

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 MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on September 22, 2025, and pursuant to a petition filed by GreenPointe Developers, LLC, the Board of County Commissioners of Hendry County, Florida enacted Ordinance 2025-10, which became effective September 24, 2025 establishing Murphy's Landing 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*.

MURPHY'S LANDING 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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IN WITNESS WHEREOF, this Notice has been executed on this 29 day of September, 2025, and recorded in the Official Records of Hendry County, Florida.



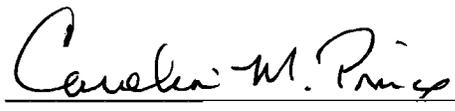
Roy Van Wyk, District Counsel
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301



Witness

Ian Kuhn

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



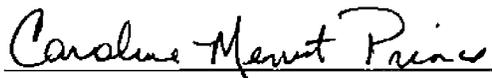
Witness

Caroline M. Prince

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 29 day of September, 2025, by **Roy Van Wyk**, as **District Counsel** for **Murphy's Landing Community Development District**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification and who did or did not take an oath.



NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: CAROLINE M. PRINCE
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

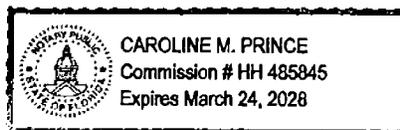


EXHIBIT A:
Legal Description

A TRACT OR PARCEL OF LAND LYING GOVERNMENT LOT 1,2,3,4 AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) IN SECTION 30 AND GOVERNMENT LOT 4 IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 28 EAST, HENDRY COUNTY, FLORIDA. SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 SECTION 30; THENCE RUN N00°33'59"W ALONG THE WEST LINE OF SAID W ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 FOR 163.99 FEET TO AN INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 (F.D.O.T. PROJECT NO.07010-2527); THENCE RUN N89°03'52"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 400.01 FEET TO THE POINT OF BEGINNING. E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 400.01 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N00°33'59"W PARALLEL TO AND 400 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE GOVERNMENT W PARALLEL TO AND 400 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE GOVERNMENT LOT 4 FOR 520.32 FEET; THENCE RUN N44°35'11"W FOR 345.37 FEET; THENCE RUN N00°33'59"W PARALLEL TO AND 160 FEET EASTERLY AS MEASURED W FOR 345.37 FEET; THENCE RUN N00°33'59"W PARALLEL TO AND 160 FEET EASTERLY AS MEASURED W PARALLEL TO AND 160 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE OF GOVERNMENT LOT 4 FOR 415.76 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN N78°34'22"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 146 FEET MORE OR LESS AN ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 146 FEET MORE OR LESS AN INTERSECTION WITH THE CENTER LINE OF THE CALOOSAHATCHEE RIVER; THENCE RUN NORTHEASTERLY ALONG SAID CENTER LINE OF THE CALOOSAHATCHEE RIVER FOR 1,491 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN N78°34'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 631 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 631 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 2,120 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE N78°34'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 515 FEET MORE OR LESS; THENCE RUN S84°59'55"E STILL ALONG SAID E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 515 FEET MORE OR LESS; THENCE RUN S84°59'55"E STILL ALONG SAID E STILL ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 246 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN SOUTHEASTERLY ALONG THE TOP OF BANK ON

THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 429 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN S84°59'55"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 626 FEET MORE OF LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 626 FEET MORE OF LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 1,148 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN S84°59'55"E ALONG SAID SOUTHERLY RIGHT OF WAY FOR 11 FEET MORE OR LESS; THENCE RUN N78°58'49"E STILL ALONG SAID SOUTHERLY RIGHT OF E ALONG SAID SOUTHERLY RIGHT OF WAY FOR 11 FEET MORE OR LESS; THENCE RUN N78°58'49"E STILL ALONG SAID SOUTHERLY RIGHT OF E STILL ALONG SAID SOUTHERLY RIGHT OF WAY FOR 583.49 FEET TO AN INTERSECTION WITH EASTERLY LINE OF GOVERNMENT LOT 4 IN SAID SECTION 29; THENCE RUN S00°10'15"E ALONG SAID E ALONG SAID EASTERLY LINE OF GOVERNMENT LOT 4 FOR 794.70 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE RUN N89°42'28"W ALONG THE NORTH LINE OF SAID FRACTION FOR 1,271.96 FEET TO THE NORTHWEST W ALONG THE NORTH LINE OF SAID FRACTION FOR 1,271.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE RUN S00°05'26"E ALONG THE E ALONG THE WEST LINE OF SAID FRACTION FOR 1,087.50 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 (F.D.O.T. PROJECT NO. 07010-2527); THENCE RUN N89°56'20"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 2,454.73 FEET; THENCE RUN S89°03'52"W STILL ALONG SAID W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 2,454.73 FEET; THENCE RUN S89°03'52"W STILL ALONG SAID W STILL ALONG SAID RIGHT OF WAY LINE FOR 2,438.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 187.65 ACRES, MORE OR LESS.

BEARING HEREINABOVE MENTIONED ARE STATE PLANE FOR THE FLORIDA EAST ZONE (NAD1983) (NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30 TO BEAR S00°05'26" E. E.