

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

Roy Van Wyk, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

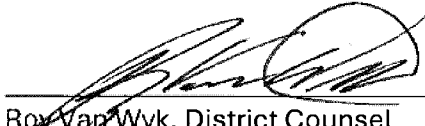
**NOTICE OF ESTABLISHMENT OF DOWDEN CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on March 16, 2026, and pursuant to a petition filed by Beachline South Residential, LLC, the City Council of the City of Orlando, Florida enacted Ordinance No. 2026-2, which became effective March 16, 2026, establishing Dowden Central 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*.


DOWDEN CENTRAL 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 18th day of March 2026, and recorded in the Official Records of Orange County, Florida.



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



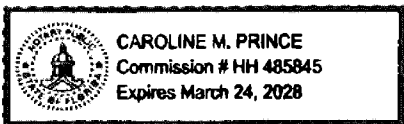
Witness
Amanda B King
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301



Witness
CAROLINE 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 18th day of March, 2026, by **Roy Van Wyk**, as **District Counsel** for **Dowden Central 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 SEAL)

Caroline Mervet Prince
NOTARY PUBLIC, STATE OF FLORIDA

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

EXHIBIT A:
Legal Description

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY;

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THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 160.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 58.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET;

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THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES:; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N22°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°16'47"E, A DISTANCE OF 51.19 FEET; THENCE S29°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S04°53'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°16'53"E, A DISTANCE OF 314.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 49.05 FEET; THENCE S07°56'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°21'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S26°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°26'46"W, A DISTANCE OF 70.53 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S14°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.74 FEET; THENCE S49°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.46 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N63°49'26"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°53'42"E, A DISTANCE OF 97.80 FEET;

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THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N75°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

{End of Legal Description}