"W, 823.00 FEET TO A FOUND 3" IRON PIPE MARKING THE NORTHEASTERLY CORNER OF SAID PROPERTY; THENCE ALONG THE NORTH LINE OF SAID PROPERTY, THE FOLLOWING FOUR (4) CALLS: S80°11'04"W, A DISTANCE OF 123.12 FEET; THENCE S57°14'11"W, 62.08 FEET; THENCE S67°28'34"W, A DISTANCE OF 61.41 FEET; THENCE S74°07'19"W, A DISTANCE OF 263.14 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY AND THE EAST LINE OF SAID PABLO SUBDIVISION; THENCE ALONG SAID EAST LINE, N31°43'19"W, A DISTANCE OF 27.16 FEET TO THE SOUTHEAST CORNER OF LOT 61, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF BILL'S HILL ROAD, A 40' WIDE RIGHT OF WAY PER SAID PABLO SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 61 AND SAID NORTH RIGHT OF WAY LINE OF BILL'S HILL ROAD, S68°07'54"W, A DISTANCE OF 647.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 1, (STATE ROAD 5) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 7901-(112) 275 AND DATED 7/05/55; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING NINE (9) CALLS: N22°30'57"W, A DISTANCE OF 824.15 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2781.93 FEET WITH A CENTRAL ANGLE OF 06°54'39" HAVING A CHORD BEARING OF N19°03'38"W, 335.35 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT, 335.55 FEET; THENCE N74°23'42"E, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2776.93 FEET AND CENTRAL ANGLE OF 07°10'19" WITH A CHORD BEARING N12°01'09"W, 347.37 FEET; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT, 347.59 FEET; THENCE N08°25'57"W, A DISTANCE OF 247.96 FEET; THENCE S68°02'03"W, A DISTANCE OF 5.14 FEET; THENCE N08°25'57"W, A DISTANCE OF 823.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 5812.65 FEET AND CENTRAL ANGLE OF 07°25'00" WITH A CHORD BEARING N12°08'27"W, 751.89 FEET; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE LEFT, 752.42 FEET; THENCE N15°50'57"W, A DISTANCE OF 1223.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6995, PAGE 3779, SAID PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°25'05"E, A DISTANCE OF 882.04 FEET TO FOUND 5/8" IRON ROD AND CAP MARKED LB7833 MARKING THE SOUTHWEST CORNER OF LOT 8, BLOCK 4, SAID HOWE'S HOMESTEAD; THENCE ALONG THE WEST LINE OF SAID LOT 8, BLOCK 4, N00°45'43"W, A DISTANCE OF 330.84 FEET TO A FOUND CONCRETE MONUMENT MARKED PSM 5095, MARKING THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 4; THENCE ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 4, N89°32'15"E, A DISTANCE OF 652.90 FEET TO A FOUND CONCRETE MONUMENT MARKED PSM 5095, MARKING THE NORTHEAST CORNER OF SAID LOT 8 BLOCK 4 AND THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 4, HOWE'S HOMESTEAD; THENCE ALONG THE WEST LINE OF LOTS 2, 3, AND 4, ALL IN BLOCK 4, N00°18'17"W, A DISTANCE OF 989.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 4; THENCE ALONG THE NORTH LINE OF SAID LOT 4, BLOCK 4 AND THE NORTH LINE OF SAID LOT 5, BLOCK 3, N89°42'36"E, A DISTANCE OF 1320.60 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT: TAX PARCELS NO. 950800000010 AND NO. 950800000021 (OAK HILL SAINTS & SINNERS CEMETERY) AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 8433, PAGE 1441 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA

DESCRIBED PROPERTY CONTAINING A TOTAL NET AREA OF 18,066,478 SQUARE FEET OR 414.75 ACRES, MORE OR LESS