

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

Jennifer Kilinski, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF DAVIS RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on March 25, 2025, and pursuant to a petition filed by Brentwood Farms, LLC, the Board of County Commissioners of Citrus County, Florida enacted Ordinance 2025-01, which became effective March 26, 2025, establishing Davis Reserve 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 under Section 189.014, *Florida Statutes*.

DAVIS RESERVE 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.

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Szymon the Dyson
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301

Print Name _____
Address: 517 E. 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 28th day of March, 2025, by Jennifer Kilinski, as District Counsel for Davis Reserve Community Development District, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Name: Cyndi Dyson
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

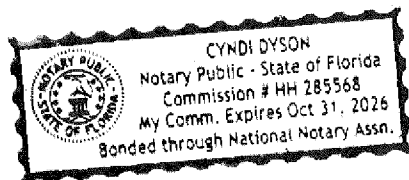


EXHIBIT A:
Legal Description

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, RUN S00°11'50"E. A DISTANCE OF 1,268.88 FEET TO THE NORTHEAST CORNER OF THE SOUTH 50 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22, AND THE POINT OF BEGINNING. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BLOCK 161, BEVERLY HILLS UNIT-6, SECTION TWO; THENCE CONTINUE ALONG SAID EAST LINE AND THE WEST LINE OF BRENTWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGES 70-73 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, S00°12'25"E, 1370.84 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE WEST LINE OF BRENTWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGES 70-73 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, RUN S00°08'58"E, 1222.03 FEET; THENCE N89°49'37"E, 100.00 FEET; THENCE N57°13'45"E, 137.83 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°07'38", AND A CHORD BEARING AND DISTANCE OF N13°09'25"E, 34.77 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.45 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH BRENTWOOD CIRCLE, AND THE POINT OF CURVATURE OF A NON-TANGENT CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 43°54'35", AND A CHORD BEARING AND DISTANCE OF S52°50'40"E, 553.34 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 567.11 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 42°07'22", AND A CHORD BEARING AND DISTANCE OF S53°43'23"E, 474.37 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 485.22 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2214.93 FEET, A CENTRAL ANGLE OF 11°06'20", AND A CHORD BEARING AND DISTANCE OF S67°31'43"W, 428.65 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 429.32 FEET; THENCE S23°09'16"E, 193.30 FEET; THENCE S66°48'34"W, 87.64 FEET; THENCE S22°40'53"E, 400.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD #486 (WEST NORVELL BRYANT HIGHWAY). SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS 2814.00 FEET, A CENTRAL ANGLE OF 16°09'59", AND A CHORD BEARING AND DISTANCE OF S81°45'16"W, 791.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 793.99 FEET; THENCE N89°32'59"W, 13.95 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE ALONG SAID EAST LINE, AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF FLYING DUTCHMAN ESTATES, PHASE I, AS RECORDED IN PLAT BOOK 12, PAGE 118, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, RUN N00°09'42"W, 1184.51 FEET; THENCE DEPARTING SAID EAST LINE, RUN ALONG THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED FLYING

DUTCHMAN ESTATES PHASE I, S89°49'29"W, 104.97 FEET; THENCE S00°06'24"E, 34.85 FEET; THENCE S89°51'38"W, 1237.39 FEET TO THE EAST LINE OF CRYSTAL RIVER COUNTRY ESTATES, AS RECORDED IN PLAT BOOK 7, PAGES 147-154, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID CRYSTAL RIVER COUNTRY ESTATES, RUN N00°22'25"W, 1444.50 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE CONTINUE ALONG SAID EAST LINE N00°22'25"W, 679.84 FEET; THENCE N89°44'27"E, 396.04 FEET; THENCE N00°12'08"W, 689.61 FEET TO A POINT ON THE SOUTH LINE OF BEVERLY HILLS, UNIT NUMBER SIX, SECTION TWO, AS RECORDED IN PLAT BOOK 11, PAGES 132-134, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN S89°44'19"E, 954.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 103.08 ACRES, MORE OR LESS.

LESS AND EXCEPT LOTS 1 THROUGH 3 OF THE PLAT OF BRENTWOOD VILLAS WEST I, AS RECORDED IN PLAT BOOK 19, PAGES 9 & 10 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. BEING FURTHER DESCRIBE AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, RUN S00°08'58"E, 1035.25 FEET; THENCE LEAVING SAID EAST LINE RUN N89°50'55"W, 317.66 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID BRENTWOOD VILLAS WEST I, AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 3, RUN S00°00'48"E, 176.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 AND LOT 2, RUN N86°06'08"W, 98.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVED TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 76°26'51", AND A CHORD BEARING AND DISTANCE OF S51°54'34"E, 61.87 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.71 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE, RUN N89°58'48"W, 14.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, RUN N00°13'31"W, 208.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 3, RUN S89°50'55"W, 161.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES, MORE OR LESS.

CDD BOUNDARY CONTAINING 102.41 NET ACRES, MORE OR LESS.