

OCT 30 2023



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Writer's Email:  
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October 26, 2023

Inframark  
Attn: Monica Alvarez  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Re: Notice of Establishment of Kingston One Community Development District**

Dear Ms. Alvarez:

Enclosed please find the original Notice of Establishment of Kingston One Community Development District having Instrument Number 2023000346969, recorded October 26, 2023 in Lee County Public records.

Please do not hesitate to contact me should you have any questions or concerns.

Best,

A handwritten signature in blue ink, appearing to read 'Monica Johnson'.

Monica Johnson  
Paralegal

Enclosures

Prepared By & After Recording Return to:

Gregory L. Urbancic, Esq.  
COLEMAN, YOVANOVICH & KOESTER, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
(239) 435-3535

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**NOTICE OF ESTABLISHMENT  
OF  
KINGSTON ONE  
COMMUNITY DEVELOPMENT DISTRICT**

Pursuant to the requirements of Section 190.0485, Florida Statutes, please take notice that on October 3, 2023 the Board of County Commissioners of Lee County passed and adopted Ordinance No. 23-26 ("Ordinance") establishing Kingston One Community Development District ("District"), which Ordinance became effective on October 5, 2023 after the filing of said Ordinance with the Florida Department of State. The property description of the lands encompassed within the District and subject to the jurisdiction of 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.

**PLEASE TAKE NOTICE OF THIS DISCLOSURE REQUIRED BY  
SECTIONS 190.048 AND 190.0485, FLORIDA STATUTES:**

**KINGSTON ONE 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.**

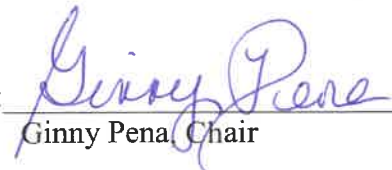
**FURTHER, PLEASE TAKE NOTICE OF THE FOLLOWING REQUIREMENT CONTAINED IN SECTION 7 OF THE ORDINANCE:**

**SECTION SEVEN: NOTICE TO SUBSEQUENT PURCHASERS**

**Any and all agreements for the sale of property within the boundaries of the Kingston One Community Development District must include the disclosure statement required in Florida Statutes §190.048 for the initial sale of the property. This requirement applies to the initial seller of a parcel as well as all subsequent sellers, successors and assigns, for the life of the Kingston One Community Development District.**

IN WITNESS WHEREOF, the Notice has been executed on this 24<sup>th</sup> day of October, 2023, and recorded in the Public Records of Lee County, Florida.

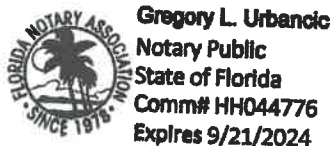
**KINGSTON ONE COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Ginny Pena, Chair

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged and sworn before me by means of (✓) physical presence or ( ) online notarization this 24<sup>th</sup> day of October, 2023, by Ginny Pena, as Chair of Kingston One Community Development District, a unit of special purpose government organized and existing under the laws of the State of Florida, to me known to be the person described in and who executed the forgoing instrument and acknowledged before me that he executed the same.

(SEAL)



  
NOTARY PUBLIC  
Name: Gregory L. Urbancic  
(Type or Print)  
My Commission Expires: 9/21/24

**DESCRIPTION**

Parcel in  
Sections 24, 25, 26, 34, 35 and 36,  
Township 46 South, Range 27 East,  
Lee County, Florida

A tract or parcel of land lying in Sections 24, 25, 26, 34, 35 and 36, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

**PARCEL 1:**

Beginning at the Northwest corner of said Section 24 run N88°49'50"E along the North line of said Section 24 for 5,499.01 feet to an intersection with the West line right of way line of Corkscrew Road, also being the West line of the East 25 feet of said Section 24; thence run S01°19'17"E along said West line for 4,098.32 feet to an intersection with the Northerly right of way line of Corkscrew Road, as described in a deed recorded in Instrument No. 2005000136900, Lee County Records; thence run along said Northerly right of way line the following three (3) courses: S88°40'43"W for 50.00 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the right of radius 1,175.00 feet (delta 90°09'17") (chord bearing S44°49'58"W) (chord 1,663.94 feet) for 1,848.86 feet and S00°05'23"E along a radial line for 25.00 feet to an intersection with the North right of way line of said Corkscrew Road, also being the North line of the South 50 feet of said Section 24; thence run along said North right of way line the following two (2) courses: S89°54'37"W for 1,393.78 feet and S88°51'23"W for 2,676.21 feet to an intersection with the West line of said Section 24; thence run N03°16'15"W along said West line for 5,255.31 feet to the POINT OF BEGINNING.

Containing 644.62 acres, more or less.

**PARCEL 2:**

BEGINNING at the West Quarter corner of said Section 26 run N01°01'15"W along the West line of the Northwest Quarter (NW 1/4) of said Section 26 for 2,545.38 feet to an intersection with the South line of the North 100 feet of said Section 26; thence run N88°52'12"E along said South line for 1,921.42 feet; thence run S01°05'40"E for 424.39 feet; thence run N88°54'20"E for 803.25 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 200.00 feet (delta 40°15'46") (chord bearing S70°57'47"E) (chord 137.67 feet) for 140.54 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 210.00 feet (delta 40°15'46") (chord bearing S70°57'47"E) (chord 144.55 feet) for 147.57 feet to a point of tangency; thence run N88°54'20"E for 82.56 feet; thence run N01°05'40"W for 456.27 feet; thence run N46°06'04"W for 92.94 feet to an intersection with said South line; thence run N88°54'20"E along said South line for 331.43 feet; thence run S43°54'20"W for 92.93 feet; thence run S01°05'40"E for 518.03 feet; thence run N88°54'20"E for 230.91 feet; thence run S01°05'40"E for 269.19 feet; thence run N88°54'20"E for 546.63 feet; thence run N01°05'40"W for 508.69 feet; thence run N88°54'20"E for 230.00 feet; thence run N01°05'40"W for 344.25 feet to an intersection with said South line; thence run along said South line and continuing along the South line of the North 100 feet of said Section 25 the following courses: N88°54'20"E for 1,051.15 feet and N88°51'23"E for 1,551.25 feet; thence run N01°08'37"W for 25.00 feet to an intersection with the South line of the North 75 feet of said Section 25; thence run along said South line the following courses: N88°51'23"E for 1,122.00 feet and N89°54'37"E for 1,492.63 feet; thence run N00°05'23"W for 25.00 feet to an intersection with the South right of way line of Corkscrew Road, also being South line of the North 50 feet of said Section 25; thence run N89°54'37"E along said South right of way line for 1,177.91 feet to an intersection with the East line of Northeast Quarter (NE 1/4) of said Section 25; thence run S01°11'25"E along said East line for 2,550.87 feet to the East Quarter corner of said Section 25; thence run S01°12'12"E along the East line of Southeast Quarter (SE 1/4) of said

**DESCRIPTION (CONTINUED)**

Section 25 for 2,650.89 feet to the Northeast corner of said Section 36; thence run S01°08'01"E along the East line of Northeast Quarter (NE 1/4) of said Section 36 for 1,320.02 feet to an intersection with the South line of the North 1,320 feet of said Section 36; thence run S89°10'42"W along said South line for 990.01 feet to an intersection with the West line of the East 990 feet of said Section 36; thence run N01°08'01"W along said West line for 1,320.02 feet to an intersection with the North line of said Northeast Quarter (NE 1/4) of Section 36; thence run S89°10'42"W along said North line for 1,684.74 feet to the North Quarter corner of said Section 36; thence run S89°09'14"W along the North line of the Northwest Quarter (NW 1/4) of said Section 36 for 2,672.28 feet to the Northeast corner of said Section 35; thence run S88°41'04"W along the North line of the Northeast Quarter (NE 1/4) of said Section 35 for 150.00 feet to an intersection with the West line of the East 150 feet of the Northeast Quarter (NE 1/4) of said Section 35; thence run S01°01'51"E along said West line for 2,606.19 feet to an intersection with the South line of the North Half (N 1/2) of said Section 35; thence run S88°36'22"W along said South line for 5,196.92 feet to the East Quarter corner of said Section 34; thence run S89°26'12"W along the North line of the Southeast Quarter (SE 1/4) of said Section 34 for 661.84 feet to the Northeast corner of the West Half (W 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 34; thence run S00°56'47"E along the East line of said Fraction for 979.66 feet to the Northwest corner of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) said Section 34; thence run N89°23'19"E along the North line of said Fraction for 661.87 feet to the Northeast corner of said Fraction; thence run S00°56'53"E along the East line of said Fraction, also being the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 326.37 feet to the Southeast corner of said Fraction; thence run S89°22'21"W along the South line of said Fraction for 661.88 feet to the Southwest corner of said Fraction; thence run S00°56'47"E along the East line of said West Half (W 1/2) of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 34 for 325.87 feet to an intersection with the North line of lands as described in a deed recorded in Official Records Book 4012, at Page 1320, Lee County Records; thence run S89°20'27"W along said North line for 1,985.65 feet to an intersection with the East line of the West Half (W 1/2) of said Section 34; thence run N00°56'29"W along said East line for 4,252.23 feet to the North Quarter corner of said Section 34; thence run N89°29'56"E along the North line of the Northeast Quarter (NE 1/4) of said Section 34 for 2,646.43 feet to the Southwest corner of said Section 26; thence run N88°41'53"E along the South line of the Southwest Quarter (SW 1/4) of said Section 26 for 1,335.92 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 26; thence run N01°03'44"W along the East line of said Fraction for 1,321.69 feet to the Northeast corner of said Fraction; thence run S88°43'52"W along the North line of said Fraction for 1,334.93 feet to the Northwest corner of said Fraction and an intersection with the West line of said Southwest Quarter (SW 1/4) of said Section 26; thence run N01°01'10"W along said West line for 1,322.46 feet to the POINT OF BEGINNING.

Containing 1,784.51 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the West line of the Northwest Quarter (NW 1/4) of said Section 26 to bear N01°01'15"W.

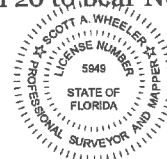
Digitally signed

by Scott A.

Wheeler, PSM

Date: 2023.05.17

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Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

