

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Wesley S. Haber, Esq.
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

**NOTICE OF BOUNDARY AMENDMENT OF THE
VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that the Florida Land and Water Adjudicatory Commission (“FLWAC”) amended Rule 42QQ-1.002, effective July 13, 2021, amending the boundaries of the Villages of Westport Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, 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 in accordance with Section 189.014, *Florida Statutes*.

THE VILLAGES OF WESTPORT 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.

IN WITNESS WHEREOF, this Notice has been executed on this 20th day of July, 2021, and recorded in the Official Records of Duval County, Florida.

Wesley Haber
Wesley S. Haber, District Counsel
Hopping Green & Sams, P.A.

Celeste Fogle
Witness

Kathleen Scott
Witness

Celeste Fogle
Print Name

Kathleen Scott
Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2021, by Wesley S. Haber, as District Counsel to the Villages of Westport Community Development District, for and on behalf of the District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

(NOTARY SEAL)



Karen F. Jusevitch
Notary Public, State of Florida
Print Name: Karen F. Jusevitch
Commission No.: GG242250 Expires: 11/25/22

EXHIBIT A
LEGAL DESCRIPTION

VILLAGES OF WESTPORT CDD BOUNDARY
REVISED, July 28, 2020
REVISED, August 21, 2020 (Added Aggregate Acreage)

ALL OF THE LANDS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 1", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE LANDS THUS DESCRIBED CONTAINS 5,699,832 SQUARE FEET, OR 130.85 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

ALL OF THE LANDS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 2", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE LANDS THUS DESCRIBED CONTAINS 2,603,657 SQUARE FEET, OR 59.77 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

ALL OF THE LANDS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 3", CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE LANDS THUS DESCRIBED CONTAINS 4,345,706 SQUARE FEET, OR 99.76 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH

VILLAGES OF WESTPORT - PHASE FOUR & ROADWAY

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 26, 35 AND THE "BLOODWORTH DONATION", SECTION 38, ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2". THE FOLLOWING SIX (6) COURSES AND DISTANCES

COURSE No. 1: RUN THENCE, NORTH 89°11'16" WEST, A DISTANCE OF 260.79 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 58°02'41" TO THE LEFT, AN ARC DISTANCE OF 684.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°47'24" WEST, 657.74 FEET;

COURSE No. 3: RUN THENCE, SOUTH 34°46'03" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 363.30 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'25" TO THE RIGHT, AN ARC DISTANCE OF 412.13 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°54'16" WEST, 407.35 FEET,

COURSE No. 5: RUN THENCE, SOUTH 65°02'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 592.22 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

AMENDED CDD BOUNDARY
METES & BOUNDS
VILLAGES OF WESTPORT CDD
AUGUST 25, 2020

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COURSE No 6 RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,260.00 FEET, THROUGH A CENTRAL ANGLE OF 05°25'06" TO THE LEFT, AN ARC DISTANCE OF 119.15 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 67°45'00" WEST, 119.10 FEET; RUN THENCE, SOUTH 01°57'39" EAST, ALONG THE WESTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 2", A DISTANCE OF 420.58 FEET, TO A POINT, RUN THENCE, NORTH 58°59'01" WEST, A DISTANCE OF 663.74 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY; RUN THENCE, WESTERLY ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1,040.00 FEET, THROUGH A CENTRAL ANGLE OF 03°48'39" TO THE RIGHT, AN ARC DISTANCE OF 69.17 FEET, TO THE POINT OF TANGENCY OF LAQST SAID CURVE, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 82°31'08" WEST, 69.16 FEET; RUN THENCE, NORTH 80°36'48" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY; RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE LEFT, AN ARC DISTANCE OF 479.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 84°02'41" WEST, 473.60 FEET; RUN THENCE, SOUTH 68°42'10" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 348.47 FEET, TO A POINT; RUN THENCE, SOUTH 23°42'10" WEST, A DISTANCE OF 35.87 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ HIGHWAY No. 17", A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY; RUN THENCE, NORTH 21°17'50" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 314.01 FEET, TO A POINT; RUN THENCE NORTH 69°44'25" EAST, DEPARTING FROM AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 242.46 FEET, TO A POINT; RUN THENCE, SOUTH 00°02'28" EAST, A DISTANCE OF 176.25 FEET, TO A POINT; RUN THENCE, NORTH 68°42'10" EAST, A DISTANCE OF 195.31 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING EASTERLY; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,015.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE RIGHT, AN ARC DISTANCE OF 543.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 84°02'41" EAST, 537.10 FEET; RUN THENCE, SOUTH 80°36'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY, RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 36°32'02" TO THE LEFT, AN ARC DISTANCE OF 586.62 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 81°07'11" EAST, 576.74 FEET; RUN THENCE, NORTH 18°53'04" WEST, A DISTANCE OF 864.03 FEET, TO A POINT, RUN THENCE, NORTH 56°59'07" WEST, A DISTANCE OF 597.84 FEET, TO A POINT; RUN THENCE, NORTH 33°00'53" EAST, A DISTANCE OF 2,045.17 FEET, TO A POINT; RUN THENCE, SOUTH 59°58'09" EAST, A DISTANCE OF 2,047.32 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRADDOCK ROAD, (A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY); RUN THENCE, SOUTH 00°48'44" WEST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF BRADDOCK ROAD, A DISTANCE OF 829.66 FEET, TO A POINT ON THE EASTERLY PROLONGATION OF THE AFORESAID NORTHERLY BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT-PHASE TWO", RUN THENCE NORTH 89°11'16" WEST, ALONG THE AFORESAID EASTERLY PROLONGATION, A DISTANCE OF 31.64 FEET, TO THE AFORESAID NORTHEASTERLY CORNER OF "VILLAGES OF WESTPORT-PHASE 2", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 5,219,780 SQUARE FEET, OR 119.82 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH

WEST SIDE OF BRADDOCK

VILLAGES OF WESTPORT

A PARCEL OF LAND, BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEASTERLY CORNER OF TRACT "L-1", (LANDSCAPING AND SIGNAGE EASEMENT), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY. SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD" A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE, SOUTH 00°30'15" EAST, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID "BRADDOCK ROAD", A DISTANCE OF 65.14 FEET, TO A POINT LYING ON THE NORTHERLY LINE OF THAT 150 FOOT WIDE JACKSONVILLE ELECTRIC AUTHORITY (JEA) RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2738, PAGE 557 OF THE CURRENT PUBLIC RECORDS OD SAID DUVAL COUNTY, FLORIDA, RUN THENCE, SOUTH 89°41'57" WEST, ALONG THE AFORESAID NORTHERLY LINE OF A 150 FOOT JEA RIGHT-OF-WAY, A DISTANCE OF 2,140.54 FEET, TO A POINT, TO THE COMMON BOUNDARY LINE OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, AND SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST; RUN THENCE, NORTH 02°05'32" EAST, ALONG THE COMMON WESTERLY BOUNDARY LINE OF SAID SECTION 36, (AND ALSO BEING THE EASTERLY LINE OF SECTION 35), A DISTANCE OF 476.21 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT "C-4", (CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE THREE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 15 THROUGH 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, , ALONG THE AFORESAID SOUTHERLY BOUNDARY OF TRACT "C-4", (CONSERVATION TRACT), THE FOLLOWING TWO (2) COURSES AND DISTANCES

**AMENDED CDD BOUNDARY
METES & BOUNDS
VILLAGES OF WESTPORT CDD
AUGUST 25, 2020**

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COURSE No. 1: RUN THENCE, SOUTH 82°32'20" E, A DISTANCE OF 698.09 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 51°15'11" WEST, A DISTANCE OF 0.67 FEET, TO A POINT, TO A POINT ON THE WESTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE AFORESAID PLAT; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY BOUNDARY OF SAID VILLAGES OF WESTPORT-PHASE 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 00°16'28" EAST, A DISTANCE OF 315.30 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 89°43'32" EAST, A DISTANCE OF 1,429.40 FEET, TO THE AFORESAID THE MOST SOUTHEASTERLY CORNER OF TRACT "L-1", (LANDSCAPING AND SIGNAGE EASEMENT), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 395,382 SQUARE FEET, OR 9.07 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

EAST SIDE OF BRADDOCK

VILLAGES OF WESTPORT

A PARCEL OF LAND, BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWESTERLY CORNER OF TRACT "R-1", (FUTURE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, INCLUSIVELY OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE, SOUTH 00°30'15" EAST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF SAID "BRADDOCK ROAD", A DISTANCE OF 65.11 FEET, TO A POINT LYING ON THE NORTHERLY LINE OF THAT 150 FOOT WIDE JACKSONVILLE ELECTRIC AUTHORITY (JEA) RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2738, PAGE 557 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 89°41'57" EAST, ALONG THE AFORESAID NORTHERLY LINE OF A 150 FOOT JEA RIGHT-OF-WAY, A DISTANCE OF 1,170.66 FEET, TO A SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 1", AS SHOWN ON THE PLAT THEREOF, RUN THENCE, NORTH 22°42'51" EAST, ALONG A SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 1", A DISTANCE OF 70.14 FEET, TO A POINT, ON THE SOUTHERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 1"; RUN THENCE, SOUTH 89°43'32" WEST, ALONG THE AFORESAID SOUTHERLY BOUNDARY A DISTANCE OF 1,198.31 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "R-1", (FUTURE RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 76,799 SQUARE FEET, OR 1.76 ACRES, MORE OR LESS, IN AREA.

TOTAL AGGREGATE OF THESE PARCELS IS 421.03 ACRES, MORE OR LESS, IN AREA.

**AMENDED CDD BOUNDARY
METES & BOUNDS
VILLAGES OF WESTPORT CDD
AUGUST 25, 2020**



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