

This instrument was prepared by:

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

**NOTICE OF ESTABLISHMENT OF THE
WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on December 10, 2024, and pursuant to a petition filed by KL Westport Expansion LLC, the Board of County Commissioners of Charlotte County, Florida, enacted Ordinance No. 2024-041, which became effective December 10, 2024, establishing the West Port East 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 WEST PORT EAST 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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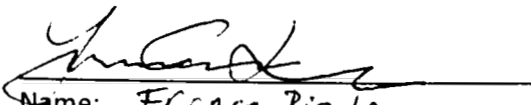
IN WITNESS WHEREOF, this Notice has been executed on this 8th day of January, 2025, and recorded in the Official Records of Charlotte County, Florida.



Name: Katherine Ibarra
Address: 107 West College Avenue
Tallahassee, Florida 32301



Jere Earlywine, District Counsel
Kutak Rock, LLP



Name: Franco Ripplé
Address: 3053 Esplanade Way
Tallahassee, FL 32311

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of January, 2025, by Jere Earlywine, as District Counsel of West Port East Community Development District, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



ASHLEY A. LIGAS
Commission # HH 623457
Expires December 25, 2028


(NOTARY SEAL)



NOTARY PUBLIC, STATE OF FLORIDA

Name: Ashley Ligas
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
Property Description

PROJECT: West Port			Prepared For: KOLTER GROUP AQUISITIONS LLC		
PHASE: West Port Expansion KOLTER REMAINDER			<div> 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 </div> <div>  <div> GeoPoint Surveying, Inc. </div> </div>		
DRAWN: SWM DATE: 03/20/24 CHECKED BY: MHC					
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
4/17/2024	REVISE BOUNDARY & DESC.	SWM			
6/10/2024	REVISE BOUNDARY & DESC.	JMW			
6/12/2024	REVISE BOUNDARY & DESC.	JMW			
			<div> David W. Maxwell FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7311 </div>		
FILE PATH: P:\WEST PORT - EXPANSION\DESCRIPTIONS\WESTPORT EXPANSION-CDD-DS.DWG			LAST SAVED BY: STEVEN		
			01 of 10		

Description Sketch

(Not A Survey)

Continued from Sheet 1

thence Southerly, 115.18 feet along the arc of a compound curve to the left having a radius of 475.00 feet and a central angle of $13^{\circ}53'38''$ (chord bearing $S.13^{\circ}53'06''E.$, 114.90 feet); thence $S.20^{\circ}49'55''E.$, a distance of 261.79 feet; thence Southeasterly, 21.69 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of $24^{\circ}51'02''$ (chord bearing $S.33^{\circ}15'26''E.$, 21.52 feet); thence Southeasterly, 95.42 feet along the arc of a reverse curve to the right having a radius of 220.00 feet and a central angle of $24^{\circ}51'02''$ (chord bearing $S.33^{\circ}15'26''E.$, 94.67 feet); thence $S.20^{\circ}49'55''E.$, a distance of 61.87 feet to a point on the aforementioned Northerly Right-of-Way of State Road 776; thence along said Northerly Right-of-Way, $S.69^{\circ}10'05''W.$, a distance of 100.00 feet; thence departing said Northerly Right-of-Way, $N.20^{\circ}49'55''W.$, a distance of 61.87 feet thence Northerly, 95.42 feet along the arc of a tangent curve to the right having a radius of 220.00 feet and a central angle of $24^{\circ}51'02''$ (chord bearing $N.08^{\circ}24'24''W.$, 94.67 feet); thence Northerly, 21.69 feet along the arc of a reverse curve to the left having a radius of 50.00 feet and a central angle of $24^{\circ}51'02''$ (chord bearing $N.08^{\circ}24'24''W.$, 21.52 feet); thence $N.20^{\circ}49'55''W.$, a distance of 261.79 feet; thence Northerly, 189.64 feet along the arc of a tangent curve to the right having a radius of 525.00 feet and a central angle of $20^{\circ}41'47''$ (chord bearing $N.10^{\circ}29'01''W.$, 188.61 feet); thence $N.00^{\circ}08'08''W.$, a distance of 12.11 feet; thence $S.69^{\circ}10'05''W.$, a distance of 213.72 feet; thence $N.55^{\circ}01'03''W.$, a distance of 256.30 feet; thence $S.69^{\circ}10'05''W.$, a distance of 101.16 feet; thence $S.04^{\circ}19'13''W.$, a distance of 136.68 feet; thence $S.45^{\circ}02'37''W.$, a distance of 216.04 feet; thence $S.69^{\circ}10'05''W.$, a distance of 1514.46 feet; thence $S.10^{\circ}12'47''W.$, a distance of 290.58 feet; thence Southerly, 183.04 feet along the arc of a tangent curve to the left having a radius of 439.00 feet and a central angle of $23^{\circ}53'20''$ (chord bearing $S.01^{\circ}43'53''E.$, 181.71 feet); thence $S.13^{\circ}40'33''E.$, a distance of 215.01 feet to a point on the aforementioned Northerly Right-of-Way of State Road 776; thence along said Northerly Right-of-Way, $S.69^{\circ}10'05''W.$, a distance of 477.67 feet to a point on the West boundary of the Flamingo Waterway, vacated by Resolution 2008-015, recorded in Official Records Book 3321, Page 634; thence along said West boundary the following four (4) courses: (1) $N.15^{\circ}49'23''E.$, a distance of 650.57 feet; (2) $N.10^{\circ}12'47''E.$, a distance of 775.34 feet; (3) Northerly, 74.84 feet along the arc of a tangent curve to the left having a radius of 400.00 feet and a central angle of $10^{\circ}43'12''$ (chord bearing $N.04^{\circ}51'11''E.$, 74.73 feet); (4) $N.00^{\circ}30'25''W.$, a distance of 3474.66 feet; thence departing said West Boundary, $S.89^{\circ}11'34''E.$, a distance of 223.56 feet; thence $N.00^{\circ}30'51''W.$, a distance of 205.57 feet; thence Northwesterly, 38.69 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of $88^{\circ}40'42''$ (chord bearing $N.44^{\circ}51'12''W.$, 34.95 feet) to the **POINT OF BEGINNING**.

Containing 236.810 acres, more or less.

LESS AND EXCEPT THE FOLLOWING

DESCRIPTION: "SCHOOL BOARD PROPERTY"

A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the aforesaid Point "A"; thence $S.01^{\circ}49'41''E.$, a distance of 50.03 feet; thence $S.89^{\circ}12'23''E.$, a distance of 20.01 feet to a point on the Southerly Right-of-Way of North Buena Vista Circle, of said PORT CHARLOTTE SUBDIVISION, said point also being the **POINT OF BEGINNING**; thence along said Southerly Right-of-Way, $S.89^{\circ}12'23''E.$, a distance of 1483.20 feet; thence departing said Southerly Right-of-Way, $S.00^{\circ}08'08''E.$, a distance of 1126.35 feet to a point on the proposed North Right-of-Way of West Port Crossings (To be constructed), said point hereafter known as Point "B"; thence along said proposed North Right-of-Way the following five (5) courses: (1) $N.89^{\circ}19'44''W.$, a distance of 886.16 feet; (2) Westerly, 277.30 feet along the arc of a tangent curve to the left having a radius of 417.00 feet and a central angle of $38^{\circ}06'04''$ (chord bearing $S.71^{\circ}37'14''W.$, 272.22 feet); (3) $S.52^{\circ}34'12''W.$, a distance of 180.37 feet; (4) Westerly, 132.33 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of $37^{\circ}54'31''$ (chord bearing $S.71^{\circ}31'27''W.$, 129.93 feet); (5) $N.89^{\circ}31'17''W.$, a distance of 187.25 feet to a point on the proposed Easterly Right-of-Way of Flamingo Boulevard; thence along said Easterly Right-of-Way the following six (6) courses: (1) Northwesterly, 38.84 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of $89^{\circ}00'53''$ (chord bearing $N.45^{\circ}00'51''W.$, 35.05 feet); (2) $N.00^{\circ}30'25''W.$, a distance of 534.77 feet; (3) Northerly, 228.79 feet along the arc of a tangent curve to the right having a radius of 460.00 feet and a central angle of $28^{\circ}29'50''$ (chord bearing $N.13^{\circ}44'30''E.$, 226.44 feet); (4) Northerly, 278.60 feet along the arc of a reverse curve to the left having a radius of 560.00 feet and a central angle of $28^{\circ}30'15''$ (chord bearing $N.13^{\circ}44'17''E.$, 275.73 feet); (5) $N.00^{\circ}30'51''W.$, a distance of 299.05 feet; (6) Northeasterly, 39.84 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of $91^{\circ}18'46''$ (chord bearing $N.45^{\circ}08'14''E.$, 35.75 feet) to the **POINT OF BEGINNING**.

Containing 43.008 acres, more or less.

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES
SEE SHEET NO. 8 FOR SKETCH
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

LESS AND EXCEPT THE FOLLOWING

DESCRIPTION: "OUTPARCEL 1"

A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the aforesaid **Point "B"**; thence S 00°47'57" W, a distance of 73.98 feet to a point on the South right-of-way line of Oakleaf Avenue, also being the **POINT OF BEGINNING**; thence along said South line, S 89°12'03" E, a distance of 360.20 feet; thence southeasterly, 38.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°03'55" (chord bearing S 44°40'05" E, 35.07 feet) to a point on the West right-of-way line of Como Street; thence along said West line, S 00°08'08" E, a distance of 800.11 feet; thence southwesterly, 39.68 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°56'05" (chord bearing S 45°19'55" W, 35.64 feet) to a point on the North right-of-way line of Walenda Avenue; thence along said North line, N 89°12'03" W, a distance of 510.24 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'54" (chord bearing N 44°39'36" W, 35.07 feet) to a point on the East right-of-way line of Kingsland Street, said point hereafter known as **"Point C"**; thence along said East line, N 00°07'09" W, a distance of 800.10 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'06" (chord bearing N 45°20'24" E, 35.64 feet) to a point on the South right-of-way line of said Oakleaf Avenue; thence along said South line, S 89°12'03" E, a distance of 149.82 feet; to the **POINT OF BEGINNING**.

Containing 10.918 acres, more or less.

AND

DESCRIPTION: "OUTPARCEL 2"

A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the aforesaid **Point "C"**; thence S 89°52'51" W, a distance of 50.00 feet to a point on the West right-of-way line of Kingsland Street, same also being the **POINT OF BEGINNING**; thence along said West line; S 00°07'09" E, a distance of 298.42 feet; thence southwesterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°54'54" (chord bearing S 45°20'18" W, 35.64 feet) to a point on the North right-of-way line of Cumberland Avenue; thence along said North line, N 89°12'15" W, a distance of 505.95 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'27" (chord bearing N 44°40'02" W, 35.07 feet) to a point on the East right-of-way line of Carrol Street; thence along said East line, N 00°07'48" W, a distance of 499.98 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'17" (chord bearing N 45°19'50" E, 35.64 feet) to a point on the South right-of-way line of Odin Avenue; thence along said South line, S 89°12'31" E, a distance of 506.05 feet; thence southeasterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°05'22" (chord bearing S 44°39'50" E, 35.07 feet) to a point on the West right-of-way line of said Kingsland Street; thence along said West line, S 00°07'09" E, a distance of 201.60 feet; to the **POINT OF BEGINNING**.

Containing 7.007 acres, more or less.

Overall parcel containing 175.877 acres, more or less.

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213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table

No.	Bearing	Length
L1	S00°29'33"E	75.03'
L2	S89°11'32"E	149.11'
L3	S89°11'32"E	130.03'
L4	S00°30'51"E	226.35'
L5	S89°12'23"E	1862.87'
L6	N00°08'02"W	225.88'
L7	S89°11'32"E	120.02'
L8	S00°08'08"E	225.83'
L9	S89°12'23"E	152.34'
L10	N68°43'12"E	144.06'
L11	N58°58'33"E	116.55'
L12	S00°07'15"E	3706.60'
L13	S69°10'05"W	106.91'
L14	N00°07'15"W	461.19'
L15	N90°00'00"W	315.38'
L16	S20°49'55"E	261.79'
L17	S20°49'55"E	61.87'
L18	S69°10'05"W	100.00'

Line Data Table

No.	Bearing	Length
L19	N20°49'55"W	61.87'
L20	N20°49'55"W	261.79'
L21	N00°08'08"W	12.11'
L22	S69°10'05"W	213.72'
L23	N55°01'03"W	256.30'
L24	S69°10'05"W	101.16'
L25	S04°19'13"W	136.68'
L26	S45°02'37"W	216.04'
L27	S69°10'05"W	1514.46'
L28	S10°12'47"W	290.58'
L29	S13°40'33"E	215.01'
L30	S69°10'05"W	477.67'
L31	N15°49'23"E	650.57'
L32	N10°12'47"E	775.34'
L33	N00°30'25"W	3474.66'
L34	S89°11'34"E	223.56'
L35	N00°30'51"W	205.57'

Line Data for CDD Boundary

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Description Sketch

(Not A Survey)

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C1	25.00'	39.85'	91°19'18"	S45°08'48"W	35.76'
C2	25.00'	38.70'	88°41'33"	S44°51'37"E	34.95'
C3	25.00'	39.68'	90°55'45"	N45°19'45"E	35.64'
C4	25.00'	38.86'	89°03'25"	N44°39'50"W	35.06'
C5	25.00'	39.68'	90°56'35"	S45°20'10"W	35.65'
C6	25.00'	38.86'	89°04'15"	S44°40'15"E	35.07'
C7	125.00'	148.19'	67°55'35"	S55°14'35"E	139.67'
C8	525.00'	91.85'	10°01'27"	S84°59'16"W	91.73'
C9	25.00'	42.30'	96°56'17"	S41°31'52"W	37.43'
C10	475.00'	115.18'	13°53'38"	S13°53'06"E	114.90'
C11	50.00'	21.69'	24°51'02"	S33°15'26"E	21.52'
C12	220.00'	95.42'	24°51'02"	S33°15'26"E	94.67'
C13	220.00'	95.42'	24°51'02"	N08°24'24"W	94.67'
C14	50.00'	21.69'	24°51'02"	N08°24'24"W	21.52'
C15	525.00'	189.64'	20°41'47"	N10°29'01"W	188.61'
C16	439.00'	183.04'	23°53'20"	S01°43'53"E	181.71'
C17	400.00'	74.84'	10°43'12"	N04°51'11"E	74.73'
C18	25.00'	38.69'	88°40'42"	N44°51'12"W	34.95'

Curve Data for CDD Boundary

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Description Sketch

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Line Data Table		
No.	Bearing	Length
L50	S01°49'41"E	50.03'
L51	S89°12'23"E	20.01'
L52	S89°12'23"E	1483.20'
L53	S00°08'08"E	1126.35'
L54	N89°19'44"W	886.16'
L55	S52°34'12"W	180.37'
L56	N89°31'17"W	187.25'
L57	N00°30'25"W	534.77'
L58	N00°30'51"W	299.05'

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C50	417.00'	277.30'	38°06'04"	S71°37'14"W	272.22'
C51	200.00'	132.33'	37°54'31"	S71°31'27"W	129.93'
C52	25.00'	38.84'	89°00'53"	N45°00'51"W	35.05'
C53	460.00'	228.79'	28°29'50"	N13°44'30"E	226.44'
C54	560.00'	278.60'	28°30'15"	N13°44'17"E	275.73'
C55	25.00'	39.84'	91°18'46"	N45°08'14"E	35.75'

Line & Curve Data for School Board Property

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Line Data Table		
No.	Bearing	Length
L60	S00°47'57"W	73.98'
L61	S89°12'03"E	360.20'
L62	S00°08'08"E	800.11'
L63	N89°12'03"W	510.24'
L64	N00°07'09"W	800.10'
L65	S89°12'03"E	149.82'
L66	S89°52'51"W	50.00'
L67	S00°07'09"E	298.42'
L68	N89°12'15"W	505.95'
L69	N00°07'48"W	499.98'
L70	S89°12'31"E	506.05'
L71	S00°07'09"E	201.60'

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C60	25.00'	38.86'	89°03'55"	S44°40'05"E	35.07'
C61	25.00'	39.68'	90°56'05"	S45°19'55"W	35.64'
C62	25.00'	38.87'	89°04'54"	N44°39'36"W	35.07'
C63	25.00'	39.67'	90°55'06"	N45°20'24"E	35.64'
C64	25.00'	39.67'	90°54'54"	S45°20'18"W	35.64'
C65	25.00'	38.87'	89°04'27"	N44°40'02"W	35.07'
C66	25.00'	39.67'	90°55'17"	N45°19'50"E	35.64'
C67	25.00'	38.87'	89°05'22"	S44°39'50"E	35.07'

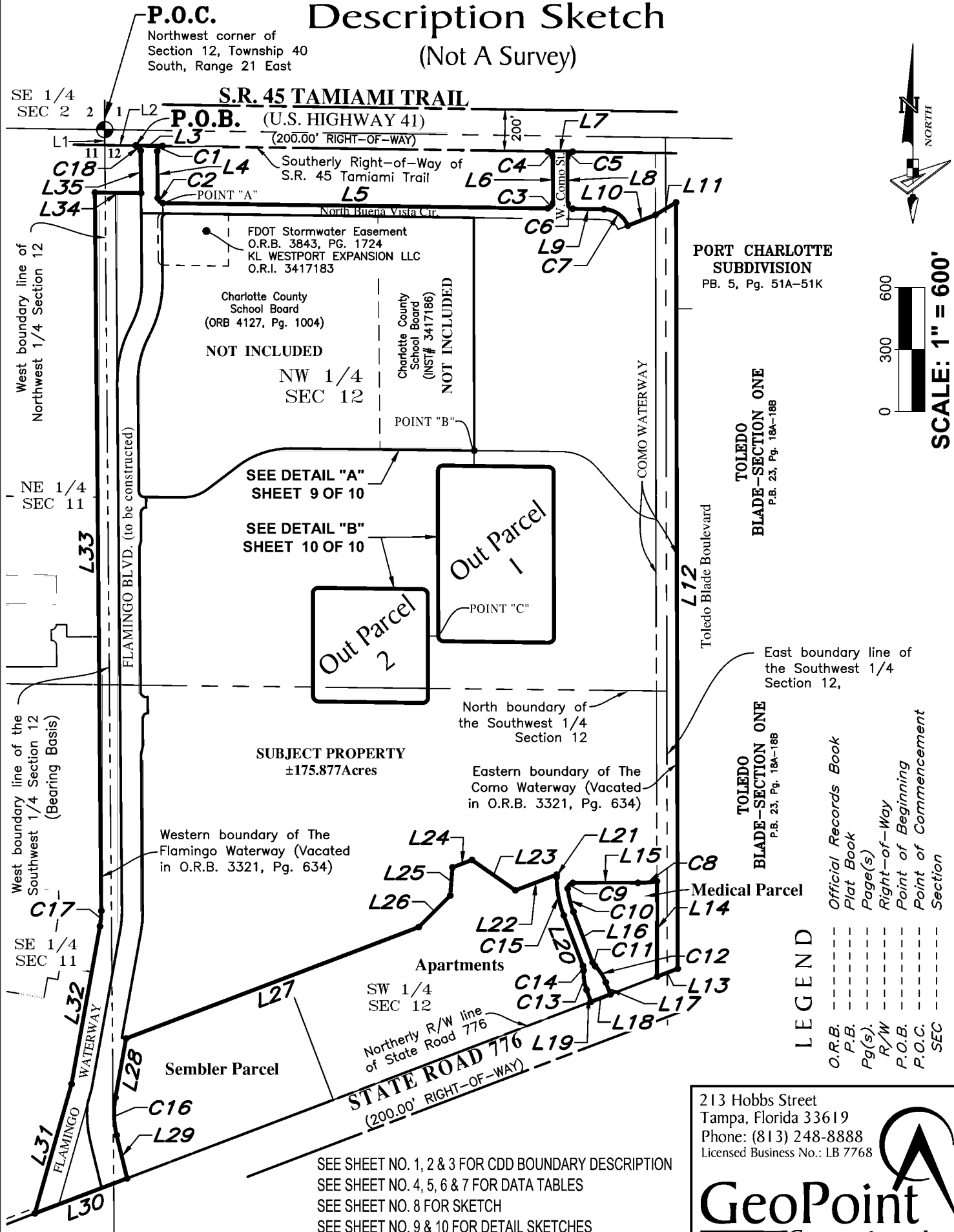
Line & Curve Data for Out Parcels 1 & 2

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Description Sketch (Not A Survey)

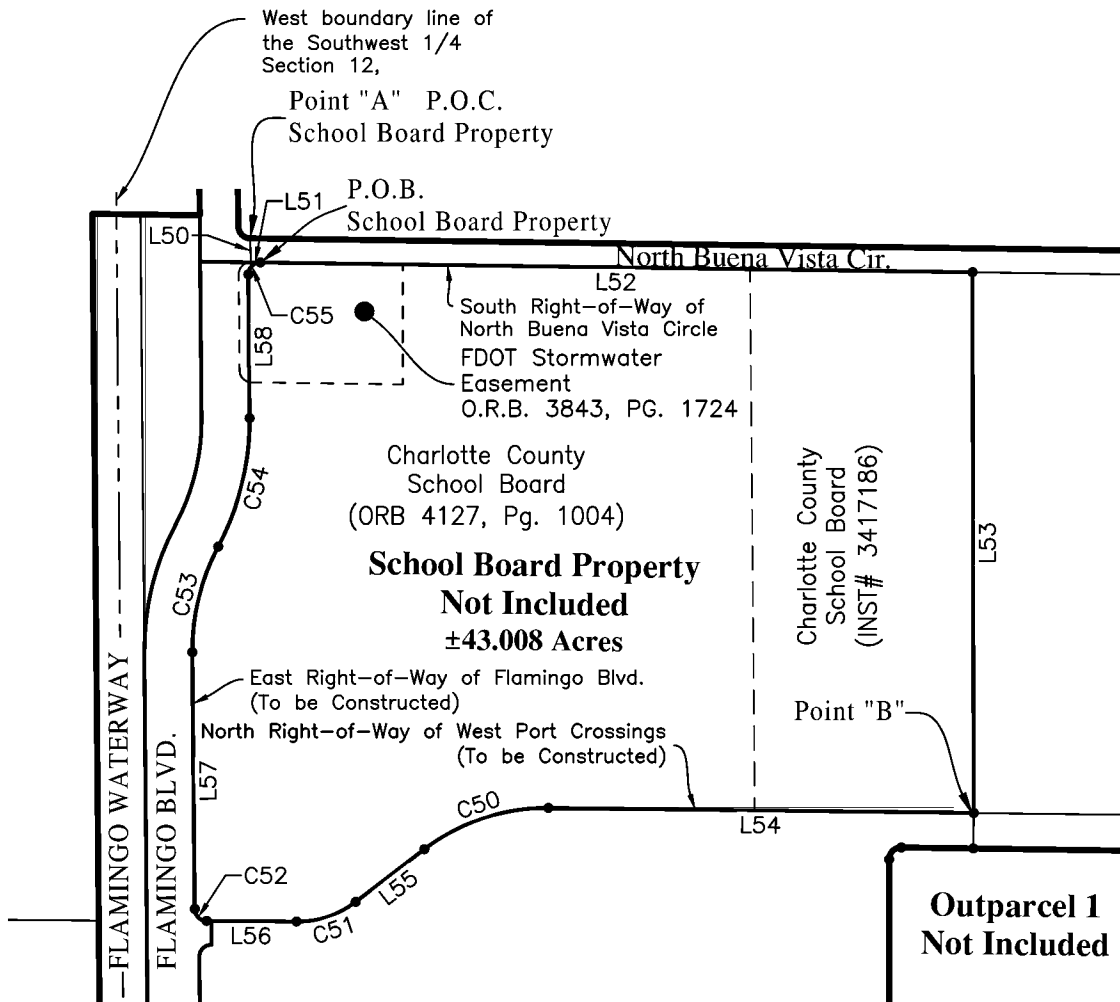


213 Hobbs Street
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GeoPoint
Surveying, Inc.

Detail Sheet

(Not A Survey)



DETAIL "A"
SCALE: 1"=400'

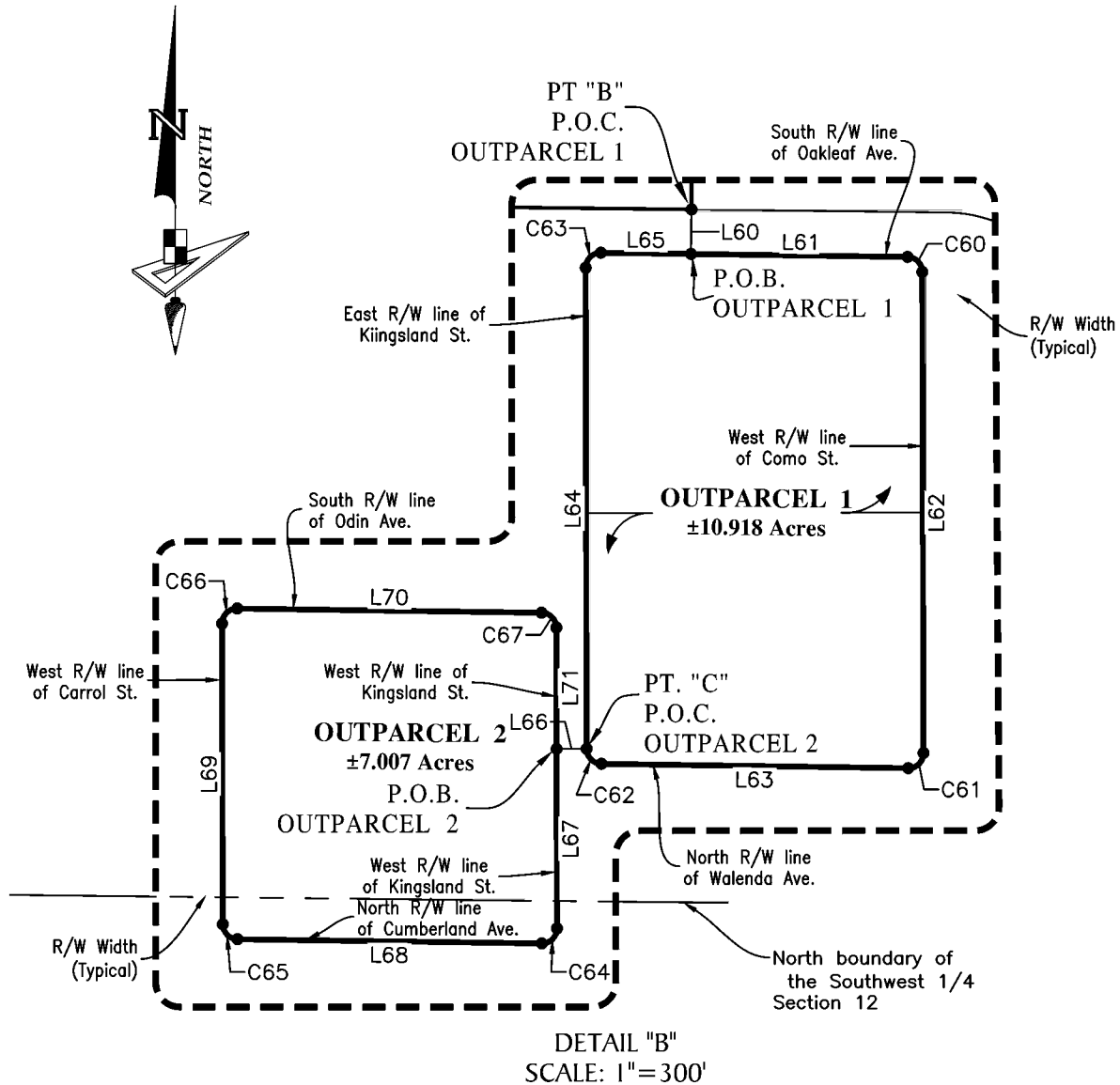
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Detail Sheet

(Not A Survey)



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