

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Rept: 1612832 Rec: 35.50
DS: 0.00 IT: 0.00
06/27/14 D. Bonilla, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
06/27/14 02:30pm 1 of 4
OR BK 9052 PG 10

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

R

John Vericker, Esq.
Straley & Robin
1510 West Cleveland Street
Tampa, FL 33606

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**LIEN OF RECORD AND
DISCLOSURE OF PUBLIC FINANCING
OF**

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Meadow Pointe IV Community Development District, a local unit of special purpose government of the State of Florida, established under and pursuant Chapter 190, Florida Statutes (the "**District**"), enjoys a governmental lien of record on the property within the District described in **Exhibit "A"**. Such lien is coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims until paid pursuant to Section 170.09 of the Florida Statutes.

The District's lien secures the payment of special assessments levied in accordance with Florida Statutes (the "**Debt Assessment**") which special assessments in turn secure the payment of the \$1,075,000 (Conversion Value) Meadow Pointe IV Community Development District Capital Improvement Revenue Refunding Bonds, Series 2014A (the "**Series 2014A Bonds**") and the \$960,000 (Conversion Value) Meadow Pointe IV Community Development District Capital Improvement Revenue Refunding Bonds, Series 2014B (the "**Series 2014B Bonds**") (collectively, the "**Series 2014 Bonds**") which were issued to restructure the Series 2012B-2 Bonds that funded a portion of the public infrastructure benefiting the lands within the District as outlined in the Meadow Pointe IV Community Development District Final Series 2014 Special Assessment Allocation Report dated June 10, 2014.

As the new owner of that property you will be responsible for paying all outstanding special assessments on that property including, but not limited to, the portion of the Debt Assessment that was levied to repay the Series 2014 Bonds.

In addition to the Debt Assessment, the District adopts annual operations and maintenance assessments (the "**O/M Assessment**") to fund the District's operations and maintenance activities. The O/M Assessment varies from year to year based upon the District's operations and maintenance budget adopted for that year.

As a purchaser and owner of property in the District, you will be obligated to pay the Debt Assessment and the O/M Assessment to the District. Prior to purchasing any property within the District, you should contact the District Manager in order to determine the outstanding Debt Assessment and the outstanding O/M Assessment on that property. Once you have purchased that property, you will be obligated to pay any outstanding special assessments that the District has levied or any other special assessments that the District levies in the future to finance any additional operations, maintenance or capital improvement projects of the District.

Therefore, the total amount of the special assessments you may be obligated to pay is subject to change. Failure to pay any of the District's special assessments levied on your property may result in a loss of title to your property.


The public financing documents and the report describing the improvements that were funded with the Debt Assessment and O/M Assessment are matters of public record and can be reviewed and obtained from the District Manager. For information regarding the amount of the Debt Assessment and the O/M Assessment encumbering the specified real property you own or are purchasing, please contact the District Manager at:


Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
(813) 933-5571

IN ADDITION TO THE MINUTES AND OTHER RECORDS OF THE DISTRICT, COPIES OF WHICH MAY BE OBTAINED FROM THE DISTRICT, AND THE RECORDS OF PASCO COUNTY, FLORIDA WHICH ESTABLISHED THE DISTRICT, THIS LIEN OF RECORD SHALL CONSTITUTE A LIEN ON THE REFERENCED PROPERTY FOR PURPOSES OF CHAPTER 170, CHAPTER 190, AND CHAPTER 197, FLORIDA STATUTES, AND ALL OTHER APPLICABLE PROVISIONS OF FLORIDA LAW AND ANY OTHER APPLICABLE LAW, AND SHALL SERVE TO DISCLOSE THE EXISTENCE OF PUBLIC FINANCING FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DISTRICT'S IMPROVEMENTS PURSUANT TO SECTION 190.009, FLORIDA STATUTES.

Attest:

**MEADOW POINTE IV COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Name: Scott Brizendine
Assistant Secretary

By: 
Arlene Andrews
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 13th day of June, 2014, by Arlene Andrews, as Chair of the Board of Supervisors of the Meadow Pointe IV Community Development District. She is personally known to me; or has produced _____ (type of identification), as identification.



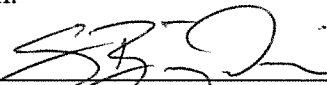

Signature of person taking acknowledgement
Scott Brizendine
(Typed, printed or stamped name of acknowledger)
Notary Public, State of Florida at Large

EXHIBIT "A"**LEGAL DESCRIPTION OF THE PROPERTY****MEADOW POINTE IV
PARCELS "E & F"**

DESCRIPTION: A parcel of land lying in Sections 15 and 16, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described, as follows:

Commence at the Northwest corner of said Section 15, run thence along the West boundary of the Northwest 1/4 of said Section 15, S.00°17'42"W., 1321.75 feet to the Northwest corner of the Southwest 1/4 of said Northwest 1/4 of Section 15, said point also being the POINT OF BEGINNING; thence along the North boundary of said Southwest 1/4 of the Northwest 1/4 of Section 15, N.89°29'12"E., 978.23 feet to a point on the Westerly Maintained Right-of-way for SMITH ROAD, per Pasco County Florida Right-of-way Map, Project No. X-9089.00; thence along the Westerly and Southerly right-of-way lines of said SMITH ROAD, the following five (5) courses: 1) S.71°49'24"W., 5.34 feet; 2) S.60°46'19"W., 58.45 feet; 3) S.20°02'12"E., 15.83 feet 4) N.84°08'15"E., 217.46 feet; 5) N.81°28'38"E., 174.75 feet to a point on the aforesaid North boundary of the Southwest 1/4 of the Northwest 1/4 of Section 15; thence along said North boundary of the Southwest 1/4 of the Northwest 1/4 of Section 15, N.89°29'12"E., 13.30 feet to the Northwest corner of the Southeast 1/4 of aforesaid Northwest 1/4 of Section 15; thence along the North boundary of said Southeast 1/4 of the Northwest 1/4 of Section 15, N.89°29'12"E., 273.70 feet to a point on the Westerly right-of-way line of MEADOW POINTE BOULEVARD, as recorded in Official Records Book 6414, Page 1644 and Official Records Book 6414, Page 1656, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way of MEADOW POINTE BOULEVARD the following four (4) courses: 1) S.01°19'20"W., 17.93 feet to a point of curvature; 2) Southwesterly, 697.93 feet along the arc of a curve to the right having a radius of 729.00 feet and a central angle of 54°51'13" (chord bearing S.28°44'57"W., 671.58 feet) to a point of tangency; 3) S.56°10'34"W., 1181.98 feet to a point of curvature; 4) Southwesterly, 496.99 feet along the arc of a curve to the left having a radius of 854.00 feet and a central angle of 33°20'37" (chord bearing S.39°30'15"W., 490.01 feet) to a point on the West boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence along said West line of the Northwest 1/4 of the Southwest 1/4 of Section 15, N.00°26'13"E., 310.90 feet to a point on the South boundary of the Southeast 1/4 of the Northeast 1/4, of said Section 16; thence along said South boundary of the Southeast 1/4 of the Northeast 1/4 of Section 16, N.89°27'55"W., 1324.90 feet to the Southwest corner of said Southeast 1/4 of the Northeast 1/4 Section 16; thence along the West boundary of said Southeast 1/4 of the Northeast 1/4 of Section 16, N.00°08'50"E., 1322.76 feet to the Northwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 16; thence along the North boundary of said Southeast 1/4 of the Northeast 1/4 of Section 16, S.89°15'10"E., 1332.60 feet to the POINT OF BEGINNING.

LESS WETLAND PARCEL #1 and WETLAND PARCEL #2

WETLAND PARCEL #1

DESCRIPTION: A parcel of land lying in Section 15, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 15, run thence along the West boundary

of the Northwest 1/4 of said Section 15, S.00°17'42"W., 1321.75 feet to a point on the North boundary of the Southwest 1/4 of said Northwest 1/4 of Section 15; thence along said North boundary of the Southwest 1/4 of the Northwest 1/4 of Section 15, the following two (2) courses: 1) N.89°29'12"E., 1162.03 feet to the POINT OF BEGINNING; 2) continue N.89°29'12"E., 168.00 feet; thence N.89°32'32"E., 273.69 feet to a point on the Westerly right-of-way line of MEADOW POINTE BOULEVARD, as recorded in Official Records Book 6414, Page 1644 and Official Records Book 6414, Page 1656, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line of MEADOW POINTE BOULEVARD the following three (3) courses: 1) S.01°19'20"W., 17.93 feet to a point of curvature; 2) Southwesterly, 697.93 feet along the arc of a curve to the right having a radius of 729.00 feet and a central angle of 54°51'13" (chord bearing S.28°44'57"W., 671.58 feet) to a point of tangency; 3) S.56°10'34"W., 581.98 feet; thence N.33°49'26"W., 274.18 feet; thence N.04°00'00"E., 414.38 feet; thence N.62°35'50"E., 229.28 feet; thence N.57°42'55"E., 337.58 feet to the POINT OF BEGINNING.

WETLAND PARCEL #2

DESCRIPTION: A parcel of land lying in Section 15, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 15, run thence along the West boundary of the Northwest 1/4 of said Section 15, S.00°17'42"W., 1321.75 feet to a point on the North boundary of the Southwest 1/4 of said Northwest 1/4 of Section 15; thence along said North boundary of the Southwest 1/4 of the Northwest 1/4 of Section 15, the following two (2) courses: 1) N.89°29'12"E., 1162.03 feet; 2) continue N.89°29'12"E., 168.00 feet; thence N.89°32'32"E., 273.69 feet to a point on the Westerly right-of-way line of MEADOW POINTE BOULEVARD, as recorded in Official Records Book 6414, Page 1644 and Official Records Book 6414, Page 1656, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way of MEADOW POINTE BOULEVARD the following five (5) courses: 1) S.01°19'20"W., 17.93 feet to a point of curvature; 2) Southwesterly, 697.93 feet along the arc of a curve to the right having a radius of 729.00 feet and a central angle of 54°51'13" (chord bearing S.28°44'57"W., 671.58 feet) to a point of tangency; 3) S.56°10'34"W., 781.98 feet to the POINT OF BEGINNING; 4) continue S.56°10'34"W., 400.00 feet to a point of curvature; 5) Southwesterly, 496.99 feet along the arc of a curve to the left having a radius of 854.00 feet and a central angle of 33°20'37" (chord bearing S.39°30'15"W., 490.01 feet) to a point on the West boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence along said West boundary of the Northwest 1/4 of the Southwest 1/4 of Section 15, N.00°26'13"E., 310.90 feet to the Southwest corner of the Southwest 1/4 of the aforesaid Northwest 1/4 of Section 15; thence along the West boundary of said Northwest 1/4 of Section 15, N.00°28'48"E., 374.44 feet; thence N.70°00'00"E., 349.91 feet; thence S.78°00'00"E., 206.04 feet; thence S.33°49'26"E., 194.30 feet to the POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

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