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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

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.
 SunTrust Center, Sixth Floor
 515 East Las Olas Boulevard
 Fort Lauderdale, Florida 33301

**NOTICE OF ESTABLISHMENT OF THE
 STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT**

This Notice is recorded pursuant to the requirements of Section 190.0485, Florida Statutes. The Stellar North Community Development District was established by virtue of Ordinance No. 21-53 of the Board of County Commissioners of Miami-Dade County, Florida, adopted June 15, 2021 and effective June 25, 2021.

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

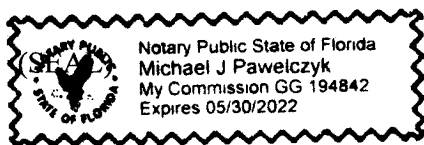
THE STELLAR NORTH COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY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

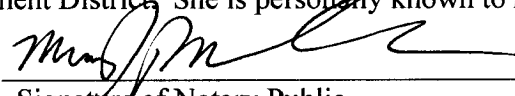
By: 

 Ginger E. Wald, District Counsel
 Stellar North 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 25th day of June, 2021, by GINGER E. WALD as District Counsel of the Stellar North 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:

TRACTS 1, 2 AND 16 OF BLOCK 2, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THAT PORTION CONVEYED TO THE CITY OF FLORIDA CITY BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566 AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED BY FOLLOWING TWO TRACTS OF LAND:

PROPOSED TRACT A – RESIDENTIAL TRACT

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT;

THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 89°56'17" E, ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO A POINT;

THENCE S 00°03'42" W, A DISTANCE OF 314.45 FEET TO A POINT;

THENCE S 89°57'27" E, A DISTANCE OF 397.66 FEET TO A POINT;

THENCE S 00°02'04" W, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 00°37'05" E, ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 944.78 FEET TO A POINT;

THENCE S 89°38'04" W, A DISTANCE OF 993.25 FEET TO A POINT;

THENCE N 00°36'57" W, A DISTANCE OF 1,276.39 FEET TO THE POINT OF BEGINNING CONTAINING 25.016 ACRES (1,089,697 SQUARE FEET) OF LAND MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

PROPOSED TRACT B – COMMERCIAL TRACT

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19;

THENCE S 89°56'17" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT;

THENCE S 00°36'57" E, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE S 89°56'17" E, ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO THE POINT OF BEGINNING;

THENCE S 00°03'42" W, A DISTANCE OF 314.45 FEET TO A POINT;

THENCE S 89°57'27" E, A DISTANCE OF 397.66 FEET TO A POINT;

THENCE S 00°02'04" W, A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 89°57'42" E, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY;

THENCE N 00°37'05" W, ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 299.20 FEET TO A POINT OF CURVETURE;

THENCE NORTHWESTERLY ALONG THE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 39.44 FEET, A RADIUS OF 25.30 FEET AND A CENTRAL ANGLE OF 89°19'12" TO THE POINT OF TANGENCY AND SAID SOUTHERLY RIGHT OF WAY OF SW 328TH STREET;

THENCE N 89°56'17" W, SAID SOUTHERLY RIGHT OF WAY OF SW 328TH STREET AND PARALLEL WITH SAID NORTHLINE OF SECTION 19, A DISTANCE OF 522.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.000 ACRES (174,237 SQUARE FEET) OF LAND MORE OR LESS.