

This instrument was prepared by:

Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32309

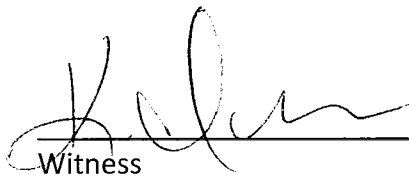
**NOTICE OF ESTABLISHMENT OF THE
CALDERA COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on April 11, 2023, and pursuant to a petition filed by Hernando 195, LLC, the Board of County Commissioners of Hernando County, Florida, enacted Ordinance No. 2023-04, which became effective April 12, 2023, establishing the Caldera 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 CALDERA 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.

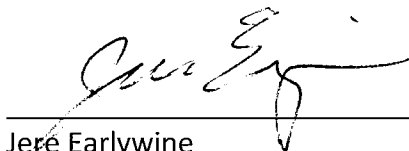
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IN WITNESS WHEREOF, this Notice has been executed on this 5th day of May, 2023, and recorded in the Official Records of Hernando County, Florida.

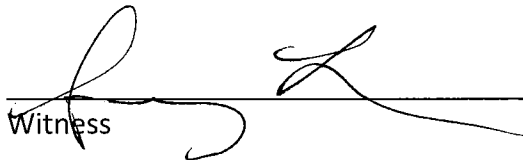


 Witness

Katherine Ibarra
 Print Name



 Jere Earlywine
 Kutak Rock LLP



 Witness

Ashley Ligas
 Print Name

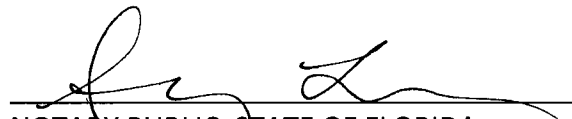
STATE OF FLORIDA
 COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2023, by Jere Earlywine of Kutak Rock LLP, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



ASHLEY A. LIGAS
 Commission # HH 070475
 Expires December 9, 2024
 Bonded Thru Budget Notary Services

(NOTARY SEAL)



 NOTARY PUBLIC, STATE OF FLORIDA

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

Exhibit A
Property Description

LEGAL DESCRIPTION

**DESCRIPTION (TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER:
21120598, DATED JUNE 30, 2021)**

THE LAND IS DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER (NW 1/4) LESS FLORIDA POWER CORPORATION RIGHT-OF-WAY, AND THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), AND THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), ALL IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, SAID LANDS BEING IN HERNANDO COUNTY, FLORIDA.

DESCRIPTION (OVERALL PARCEL AS SURVEYED)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 16, N.00°04'55"E., A DISTANCE OF 2645.92 FEET; THENCE N.00°05'28"E., A DISTANCE OF 1378.68 FEET; THENCE LEAVING SAID WEST BOUNDARY OF SECTION 16, N.23°44'23"E., A DISTANCE OF 1395.29 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 16; RUN THENCE ALONG SAID NORTH BOUNDARY LINE OF SECTION 16, S.89°38'56"E., A DISTANCE OF 2083.07 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE OF SECTION 16, S.00°01'12"E., A DISTANCE OF 1324.75 FEET; THENCE S.89°45'47"E., A DISTANCE OF 661.42 FEET; THENCE S.00°00'45"E., A DISTANCE OF 1324.50 FEET; THENCE N.89°51'01"W., A DISTANCE OF 660.89 FEET TO A POINT BEING THE CENTER OF SAID SECTION 16; THENCE N.89°50'44"W., A DISTANCE OF 1324.16 FEET; THENCE S.00°01'17"W., A DISTANCE OF 2649.82 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 16; RUN THENCE ALONG SAID SOUTH BOUNDARY OF SECTION 16, N.89°40'43"W., A DISTANCE OF 1326.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 253.679 ACRES, MORE OR LESS.

 Coastal Title & Insurance 10000 Highway 19 North, Suite 100 Tampa, FL 33613 (813) 288-1000 • Fax (813) 288-1001 www.coastaltitle.com	METES AND BOUND DESCRIPTION		DATE 10/31/22
	CALDERA CDD PULTE HOME COMPANY, LLC		2.000 EX-2.1

