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Clerk of the Circuit Court

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

Wesley S. Haber
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

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

PLEASE TAKE NOTICE that on January 24, 2023, pursuant to a petition filed by Corner Lot Development Group, LLC, the City Council of the City of Jacksonville, Florida adopted Ordinance No. 2022-852-E which became effective on January 25, 2023, establishing the Acree 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 in accordance with Section 189.014, Florida Statutes.

THE ACREE 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 3rd day of February, 2023, and recorded in the Official Records of Duval County, Florida.

Wesley S. Haber
Wesley S. Haber
Kutak Rock LLP

[Signature]
Witness

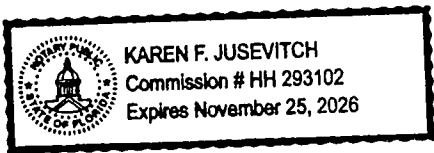
BREIA WALES
Print Name

Alyssa Willson
Witness

Alyssa Willson
Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of February, 2023, by Wesley S. Haber of Kutak Rock LLP, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Karen F. Jusevitch
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A

(AREA 1)

A PORTION OF SECTIONS 33, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND ALL OF FARMS 2, 15, 18, 31, 34, 35, 42, 45-55, 58-64, 68-71 AND PORTIONS OF FARMS 3, 10-12, 14, 19, 21-23, 26, 27, 30, 33, 36-41, 43, 44, 56, 57, 66, 67, AND 72, BLOCK 1, NORTH DINSMORE FARMS, AND ALL OF FARMS 12 AND 13 AND PORTIONS OF FARMS 3, 6, 11, 14, AND 23-25, BLOCK 2, NORTH DINSMORE FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE SOUTH 00° 25' 57" EAST, ALONG THE EAST LINE OF SAID SECTION, 378.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ACREE ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 76° 24' 10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 4,759.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING (2) COURSES ALONG THE LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: SOUTH 01° 27' 50" EAST, 580.48 FEET; COURSE NO. 2: SOUTH 15° 09' 00" EAST, 90.19 FEET TO A NORTHEASTERLY CORNER OF LANDS DESCRIBED IN BOOK 10228, PAGE 1768 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (4) COURSES ALONG BOUNDARY OF LAST MENTIONED LANDS: COURSE NO. 1: SOUTH 66° 28' 47" WEST, 710.47 FEET; COURSE NO. 2: NORTH 25° 05' 58" WEST, 798.00 FEET; COURSE NO. 3: SOUTH 89° 24' 01" WEST, 1,897.89 FEET; COURSE NO. 4: SOUTH 29° 49' 32" EAST, ALONG LAST MENTIONED LANDS AND ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 17769, PAGE 2313, OFFICIAL RECORDS BOOK 13134, PAGE 1309, OFFICIAL RECORDS BOOK 19877, PAGE 496, OFFICIAL RECORDS BOOK 16319, PAGE 2158, AND OFFICIAL RECORDS BOOK 7983, PAGE 929 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,323.33 FEET; THENCE SOUTH 00° 31' 12" EAST, ALONG THE WESTERLY LINES OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7983, PAGE 929, OFFICIAL RECORDS BOOK 7817, PAGE 1737, OFFICIAL RECORDS BOOK 8327 PAGE 1113, OFFICIAL RECORDS BOOK 7501, PAGE 1773, OFFICIAL RECORDS BOOK 19662, PAGE 1728, OFFICIAL RECORDS BOOK 9591, PAGE 1679, AND OFFICIAL RECORDS BOOK 18528, PAGE 1506, 644.95 FEET TO THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16528, PAGE 1506 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 39' 12" EAST, ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18528, PAGE 1506, OFFICIAL RECORDS BOOK 6498, PAGE 1974, OFFICIAL RECORDS BOOK 13946, PAGE 1582, AND OFFICIAL RECORDS BOOK 8191, PAGE 598, 2,831.80 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD/COUNTY ROAD NO. 3 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 33° 52' 55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 487.28 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7300, PAGE 1282 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 46' 16" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, 724.93 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00° 35' 41" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS AND ALONG THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11588, PAGE 259 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 429.21 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 89° 47' 31" WEST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17189, PAGE 1292, AND OFFICIAL RECORDS BOOK 10998, PAGE 1947 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 2,375.05 FEET, SAME BEING THE NORTH LINE OF AFOREMENTIONED SECTION 42; THENCE CONTINUE SOUTH 89° 45' 39" WEST, ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 263.67 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN BOOK 10998, PAGE 1947; THENCE SOUTH 00° 32' 43" EAST, ALONG THE WEST OF LAST MENTIONED LANDS, 776.23 FEET TO THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502, 338.53 FEET TO THE SOUTHEAST CORNER OF LOT 48, BLOCK 1, NORTH DINSMORE FARMS, ACCORDING TO PLAT BOOK 4, PAGE 59 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LOT 48: COURSE NO. 1: NORTH 00° 32' 00" WEST, 778.23 FEET; COURSE NO. 2: SOUTH 89° 45' 39" WEST, 550.01 FEET; COURSE NO. 3: SOUTH 00° 33' 44" EAST, 781.50 FEET TO THE AFOREMENTIONED SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 89° 25' 12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 42 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7115, PAGE 1502 1,171.69 FEET; THENCE DEPARTING SOUTH LINE OF SAID SECTION 42 NORTH 00° 34' 49" WEST, A DISTANCE OF 1,374.84 FEET; THENCE NORTH 38° 00' 26" WEST, A DISTANCE OF 2,600.80 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 13758, PAGE 2297 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE EAST LINE OF LAST MENTIONED LANDS, NORTH 00° 26' 23" WEST, A DISTANCE OF 2,021.07 FEET; THENCE SOUTH 89° 59' 59" EAST, A DISTANCE OF 358.30 FEET TO THE WEST LINE OF LANDS OF SUSAN HARMON; THENCE SOUTH 00° 01' 13" EAST ALONG WEST LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 251.29 FEET; THENCE SOUTH 89° 57' 57" EAST ALONG THE SOUTH LINE OF LANDS OF SUSAN HARMON, A DISTANCE OF 679.93 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE NORTH 00° 27' 57" WEST ALONG THE EAST LINE OF SAID SECTION 33, 488.65 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 427.45 ACRES, MORE OR LESS.

(AREA 2)

A PORTION OF SECTIONS 34 AND 39, TOWNSHIP NORTH, RANGE 25 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION, 3,901.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 26° 09' 46" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 402.11 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 26° 09' 46" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1,214.04 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ACREE ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 76° 24' 10" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 542.07 FEET TO THE EAST LINE OF LANDS DESCRIBED IN BOOK 8381, PAGE 1746 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00° 30' 05" WEST, ALONG SAID EAST LINE, 982.26 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 5.81 ACRES, MORE OR LESS.

(AREA 3)

A PORTION OF SECTIONS 26, 34, 35 AND 39, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 89° 25' 51" EAST ALONG THE NORTH LINE OF SECTION 34, A DISTANCE OF 4,688.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 25' 51" EAST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 340.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00° 40' 50" WEST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 299.61 FEET; THENCE DEPARTING WEST LINE NORTH 89° 58' 09" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18761, PAGE 1317 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,472.52 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 01° 29' 45" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 802.62 FEET; THENCE DEPARTING EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35 SOUTH 79° 27' 40" WEST, A DISTANCE OF 667.58 FEET; THENCE SOUTH 15° 07' 51" WEST, A DISTANCE OF 256.97 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 407.75 FEET; THENCE SOUTH 19° 18' 54" WEST, A DISTANCE OF 256.65 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 44° 48' 26" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81° 55' 47" EAST, 743.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 762.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39° 31' 33" EAST, A DISTANCE OF 495.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,125.00 FEET, A CENTRAL ANGLE OF 71° 50' 32" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75° 25' 21" EAST, 1,320.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,410.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 68° 39' 23" EAST, A DISTANCE OF 102.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23° 39' 32" EAST, 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NEW KINGS ROAD, A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 21° 20' 19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.01 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.01 FEET, A CENTRAL ANGLE OF 90° 00' 18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66° 20' 28" WEST, 49.51 FEET; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 55.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68° 39' 23" WEST, A DISTANCE OF 102.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,275.00 FEET, A CENTRAL ANGLE OF 71° 50' 47" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75° 25' 26" WEST, 1,495.96 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,598.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 39° 31' 33" WEST, A DISTANCE OF 495.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 76° 44' 07" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77° 53' 37" WEST, 1,024.16 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,104.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 26° 13' 03" WEST ALONG SAID CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 268.88 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A 100 FOOT RIGHT-OF-WAY; THENCE NORTH 01° 26' 55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 1,103.93 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 57.07 ACRES, MORE OR LESS.

TOTAL OVERALL ACREAGE: 490.33 ACRES, MORE OR LESS