

This instrument prepared by or under the supervision of (and
after recording should be returned to):

(Space reserved for Clerk of Court)

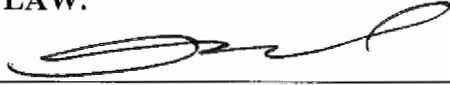
Name: Michael J. Pawelczyk, Esq.
Address: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

**NOTICE OF ESTABLISHMENT OF THE
REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

This Notice is recorded pursuant to the requirements of Section 190.0485, Florida Statutes. The Regal-Village Community Development District was established by virtue of Ordinance No. 23-59 of the Board of County Commissioners of Miami-Dade County, Florida, adopted September 6, 2023 and effective September 16, 2023.

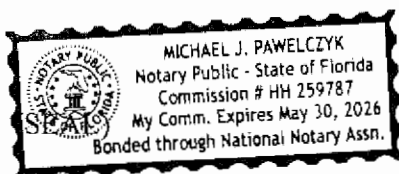
The legal description of the Regal-Village Community Development District is attached hereto and incorporated by reference herein as Exhibit A.

THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR 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.

By: 
Ginger E. Wald, District Counsel
Regal-Village Community Development District

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of September —, 2023, by GINGER E. WALD as District Counsel of the Regal-Village Community Development District. She is personally known to me.



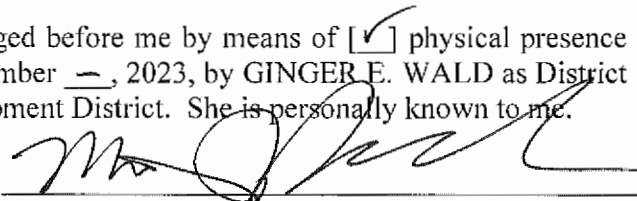

Signature of Notary Public
Michael J. Pawelczyk
Printed Name of Notary
Notary Public, State of Florida

Exhibit "A"**LEGAL DESCRIPTION:**

The East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, together with a portion of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 57 South, Range 38 East, City of Florida City, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 25; thence S00°32'24"E along the East line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, said line also being the West line of Lots 30 and 31 of Block 5 and the West line of Lots 30 and 31 of Block 6 of "FLORIDA CITY REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, Page 50, of the Public Records of Miami-Dade County, Florida, for a distance of 441.32 feet; thence S89°32'52"W along the North line of Lot 1 of Block 2 of "MERRITT PLACE ESTATES", according to the Plat thereof, as recorded in Plat Book 168, Page 79, of the Public Records of Miami-Dade County, Florida, for a distance of 114.99 feet; thence S00°32'24"E for a distance of 25.00 feet; thence S89°32'52"W along the centerline of SW 12th Street (SW 358th Street) Right-of-Way, as shown in aforementioned Plat of "MERRITT PLACE ESTATES", for a distance of 1,216.70 feet; thence S00°32'18"E along the East line of said East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, said line also being the West line of Lots 1 through 14 of Block 1 of aforementioned Plat of "MERRITT PLACE ESTATES", for a distance of 865.00 feet; thence S89°32'52"W along the South line of the SW $\frac{1}{4}$ of said Section 25, for a distance of 665.86 feet; thence N00°32'15"W along the West line of said East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, said line also being the East line of Lot 1, Lots 25 through 36 of Block 1 and Tract "A" of "CENTRO VILLAS", according to the Plat thereof, as recorded in Plat Book 131, Page 34, of the Public Records of Miami-Dade County, Florida, for a distance of 1,332.72 feet; thence N89°35'17"E as a basis of bearings along the North line of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 25, for a distance of 1,231.93 feet; thence the following two (2) courses along the West and South boundary lines of a pump station site, S00°24'43"E for a distance of 121.86 feet; thence N89°32'52"E for a distance of 100.02 feet; thence N00°32'21"W along the centerline of SW 7th Avenue (SW 183rd Avenue) Right-of-Way, as shown in aforementioned Plat of "MERRITT PLACE ESTATES", for a distance of 121.79 feet; thence N89°35'17"E along said North line of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 25, for a distance of 665.84 feet to the POINT OF BEGINNING.

Containing 1,493,806 square feet or 34.29 acres, more or less.