

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Jan A. Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

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

This Notice of Establishment of the Knightsbridge Community Development District is recorded pursuant to the requirements of Section 190.0485, *Florida Statutes*. The Knightsbridge Community Development District (the "District") was established pursuant to the Council for the City of Kissimmee Ordinance Number 3062, adopted July 19, 2022.

The legal description of external boundaries of the Knightsbridge Community Development District, is attached hereto as Exhibit "A" and incorporated by reference herein.

THE KNIGHTSBRIDGE 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.

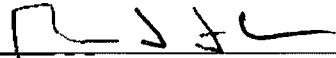
For information about the District, the District's Manager may be contacted at:

Knightsbridge Community Development District
c/o Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Phone: 407.841.5524

Notice of Establishment (2022)
Knightsbridge Community Development District

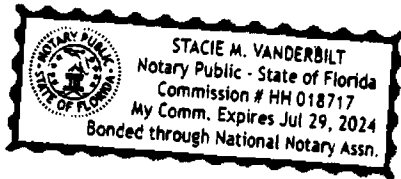
**NOTICE OF ESTABLISHMENT OF THE
KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT**

**KNIGHTSBRIDGE COMMUNITY
DEVELOPMENT DISTRICT, a
Florida community development district**

By: 
Print: George S. Flint
Title: Secretary

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of August, 2022, by George S. Flint, as Secretary of the Knightsbridge Community Development District, on its behalf. Said person is personally known to me or has produced a valid driver's license as identification.



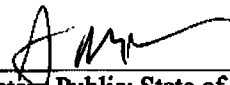

Notary Public; State of Florida
Print Name: Stacie M. Vanderbilt
My Commission Expires: 7/29/2024
My Commission No.: HH 018717

EXHIBIT "A"

**Metes and Bounds Legal Description of the External Boundaries of the
Knightsbridge Community Development District**

[See attached.]

Notice of Establishment (2022)
Knightsbridge Community Development District

Exhibit "A"

Legal Description of the Knightsbridge Community Development District

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LAND SITUATED WITHIN SECTIONS 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PONCIANA OFFICE AND INDUSTRIAL PARK, SECTION B, AS RECORDED IN PLAT BOOK 3, PAGES 236 - 238, THENCE SOUTH 00°23'35" EAST, ALONG THE EAST LINE OF SAID PONCIANA OFFICE AND INDUSTRIAL PARK, SECTION B, A DISTANCE OF 83.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, NORTH 80°48'24" EAST A DISTANCE OF 753.97 FEET; THENCE SOUTH 02°09'48" EAST A DISTANCE OF 236.27 FEET; THENCE NORTH 34°11'40" EAST, A DISTANCE OF 115.03 FEET; THENCE NORTH 47°12'32" EAST, A DISTANCE OF 25.38 FEET; THENCE NORTH 69°48'21" EAST, A DISTANCE OF 1804.32' FEET; THENCE SOUTH 37°50'07" EAST, A DISTANCE OF 81.80 FEET; THENCE SOUTH 27°09'34" EAST, A DISTANCE OF 143.07 FEET; THENCE SOUTH 10°24'16" EAST, A DISTANCE OF 110.08 FEET; THENCE SOUTH 07°46'12" WEST, A DISTANCE OF 68.95 FEET; THENCE SOUTH 00°03'22" WEST, A DISTANCE OF 54.32 FEET; THENCE NORTH 65°56'10" WEST, A DISTANCE OF 43.62 FEET; THENCE NORTH 74°45'52" WEST, A DISTANCE OF 70.87 FEET; THENCE NORTH 47°38'55" WEST, A DISTANCE OF 101.15 FEET; THENCE NORTH 27°38'00" WEST, A DISTANCE OF 69.74 FEET; THENCE NORTH 33°42'52" WEST, A DISTANCE OF 44.80 FEET; THENCE NORTH 45°01'34" WEST, A DISTANCE OF 26.36 FEET; THENCE SOUTH 80°50'54" WEST, A DISTANCE OF 34.19 FEET; THENCE SOUTH 53°52'22" WEST, A DISTANCE OF 77.66 FEET; THENCE SOUTH 81°55'24" WEST, A DISTANCE OF 140.25 FEET; THENCE SOUTH 40°37'28" WEST, A DISTANCE OF 67.28 FEET; THENCE SOUTH 33°42'50" WEST, A DISTANCE OF 44.80 FEET; THENCE SOUTH 51°51'54" WEST, A DISTANCE OF 55.22 FEET; THENCE SOUTH 76°46'06" WEST, A DISTANCE OF 64.27 FEET; THENCE SOUTH 48°01'22" WEST, A DISTANCE OF 43.93 FEET; THENCE SOUTH 55°38'27" WEST, A DISTANCE OF 71.53 FEET; THENCE SOUTH 49°50'16" WEST, A DISTANCE OF 60.30 FEET; THENCE SOUTH 59°45'48" WEST, A DISTANCE OF 43.17 FEET; THENCE SOUTH 58°57'04" WEST, A DISTANCE OF 68.22 FEET; THENCE SOUTH 74°03'57" WEST, A DISTANCE OF 46.25 FEET; THENCE SOUTH 51°01'33" WEST, A DISTANCE OF 83.94 FEET; THENCE SOUTH 63°38'15" WEST, A DISTANCE OF 73.33 FEET; THENCE SOUTH 02°47'32" EAST, A DISTANCE OF 81.38 FEET; THENCE SOUTH 28°35'11" EAST, A DISTANCE OF 111.11 FEET; THENCE SOUTH 04°07'24" EAST, A DISTANCE OF 148.02 FEET; THENCE SOUTH 04°58'55" EAST, A DISTANCE OF 81.41 FEET; THENCE SOUTH 36°03'09" EAST, A DISTANCE OF 64.65 FEET; THENCE SOUTH 37°35'58" EAST, A DISTANCE OF 77.98 FEET; THENCE SOUTH 36°16'44" EAST, A DISTANCE OF 66.42 FEET; THENCE SOUTH 24°47'44" EAST, A DISTANCE OF 68.05 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 47.62 FEET; THENCE SOUTH 17°21'59" WEST, A DISTANCE OF 76.87 FEET; SOUTH 23°58'46" WEST, A DISTANCE OF 48.81 FEET; THENCE SOUTH 56°18'51" WEST, A DISTANCE OF 68.88 FEET; THENCE SOUTH 53°09'07" WEST, A DISTANCE OF 85.00 FEET; THENCE SOUTH 40°52'13" WEST, A DISTANCE OF 104.27 FEET; THENCE SOUTH 63°00'07" WEST, A DISTANCE OF 71.32 FEET; THENCE SOUTH 60°03'15" WEST, A DISTANCE OF 46.64 FEET; THENCE SOUTH 59°45'48" WEST, A DISTANCE OF 66.08 FEET; THENCE SOUTH 69°27'30" WEST, A DISTANCE OF 162.53 FEET; THENCE SOUTH 70°21'36" WEST, A DISTANCE OF 141.40 FEET; THENCE SOUTH 30°34'01" WEST, A DISTANCE OF 30.64 FEET; THENCE SOUTH 77°58'40" WEST, A DISTANCE OF 60.14 FEET; THENCE NORTH 60°56'56" WEST, A DISTANCE OF 33.14 FEET; THENCE SOUTH 09°28'07" WEST, A DISTANCE OF 34.20 FEET; THENCE SOUTH 30°23'56" WEST, A DISTANCE OF 81.02 FEET; THENCE SOUTH 00°00'34" WEST, A DISTANCE OF 107.67 FEET; THENCE SOUTH 68°37'35" WEST, A DISTANCE OF 104.60 FEET; THENCE SOUTH 73°03'33" WEST, A DISTANCE OF 111.23 FEET; THENCE NORTH 65°31'45" WEST, A DISTANCE OF 62.25 FEET; THENCE SOUTH 71°10'30" WEST, A DISTANCE OF 72.20 FEET; THENCE NORTH 66°06'22" WEST, A DISTANCE OF 59.83 FEET; THENCE SOUTH 62°31'10" WEST, A DISTANCE OF 142.63 FEET; THENCE SOUTH 72°11'37" WEST, A DISTANCE OF 66.88 FEET; THENCE SOUTH 58°38'04" WEST, A DISTANCE OF 46.37 FEET; THENCE SOUTH 00°23'32" EAST, A DISTANCE OF 167.48 FEET; THENCE SOUTH 41°45'06" EAST, A DISTANCE OF 62.70 FEET; THENCE SOUTH 35°01'18" EAST, A DISTANCE OF 211.27 FEET; THENCE SOUTH 43°30'51" EAST, A DISTANCE OF 112.87 FEET; THENCE SOUTH 18°03'03" EAST, A DISTANCE OF 104.34 FEET; THENCE NORTH 57°46'44" EAST, A DISTANCE OF 105.16 FEET; THENCE NORTH 67°11'33" EAST, A DISTANCE OF 37.38 FEET; THENCE SOUTH 10°59'14" EAST, A DISTANCE OF 65.91 FEET; THENCE SOUTH 07°50'25" WEST, A DISTANCE OF 109.61 FEET; THENCE SOUTH 30°40'41" WEST, A DISTANCE OF 74.76 FEET; THENCE SOUTH 00°18'54" WEST, A DISTANCE OF 31.51 FEET; THENCE NORTH 67°08'54" WEST, A DISTANCE OF 450.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 463.34 FEET, CHORD BEARING OF NORTH 43°48'14" WEST AND A CHORD LENGTH OF 622.71 FEET; THENCE RUN ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°45'19" FOR A DISTANCE OF 686.43 FEET TO THE POINT OF TANGENCY AND A POINT ON SAID EAST LINE OF PONCIANA OFFICE AND INDUSTRIAL PARK, SECTION B; THENCE RUN NORTH 00°23'35" WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 2581.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 114.62 ACRES MORE OR LESS.



1818 W. STATE ST. SUITE 200 | TAMPA, FL 33605 | PH: (813) 336-1111 | FAX: (813) 336-1122

LEGAL DESCRIPTION

KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT	JOB NUMBER	DRAWN BY	DATE	SHEET
35,36-25S-28E	53509.0019	HM	02/11/2022	4