

# **RESERVE AT VAN OAKS**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**March 7, 2022**

**BOARD OF SUPERVISORS**

**LANDOWNERS'**

**MEETING AGENDA**

# Reserve at Van Oaks Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

February 28, 2022

Landowner(s)

Reserve at Van Oaks Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Reserve at Van Oaks Community Development District will be held on March 7, 2022 at 12:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
  - A. Nominations
  - B. Casting of Ballots
    - Determine Number of Voting Units Represented
    - Determine Number of Voting Units Assigned by Proxy
  - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore,

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.


two(2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 413 553 5047**

# LOCALiG

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Ms. Daphne Gillyard  
Reserve at Van oaks CDD  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF POLK

The Ledger-News Chief, a newspaper printed and published in the city of Lakeland, and of general circulation in the County of Polk, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated or by publication on the newspaper's website, if authorized, on:

02/10/2022, 02/17/2022

and that the fees charged are legal.

Sworn to and subscribed before on 02/17/2022

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Reserve at Van Oaks Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 119.757 acres, generally located just west of Mohawk Road, south of Lake Van Road, north of Adams Road, and east of Polk City Road (Highway 539) in the City of Auburndale, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board"), and individually, "Supervisor(s)". Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: March 7, 2022  
TIME: 12:00 P.M.  
PLACE: Holiday Inn Express & Suites Lakeland North I-4  
4500 Lakeland Park Drive  
Lakeland, Florida 32809

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, c/o Wrothell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager  
Feb. 10, 17, 2022 6891873

Linda Tuttle  
Legal Clerk

Sarah Bertelsen  
Notary, State of WI, County of Brown

7/27/25

My commission expires

Publication Cost: \$1015.48

Order No: 6891873

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1

**THIS IS NOT AN INVOICE!**

Please do not use this form for payment remittance.

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE  
RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING:            March 7, 2022

TIME:    12:00 P.M.

LOCATION:    Holiday Inn Express & Suites Lakeland North I-4  
    4500 Lakeland Park Drive  
    Lakeland Florida 33809

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Five (5) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The three candidates receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of

the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY  
RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland Florida 33809 on March 7, 2022 at 12:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>SEE ATTACHMENT 1</u>	79.48 ACRES	80 VOTES

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** 80 VOTES

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

## ATTACHMENT 1

### [PARCEL DESCRIPTION]

#### DESCRIPTION: (Phase 1)

A parcel of land lying within Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northwest corner of LOT 12 WOODLAND MEADOWS, as per the map or plat thereof as recorded in Plat Book 103, Page 33 of the Public Records of Polk County, Florida; thence along the West boundary line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, N.00°05'46"W., a distance of 178.12 feet; thence N.89°56'03"E., a distance of 100.31 feet; thence N.71°34'38"E., a distance of 25.00 feet; thence S.88°57'18"E., a distance of 71.18 feet; thence N.89°57'56"E., a distance of 14.88 feet; thence N.00°02'04"W., a distance of 120.00 feet; thence N.89°57'56"E., a distance of 490.07 feet; thence N.00°03'13"W., a distance of 170.00 feet; thence S.89°57'56"W., a distance of 120.04 feet; thence N.00°03'57"W., a distance of 370.86 feet; thence N.89°56'03"E., a distance of 120.00 feet; thence N.64°14'45"E., a distance of 55.48 feet; thence N.89°56'03"E., a distance of 169.74 feet; thence N.09°30'34"E., a distance of 23.87 feet to a proposed wetland setback line; thence along said setback line the following eight (8) courses; (1) thence N.14°43'35"W., a distance of 51.20 feet; (2) thence N.03°44'07"E., a distance of 61.52 feet; (3) thence N.04°10'20"W., a distance of 20.63 feet; (4) thence N.09°35'04"E., a distance of 187.25 feet; (5) thence N.04°57'10"W., a distance of 125.60 feet; (6) thence N.24°34'29"W., a distance of 47.66 feet; (7) thence N.40°03'15"W., a distance of 41.01 feet; (8) thence N.12°21'20"W., a distance of 215.74 feet to the South boundary line of lands described in Official Records Book 8848, Page 2025, of the Public Records of Polk County, Florida; thence along said South boundary and along the South Boundary line of lands described in Official Records Book 6557, Page 127 of the Public Records of Polk County, Florida, N.89°53'34"E., a distance of 174.07 feet to the East boundary line of lands described in Official Records Book 6557, Page 127; thence along said East boundary line, N.00°22'02"E., a distance of 301.04 feet to the South right-of-way line of Jeans Road; thence along said South right-of-way line, N.89°45'36"E., a distance of 264.01 feet to the West right-of-way line of Lake Van Road; thence along said West right-of-way the following four (4) courses, (1) S.00°22'02"W., a distance of 301.77 feet; (2) thence N.89°55'05"E., a distance of 13.10 feet; (3) thence S.00°22'02"W., a distance of 320.10 feet; (4) thence N.89°44'29"E., a distance of 35.76 feet; thence S.89°39'44"E., a distance of 977.13 feet to the West boundary line of the East 10 acres of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence along said West boundary line, S.00°12'55"E., a distance of 1,294.75 feet to the South boundary line of the aforementioned East 10 acres; thence along said South boundary line, N.89°58'39"E., a distance of 336.95 feet to the West boundary of DIAMOND RIDGE per the map or plat thereof as recorded in Plat Book 107, Page 35; thence along said West boundary line, S.00°12'55"E., a distance of 1,281.21 feet to the North right-of-way line of Adams Road; thence along said North right-of-way line, N.89°14'46"W., a distance of 661.89 feet to the East boundary of INDIAN SPRINGS per the map or plat thereof as recorded in Plat Book 99, Page 25; thence along said East boundary, N.00°09'10"W., a distance of 595.12 feet to the North boundary of said INDIAN SPRINGS; thence along said North boundary line, S.89°58'45"W., a distance of 661.08 feet to the East boundary of INDIAN SPRINGS PHASE II as per the map or plat thereof as recorded in Plat Book 103, Page 11; thence along said East boundary, N.00°04'59"W., a distance of 677.09 feet to the North boundary of said INDIAN SPRINGS PHASE II; thence along the North boundary of said INDIAN SPRINGS PHASE II, EAGLE POINT as per the map or plat thereof as recorded in Plat Book 116, Page 46, and WOODLAND MEADOWS as per the map or plat thereof as recorded in Plat Book 103, Page 33, S.89°58'39"W., a distance of 1,323.41 feet to the POINT OF BEGINNING.  
Containing 85.409 acres, more or less.

---

TOGETHER WITH:



DESCRIPTION: (Phase 2)

A parcel of land lying within Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of LOT 12, WOODLAND MEADOWS, as per the map or plat thereof as recorded in Plat Book 103, Page 33 of the Public Records of Polk County, Florida; thence along the West boundary line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, N.00°05'46"W., a distance of 178.12 feet for a POINT OF BEGINNING; thence continue along said West boundary line, N.00°05'46"W., a distance of 1,121.34 feet to the West Boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence along said West boundary line, N.00°03'35"W., a distance of 1,297.92 feet to the North Boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence along said North boundary line, N.89°48'47"E., a distance of 287.80 feet to the West boundary of lands described in Official Records Book 4278, Page 1688, of the Public Records of Polk County, Florida; thence along said West boundary line and the West boundary of lands described in Official Records Book 5617, Page 2132, of the Public Records of Polk County, Florida, S.00°06'56"W., a distance of 538.90 feet to the South boundary of said lands described in Official Records Book 5617, Page 2132; thence along said South boundary line, S.89°59'48"E., a distance of 174.83 feet to the West right-of-way line of Jeans Road; thence along said West right-of-way line, S.00°00'10"E., a distance of 439.96 feet; thence N.89°45'52"E., a distance of 30.43 feet; thence N.00°00'40"W., a distance of 300.69 feet to the South right-of-way line of Jeans Road; thence along said South right-of-way line, N.89°48'51"E., a distance of 264.44 feet to the West boundary line of lands described in Official Records Book 8848, Page 2025; thence along said West boundary line S.00°05'54"W., a distance of 300.66 feet to the South boundary line of lands described in Official Records Book 8848, Page 2025; thence along said South boundary line, N.89°53'34"E., a distance of 87.93 feet to a proposed wetland setback line; thence along said setback line the following eight (8) courses; (1) S.12°21'20"E., a distance of 215.74 feet; (2) thence S.40°03'15"E., a distance of 41.01 feet; (3) thence S.24°34'29"E., a distance of 47.66 feet; (4) thence S.04°57'10"E., a distance of 125.60 feet; (5) thence S.09°35'04"W., a distance of 187.25 feet; (6) thence S.04°10'20"E., a distance of 20.63 feet; (7) thence S.03°44'07"W., a distance of 61.52 feet; (8) thence S.14°43'35"E., a distance of 51.20 feet; thence S.09°30'34"W., a distance of 23.87 feet; thence S.89°56'03"W., a distance of 169.74 feet; thence S.64°14'45"W., a distance of 55.48 feet; thence S.89°56'03"W., a distance of 120.00 feet; thence S.00°03'57"E., a distance of 370.86 feet; thence N.89°57'56"E., a distance of 120.04 feet; thence S.00°03'13"E., a distance of 170.00 feet; thence S.89°57'56"W., a distance of 490.07 feet; thence S.00°02'04"E., a distance of 120.00 feet; thence S.89°57'56"W., a distance of 14.88 feet; thence N.88°57'18"W., a distance of 71.18 feet; thence S.71°34'38"W., a distance of 25.00 feet; thence S.89°56'03"W., a distance of 100.31 feet to the POINT OF BEGINNING.

Containing 34.348 acres, more or less.

FOR A TOTAL OF 119.757 ACRES.

**OFFICIAL BALLOT**  
**RESERVE AT VAN OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**LANDOWNERS' MEETING**

---

**For Election (5 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
See attached	79.48 Acres

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_  
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
<b>1</b>		___ Votes
<b>2</b>		___ Votes
<b>3</b>		___ Votes
<b>4</b>		___ Votes
<b>5</b>		___ Votes

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**ATTACHMENT 1**  
[PARCEL DESCRIPTION]

**DESCRIPTION:** (Phase 1)

A parcel of land lying within Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northwest corner of LOT 12 WOODLAND MEADOWS, as per the map or plat thereof as recorded in Plat Book 103, Page 33 of the Public Records of Polk County, Florida; thence along the West boundary line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, N.00°05'46"W., a distance of 178.12 feet; thence N.89°56'03"E., a distance of 100.31 feet; thence N.71°34'38"E., a distance of 25.00 feet; thence S.88°57'18"E., a distance of 71.18 feet; thence N.89°57'56"E., a distance of 14.88 feet; thence N.00°02'04"W., a distance of 120.00 feet; thence N.89°57'56"E., a distance of 490.07 feet; thence N.00°03'13"W., a distance of 170.00 feet; thence S.89°57'56"W., a distance of 120.04 feet; thence N.00°03'57"W., a distance of 370.86 feet; thence N.89°56'03"E., a distance of 120.00 feet; thence N.64°14'45"E., a distance of 55.48 feet; thence N.89°56'03"E., a distance of 169.74 feet; thence N.09°30'34"E., a distance of 23.87 feet to a proposed wetland setback line; thence along said setback line the following eight (8) courses; (1) thence N.14°43'35"W., a distance of 51.20 feet; (2) thence N.03°44'07"E., a distance of 61.52 feet; (3) thence N.04°10'20"W., a distance of 20.63 feet; (4) thence N.09°35'04"E., a distance of 187.25 feet; (5) thence N.04°57'10"W., a distance of 125.60 feet; (6) thence N.24°34'29"W., a distance of 47.66 feet; (7) thence N.40°03'15"W., a distance of 41.01 feet; (8) thence N.12°21'20"W., a distance of 215.74 feet to the South boundary line of lands described in Official Records Book 8848, Page 2025, of the Public Records of Polk County, Florida; thence along said South boundary and along the South Boundary line of lands described in Official Records Book 6557, Page 127 of the Public Records of Polk County, Florida, N.89°53'34"E., a distance of 174.07 feet to the East boundary line of lands described in Official Records Book 6557, Page 127; thence along said East boundary line, N.00°22'02"E., a distance of 301.04 feet to the South right-of-way line of Jeans Road; thence along said South right-of-way line, N.89°45'36"E., a distance of 264.01 feet to the West right-of-way line of Lake Van Road; thence along said West right-of-way the following four (4) courses, (1) S.00°22'02"W., a distance of 301.77 feet; (2) thence N.89°55'05"E., a distance of 13.10 feet; (3) thence S.00°22'02"W., a distance of 320.10 feet; (4) thence N.89°44'29"E., a distance of 35.76 feet; thence S.89°39'44"E., a distance of 977.13 feet to the West boundary line of the East 10 acres of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence along said West boundary line, S.00°12'55"E., a distance of 1,294.75 feet to the South boundary line of the aforementioned East 10 acres; thence along said South boundary line, N.89°58'39"E., a distance of 336.95 feet to the West boundary of DIAMOND RIDGE per the map or plat thereof as recorded in Plat Book 107, Page 35; thence along said West boundary line, S.00°12'55"E., a distance of 1,281.21 feet to the North right-of-way line of Adams Road; thence along said North right-of-way line, N.89°14'46"W., a distance of 661.89 feet to the East boundary of INDIAN SPRINGS per the map or plat thereof as recorded in Plat Book 99, Page 25; thence along said East boundary, N.00°09'10"W., a distance of 595.12 feet to the North boundary of said INDIAN SPRINGS; thence along said North boundary line, S.89°58'45"W., a distance of 661.08 feet to the East boundary of INDIAN SPRINGS PHASE II as per the map or plat thereof as recorded in Plat Book 103, Page 11; thence along said East boundary, N.00°04'59"W., a distance of 677.09 feet to the North boundary of said INDIAN SPRINGS PHASE II; thence along the North boundary of said INDIAN SPRINGS PHASE II, EAGLE POINT as per the map or plat thereof as recorded in Plat Book 116, Page 46, and WOODLAND MEADOWS as per the map or plat thereof as recorded in Plat Book 103, Page 33, S.89°58'39"W., a distance of 1,323.41 feet to the POINT OF BEGINNING.  
Containing 85.409 acres, more or less.

TOGETHER WITH:

**DESCRIPTION: (Phase 2)**

A parcel of land lying within Section 26, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of LOT 12, WOODLAND MEADOWS, as per the map or plat thereof as recorded in Plat Book 103, Page 33 of the Public Records of Polk County, Florida; thence along the West boundary line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, N.00°05'46"W., a distance of 178.12 feet for a POINT OF BEGINNING; thence continue along said West boundary line, N.00°05'46"W., a distance of 1,121.34 feet to the West Boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence along said West boundary line, N.00°03'35"W., a distance of 1,297.92 feet to the North Boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence along said North boundary line, N.89°48'47"E., a distance of 287.80 feet to the West boundary of lands described in Official Records Book 4278, Page 1688, of the Public Records of Polk County, Florida; thence along said West boundary line and the West boundary of lands described in Official Records Book 5617, Page 2132, of the Public Records of Polk County, Florida, S.00°06'56"W., a distance of 538.90 feet to the South boundary of said lands described in Official Records Book 5617, Page 2132; thence along said South boundary line, S.89°59'48"E., a distance of 174.83 feet to the West right-of-way line of Jeans Road; thence along said West right-of-way line, S.00°00'10"E., a distance of 439.96 feet; thence N.89°45'52"E., a distance of 30.43 feet; thence N.00°00'40"W., a distance of 300.69 feet to the South right-of-way line of Jeans Road; thence along said South right-of-way line, N.89°48'51"E., a distance of 264.44 feet to the West boundary line of lands described in Official Records Book 8848, Page 2025; thence along said West boundary line S.00°05'54"W., a distance of 300.66 feet to the South boundary line of lands described in Official Records Book 8848, Page 2025; thence along said South boundary line, N.89°53'34"E., a distance of 87.93 feet to a proposed wetland setback line; thence along said setback line the following eight (8) courses: (1) S.12°21'20"E., a distance of 215.74 feet; (2) thence S.40°03'15"E., a distance of 41.01 feet; (3) thence S.24°34'29"E., a distance of 47.66 feet; (4) thence S.04°57'10"E., a distance of 125.60 feet; (5) thence S.09°35'04"W., a distance of 187.25 feet; (6) thence S.04°10'20"E., a distance of 20.63 feet; (7) thence S.03°44'07"W., a distance of 61.52 feet; (8) thence S.14°43'35"E., a distance of 51.20 feet; thence S.09°30'34"W., a distance of 23.87 feet; thence S.89°56'03"W., a distance of 169.74 feet; thence S.64°14'45"W., a distance of 55.48 feet; thence S.89°56'03"W., a distance of 120.00 feet; thence S.00°03'57"E., a distance of 370.86 feet; thence N.89°57'56"E., a distance of 120.04 feet; thence S.00°03'13"E., a distance of 170.00 feet; thence S.89°57'56"W., a distance of 490.07 feet; thence S.00°02'04"E., a distance of 120.00 feet; thence S.89°57'56"W., a distance of 14.88 feet; thence N.88°57'18"W., a distance of 71.18 feet; thence S.71°34'38"W., a distance of 25.00 feet; thence S.89°56'03"W., a distance of 100.31 feet to the POINT OF BEGINNING.

Containing 34.348 acres, more or less.

FOR A TOTAL OF 119.757 ACRES.

## Reserve at Van Oaks CDD - Landowners Information

Parcel ID	Owner	Acres	Votes
252726000000032010	JEANS ROAD LAND INVESTMENT, LLC	24.91	
252726000000032120	JEANS ROAD LAND INVESTMENT, LLC	1.82	
252726000000032020	JEANS ROAD LAND INVESTMENT, LLC	7.24	
<b>Total</b>		<b>33.97</b>	<b>34</b>

Parcel ID	Owner	Acres	Votes
252726300816002450	MERITAGE HOMES OF FLORIDA, INC	51.23	
252726300816002360	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816002370	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816002380	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816002390	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816002400	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816002410	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816001140	MERITAGE HOMES OF FLORIDA, INC	0.16	
252726300816001150	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816001160	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816001170	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816001180	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816001190	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816001200	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816001210	MERITAGE HOMES OF FLORIDA, INC	0.17	
252726300816002510	MERITAGE HOMES OF FLORIDA, INC	0.72	
252726300816000460	MERITAGE HOMES OF FLORIDA, INC	0.18	
252726300816000450	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000440	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000430	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000420	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000410	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816002490	MERITAGE HOMES OF FLORIDA, INC	0.26	
252726300816000400	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000390	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000380	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000370	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000360	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000350	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000340	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000330	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000320	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000310	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000300	MERITAGE HOMES OF FLORIDA, INC	0.19	
252726300816000290	MERITAGE HOMES OF FLORIDA, INC	0.20	

252726300816000280	MERITAGE HOMES OF FLORIDA, INC	0.31
252726300816002000	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001990	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001980	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001970	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001960	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001950	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001940	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001930	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001220	MERITAGE HOMES OF FLORIDA, INC	0.22
252726300816001230	MERITAGE HOMES OF FLORIDA, INC	0.21
252726300816001240	MERITAGE HOMES OF FLORIDA, INC	0.22
252726300816001250	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001260	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001270	MERITAGE HOMES OF FLORIDA, INC	0.20
252726300816001280	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001290	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001300	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001310	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001320	MERITAGE HOMES OF FLORIDA, INC	0.28
252726300816001330	MERITAGE HOMES OF FLORIDA, INC	0.36
252726300816001340	MERITAGE HOMES OF FLORIDA, INC	0.26
252726300816001350	MERITAGE HOMES OF FLORIDA, INC	0.25
252726300816000270	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000260	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000250	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000240	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000240	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000230	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000220	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000210	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000200	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816002500	MERITAGE HOMES OF FLORIDA, INC	0.91
252726300816001360	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001370	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001380	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001390	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001400	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001410	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001420	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816002480	MERITAGE HOMES OF FLORIDA, INC	0.21
252726300816000190	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000180	MERITAGE HOMES OF FLORIDA, INC	0.16
252726300816000170	MERITAGE HOMES OF FLORIDA, INC	0.16
252726300816000160	MERITAGE HOMES OF FLORIDA, INC	0.16
252726300816000150	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816000140	MERITAGE HOMES OF FLORIDA, INC	0.17



252726300816001880	MERITAGE HOMES OF FLORIDA, INC	0.21
252726300816001870	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001860	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001850	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001840	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001830	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001820	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001810	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001800	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001790	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001780	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001770	MERITAGE HOMES OF FLORIDA, INC	0.19
252726300816001760	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001750	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001740	MERITAGE HOMES OF FLORIDA, INC	0.17
252726300816001730	MERITAGE HOMES OF FLORIDA, INC	0.19

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<b>Total</b>	79.48	<b>80</b>
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