

This instrument was prepared by:

Jere Earlywine, Esq.  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**NOTICE OF ESTABLISHMENT OF THE  
DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on August 5, 2025, and pursuant to a petition filed by Maronda Homes, LLC of Florida, the Board of County Commissioners of Volusia County, Florida, enacted Ordinance No. 2025-21, which became effective August 12, 2025, establishing the Dean River 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*.

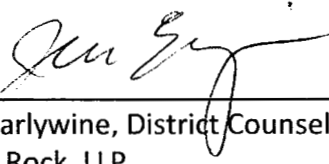
**THE DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY 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.**

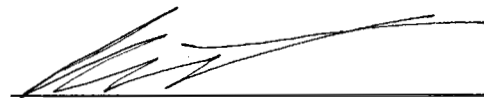
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IN WITNESS WHEREOF, this Notice has been executed on this 14 day of August, 2025, and recorded in the Official Records of Volusia County, Florida.

  
Name: Katherine Ibarra

Address: 107 West College Avenue  
Tallahassee, Florida 32301

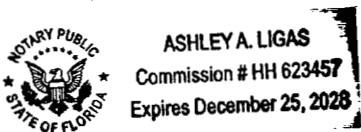
  
Jere Earlywine, District Counsel  
Kutak Rock, LLP



Name: K. Bennett Davenport  
Address: 107 West 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 14 day of August, 2025, by Jere Earlywine, as District Counsel of Dean River Community Development District, who appeared before me this day in person, and who is either  personally known to me, or  produced \_\_\_\_\_ as identification.



(NOTARY SEAL)

  
NOTARY PUBLIC, STATE OF FLORIDA

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

**EXHIBIT A**

**DEAN RIVER**

**LEGAL DESCRIPTION. (PER SURVEYOR)**

THAT CERTAIN PORTION OF BLOCKS 13 AND 14 OF ST. JOHN'S RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 93, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, LYING SOUTH OF OLD NEW YORK AVENUE AND A TRACT OF LAND BEING PART OF SECTION 22 AND 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, VOLUSIA COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 29 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°44'19" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1,321.31 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE SOUTH 00°46'27" EAST ALONG THE EAST LINE IF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, A DISTANCE OF 2,631.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE SOUTH 89°45'40" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, A DISTANCE OF 830.15 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 509.96 FEET AND A CHORD WHICH BEARS NORTH 44°02'07" WEST AND A DISTANCE OF 715.56 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 793.11 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°47'02" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, A DISTANCE OF 2,114.68 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE SOUTH 89°44'19" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, A DISTANCE OF 59.24 FEET; THENCE CONTINUE ALONG SAID LINE SOUTH 89°29'32" WEST, A DISTANCE OF 540.03 FEET; THENCE NORTH 00°30'28" WEST, A DISTANCE OF 500.92 FEET; THENCE NORTH 64°51'49" EAST, A DISTANCE OF 1,669.94 FEET, THENCE NORTH 16°20'22" WEST, A DISTANCE OF 390.66 FEET TO A POINT 40 FEET SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF OLD NEW YORK AVENUE; THENCE PARALLEL AND 40 SOUTHERLY WITH SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 73°31'39" WEST, A DISTANCE OF 840.15 FEET. (2) SOUTH 73°15'06" WEST, A DISTANCE OF 1,377.62 FEET; THENCE NORTH 00°32'14" WEST, A DISTANCE OF 41.66 FEET TO THE SOUTHERLY RIGHT OF WAY OF OLD NEW YORK AVENUE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (3) COURSES: (1) NORTH 73°15'06" EAST, A DISTANCE OF 1,368.09 FEET; (2) NORTH 73°31'39" EAST, A DISTANCE OF 1,231.86 FEET; (3) NORTH 73°47'49" EAST, A DISTANCE OF 1,512.62 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE SOUTH 00°43'48" EAST ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 2,139.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,940,681.79 SQUARE FEET OR 182.29 ACRES, MORE OR LESS.

**METES & BOUNDS**

**DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT**



**MADDEN**  
WOODHEAD & STOKES, LLC  
**CIVIL ENGINEERS**

401 E. HORTON AVENUE, SUITE 200, DAYTONA BEACH, FLORIDA 32117 (386) 258-6120  
CERTIFIED BY AN EXPIRES 12/31/2025

REC TWP ABE 23-17S-29E	JOB NUMBER 2:18180220 230800100	DRAWN BY JFY/LB	DATE 2/27/25	SHEET 2
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