



# Town of Dundee

## DEVELOPMENT SERVICES – HARDSHIP APPLICATION

◆ 124 Dundee Road ◆ PO Box 1000 ◆ Dundee, Florida 33838 ◆ (863) 438-8330 ◆ Fax (863) 438-8339

Project Review Name: Woodland Ranch Estates Phases 1, 2, 3  
 Parcel ID Numbers: 27-28-25-000000-044010, -043010, 27-28-26-000000-021020, -022010, -023020  
 Site Address or General Location: HL Smith Rd and Lake Mabel Loop Rd.  
 Present Use of Property: Field/under construction Total Acreage: 125.26  
 Legal Description of the Property: See Attached Exhibits

### Property Owner

Name: Woodland Ranch Estates, LLC and Woodland Ranch Estates 3, LLC  
 Mailing Address: 4900 Dundee Rd City: Winter Haven State: FL Zip: 33884  
 Home/Mobile Phone: 863-290-6921 Email Address: Sean @ centerstate dev. com  
reggie @ centerstate dev. com

### Applicant / Agent: george.lindsey3@gmail.com

Name: George Lindsey  
 Mailing Address: 4900 DUNDEE ROAD, Winter Haven FL  
 City: \_\_\_\_\_ State: FL Zip: 33884  
 Home/Mobile Number: 863 670 3390 Office Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_ george.lindsey3@gmail.com  
 Agent is: Owner \_\_\_\_\_ Agent/Representative  Purchaser \_\_\_\_\_ Lessee \_\_\_\_\_

**Please submit a narrative with your hardship application.**

Date Application accepted by Town of Dundee: \_\_\_\_\_

Name of Development: \_\_\_\_\_

Application Fee Amount Paid: \_\_\_\_\_ Date: \_\_\_\_\_

### Please submit your application to:

Brenda Carter, Development Services Coordinator  
 Town of Dundee  
 124 Dundee Road  
 Dundee FL 33838  
 BCarter@TownofDundee.com



**Disclaimer:** According to Florida Public Records Law, email correspondence to and from the Town of Dundee, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempt by the Public Records Law. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

TO: Tandra Davis, Town Manager  
From: George Lindsey, Authorized Agent  
Woodland Ranch Estates, LLC  
Woodland Ranch Estates 3, LLC  
SUBJECT: Hardship Request  
DATE: December 2, 2024

Upon adoption of the Town's Moratorium Ordinance No. 24-09, we proceeded in good faith with the belief that the several projects recited in Section 5 (e), including Woodland Ranch Estates, were specifically exempted from the ordinance, subject *only* to certain conditions related to agricultural WUP transfers.

It has recently come to our attention that while the projects mentioned may be exempted from the ordinance, Section 4 (b) goes on to provide:

***“No application (including applications that may have been submitted prior to July 23, 2024) for properties subject to the moratorium established therein may be processed by Town staff until the expiration and/or termination of this moratorium, unless provided for by this ordinance.”***

As such, the “No application...may proceed” provision has caused staff to cease all project plan review, plat review and other administrative action until the final determination is made by the SWFWMD on the agriculture WUP transfers. The final action by the SWFWMD is expected to take 3-5 months.

It is Woodland Ranch's position, the extended delay in the Town's project review process has the predictable consequences of the loss of valuable time and creates an extraordinary hardship and we request the Town Commission to authorize an exception to the moratorium, as provided in Section 5(i) of Ordinance No. 24-09.

The substantial competent evidence for the five (5) criteria to base the Town's approval of the extraordinary hardship includes but is not limited to the following:

- i. Prior to July 23, 2024 (date established by the pending ordinance doctrine), the extent to which the owner had received permit(s) and/or approvals from the Town.
  - o : The CDD authorization for Woodland Estates 1 & 2 and Woodland Estates 3 was created by Town ordinance 22-16 adopted September 15, 2022.
    - Woodland Estates 1 & 2
      - Town permit issued November 2022.

- Polk County permit issued August 24, 2023
    - FDEP permit issued March 1, 2023
    - DOH permit issued March 24, 2023
    - SWFWMD permit issued July 6, 2022
  - Woodland Estates 3
    - Town permit issued October 11, 2023
    - FDEP permit issued July 11, 2023
    - DOH permit issued January 31, 2024
    - SWFWMD permit issued October 20, 2022.
- ii. Prior to July 23, 2024, whether the owner had entered into any contractual commitments in reliance up on the permit(s) and/or approvals(s) issued by the Town
  - Executed contracts with builders in June 2023 to provide finished lots.
  - Executed numerous contracts with general contractors and development companies to begin development of site and installation of infrastructure based on approved permits and approvals from the Town. Expenditures to date of more than \$8,000,000 based on those contracts.
- iii. Prior to July 23, 2024, whether the owner has made a substantial expenditure in good faith reliance upon the permits and/or approvals issued by the Town.
  - As stated above, the owner has executed numerous contracts with general contractors and development companies to begin development of site and installation of infrastructure based on approved permits and approvals from the Town. Total expenditure to date is more than \$8,000,000 based on those contracts.
  - In addition, these contracts were based on the Town of Dundee’s approval and acceptance of the CHA Solutions Memorandum dated January 9, 2024, which states *“Overall, regardless of the specific distribution of water from each WTP, the Town’s public water system appears to have the capacity to support the proposed Woodland Ranch Estates developments”*.
  - Delaying the final plat and other approvals puts other permits and approvals, (i.e. school concurrency) in jeopardy of expiration.
- iv. Prior to July 23, 2024, in good faith reliance upon the permit(s) and approval(s) issued by the Town, the owner has incurred financial obligations to a lending institution which cannot be met unless the subject development proceeds (i.e. owner has exhausted all available alternatives).
  - The owner entered into commercial bank financing closed September 2023 based on the development program contemplated in the permits and approvals issued by the Town for the two Woodland projects. Due to the projects having commenced, it is not possible to revise or amend terms of the financing agreements, construction contracts, or commitments to deliver minimum lot requirements to builders.

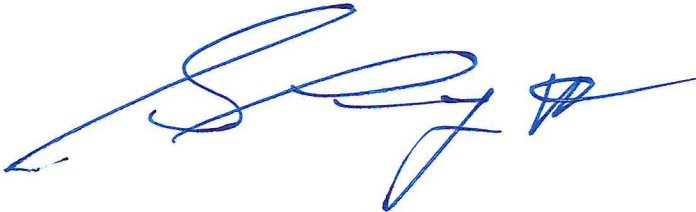


- v. Whether the moratorium exposes the owner to substantial monetary liability to third-parties, results in the owner's inability to earn a reasonable investment-backed expectation on and /or for the subject real property.
  - o As stated, the owner has significant exposure to monetary liability to third-parties. The overall impact of additional delay in the review process for plans, plats, and other development approvals for the Woodland Projects.
  - o See attached exhibits.

We clearly understand that Woodland Estates AND the Town of Dundee are both at the mercy of the SWFWMD to review, process and approve the agricultural WUP transfers to public use. We also understand that certain adjustments to the approved permits issued by the Town may be necessary at the conclusion of the SWFWMD approval process.

In consideration of the substantial competent evidence offered above, the Woodland Estates entities respectfully request that we not waste this valuable time, that the Town Commission acknowledge the extraordinary hardship and authorize staff to continue the entire project review process in accordance with Section 5(i) of Ordinance 24-09, including but not limited to plat review, for Woodland Estates 1 & 2 and Woodland Estates 3.

Thank you for your favorable and timely approval. Also find enclosed the required application processing fee of \$760.81.



George Lindsey, III Authorized Agent

Woodland Ranch Estates, LLC

Woodland Ranch Estates 3, LLC





## COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF DUNDEE, POLK COUNTY, FLORIDA

## LEGAL DESCRIPTION

(PARCELS 2 - 7)

A PARCEL OF LAND LOCATED IN SECTIONS 25 AND 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING ALL THE LANDS CONVEYED BY DEED TO WEBINGA DEBORAH ANN DESCRIBED IN OFFICIAL RECORDS BOOK 10912, PAGE 446 AND ALL THE LANDS CONVEYED BY DEED TO WOODLAND RANCH ESTATES LLC, OFFICIAL RECORDS BOOK 12012, PAGE 550, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, N88°49'15"E, A DISTANCE OF 72.75 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10912, PAGE 446, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, N88°49'15"E, A DISTANCE OF 1240.65 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, S01°20'21"E, A DISTANCE OF 1331.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, S01°22'31"E, A DISTANCE OF 540.36 FEET TO THE NORTHERLY LINE OF THE SOUTH 792 FEET; THENCE ALONG SAID NORTHERLY LINE, S87°55'44"W, A DISTANCE OF 280.02 FEET TO THE WESTERLY LINE OF THE EAST 280 FEET; THENCE ALONG SAID WESTERLY LINE, S01°22'31"E, A DISTANCE OF 792.12 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, S87°55'56"W, A DISTANCE OF 1022.92 FEET TO SOUTHWEST CORNER OF SAID SECTION 25; THENCE DEPARTING THE SOUTHWEST CORNER OF SAID SECTION 25, ALONG THE EAST LINE OF SAID SECTION 26, N01°34'57"W, A DISTANCE OF 671.18 FEET TO THE NORTHEAST CORNER OF TRACT "A" OF THE PLAT OF WALDEN VISTA AS DESCRIBED IN PLAT BOOK 129, PAGES 29-30, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SAID SECTION 26, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, S89°30'13"W, A DISTANCE OF 1294.83 FEET TO THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF HL SMITH ROAD; THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALONG THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF SAID HL SMITH ROAD, N01°19'19"W, A DISTANCE OF 1339.34 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF SAID HL SMITH ROAD, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N89°22'25"E, A DISTANCE OF 1329.69 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N01°07'31"E, A DISTANCE OF 672.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.096 ACRES OF LAND, MORE OR LESS.

### SURVEYOR'S CERTIFICATION

THIS DOCUMENT HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:

Digitally signed by Jeffrey D  
Hofius  
Date: 2022.05.10 07:10:26  
-04'00'

**Jeffrey D Hofius**

PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED.  
THE SIGNATURE MUST BE VERIFIED  
ON THE ELECTRONIC DOCUMENTS



REVISION: 10 MAY 2022  
REVISED SHEET NUMBERING

REVISION: 28 APR 2022  
ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

LEADING EDGE LAND SERVICES, INC.  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
LICENSED BUSINESS: 6846  
JEFFREY D. HOFIUS P.S.M. NO. 6610

THE ABOVE NAMED PROFESSIONAL SURVEYOR SHALL BE RESPONSIBLE FOR  
THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

<p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 8846</p>	<p>SKETCH OF DESCRIPTION FOR CENTER STATE DEVELOPMENT, LLC</p>	<p>DATE OF DRAWING: 7 MAR 2022</p>
	<p>THIS IS NOT A SURVEY.</p>	<p>MANAGER: JDH      CADD: TQ</p> <p>PROJECT NUMBER: 975-21010</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 975010CDD.DWG</p> <p>(NO SCALE)      SHEET 1 OF 8</p>

# COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF DUNDEE, POLK COUNTY, FLORIDA

## LEGAL DESCRIPTION

(PARCEL 1)

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, CITY OF DUNDEE, POLK COUNTY, FLORIDA, BEING ALL THE LANDS CONVEYED BY DEED TO TURNER INVESTMENTS LTD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 10612, PAGE 137, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, N89°18'29"E, A DISTANCE OF 1325.62 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 26; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 26, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 26, S01°19'19"E, A DISTANCE OF 669.71 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE DEPARTING THE EAST LINE OF THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 26, ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, S89°22'51"W, A DISTANCE OF 9.00 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF HL SMITH ROAD (VARIABLE-WIDTH RIGHT OF WAY, POLK COUNTY MAINTAINED RIGHT-OF-WAY MAP, M.B. 4, PGS. 182-190) AND TO THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, ALONG THE WEST MAINTAINED RIGHT-OF-WAY LINE OF SAID HL SMITH ROAD THE FOLLOWING EIGHT (8) COURSES: 1) S01°19'19"E, A DISTANCE OF 8.89 FEET; 2) S01°19'19"E, A DISTANCE OF 100.00 FEET; 3) S01°53'41"E, A DISTANCE OF 100.00 FEET; 4) S01°19'19"E, A DISTANCE OF 100.00 FEET; 5) S01°19'19"E, A DISTANCE OF 100.00 FEET; 6) S01°53'41"E, A DISTANCE OF 100.00 FEET; 7) S01°53'41"E, A DISTANCE OF 100.00 FEET; 8) S01°53'41"E, A DISTANCE OF 60.73 FEET TO THE NORTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND TO THE NORTH LINE OF THE PLAT OF MABEL LOOP RIDGE, PHASE 1, A REPLAT, AS RECORDED IN PLAT BOOK 151, PAGES 15-19 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING THE WEST MAINTAINED RIGHT-OF-WAY LINE OF SAID HL SMITH ROAD, ALONG THE NORTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 26 AND THE NORTH LINE OF THE PLAT OF MABEL LOOP RIDGE, PHASE 1, A REPLAT, S89°26'19"W, A DISTANCE OF 671.87 FEET; THENCE N01°40'44"W, A DISTANCE OF 668.92 FEET TO THE SOUTHWEST CORNER OF LOT 4, OVERLOOK VIEW, AS RECORDED IN PLAT BOOK 83, PAGE 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF OVERLOOK VIEW, N89°22'48"E, A DISTANCE OF 672.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.319 ACRES (449475 SQUARE FEET) OF LAND, MORE OR LESS.

REVISION: 10 MAY 2022  
REVISED SHEET NUMBERING

REVISION: 28 APR 2022  
ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgels.com  
FLORIDA LICENSED BUSINESS NUMBER LB 8846

SKETCH OF DESCRIPTION  
FOR  
CENTER STATE DEVELOPMENT, LLC

(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE)  
THIS IS NOT A SURVEY.

DATE OF DRAWING: 7 MAR 2022	
MANAGER: JDH	CADD: TQ
PROJECT NUMBER: 975-21010	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 975010CDD.DWG	
(NO SCALE)	SHEET 2 OF 8



## COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF DUNDEE, POLK COUNTY, FLORIDA

### LEGEND


CCR	CERTIFIED CORNER RECORD	●	FOUND IRON ROD WITH CAP (UNLESS OTHERWISE NOTED)
ID#	IDENTIFICATION	⊕	FOUND RAILROAD SPIKE
LS	LICENSED SURVEYOR	○	SET IRON PIPE WITH CAP "LB 6846"
LB	LICENSED BUSINESS	■	FOUND CONCRETE MONUMENT
O.R.	OFFICIAL RECORDS BOOK		
PG.	PAGE		
PGS.	PAGES		
R/W	RIGHT-OF-WAY		
M.B.	MAP BOOK		
PLS	PROFESSIONAL LAND SURVEYOR		
P.O.B.	POINT OF BEGINNING		
(P)	PER PLAT		
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

### SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DEFINE THE LIMITS OF A CDD (COMMUNITY DEVELOPMENT DISTRICT) EXHIBIT.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST LINE OF THE E1/2 OF THE SE1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, BEARS N01°19'19"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

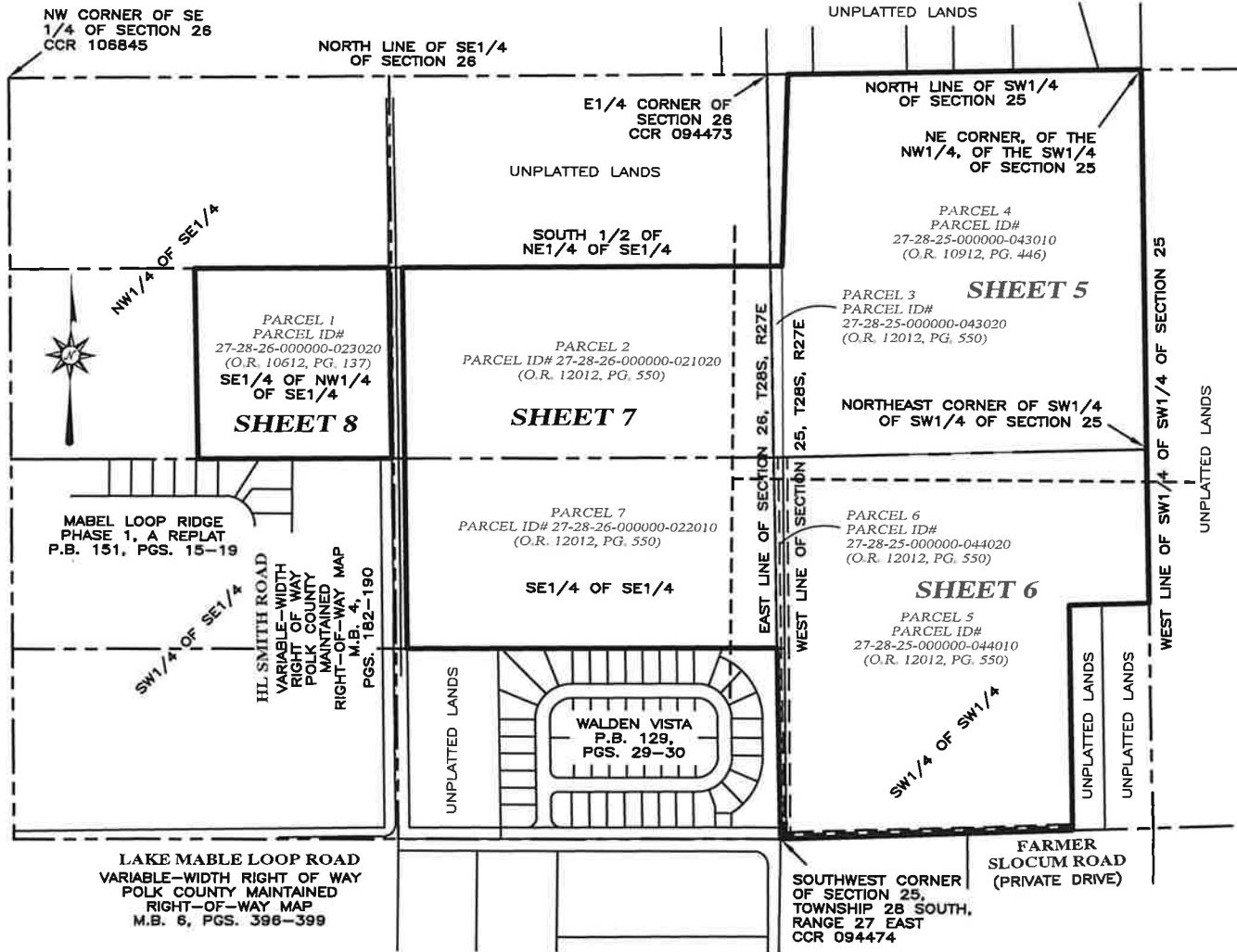
REVISION: 10 MAY 2022  
REVISED SHEET NUMBERING

REVISION: 28 APR 2022  
ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 8848</p>	<p>SKETCH OF DESCRIPTION FOR CENTER STATE DEVELOPMENT, LLC</p>	<p>DATE OF DRAWING: 7 MAR 2022</p>
	<p>(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE) THIS IS NOT A SURVEY.</p>	<p>MANAGER: JDH</p> <p>PROJECT NUMBER: 975-21010</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 975010CDD.DWG</p> <p>(NO SCALE)      SHEET 3 OF 8</p>

# COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF DUNDEE, POLK COUNTY, FLORIDA



## INDEX MAP

(SCALE: 1" = 600')

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON

REVISION: 10 MAY 2022  
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ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

**LEADING EDGE  
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ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
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FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
CENTER STATE DEVELOPMENT, LLC

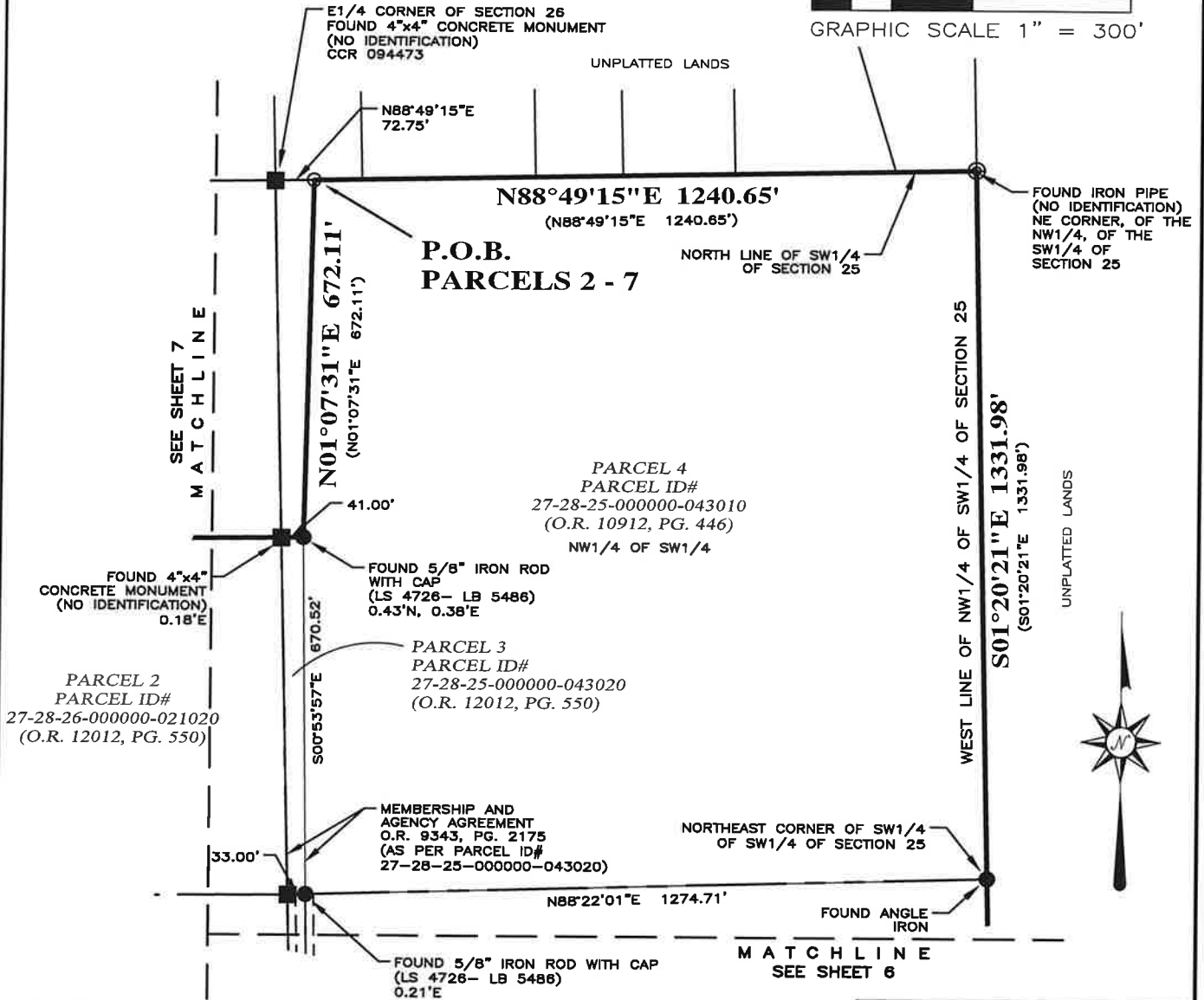
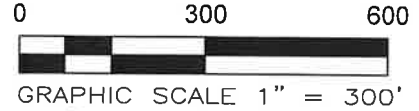
(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE)  
THIS IS NOT A SURVEY.

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PROJECT NUMBER: 975-21010	
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LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 975010CDD.DWG	
SCALE: 1" = 600'	SHEET 4 OF 8

# COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF DUNDEE, POLK COUNTY, FLORIDA

## P.O.C. PARCELS 2 THRU 7



REVISION: 10 MAY 2022  
REVISED SHEET NUMBERING  
REVISION: 28 APR 2022  
ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

THIS SKETCH IS INCOMPLETE  
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LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
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FLORIDA LICENSED BUSINESS NUMBER LB 8846

SKETCH OF DESCRIPTION  
FOR  
CENTER STATE DEVELOPMENT, LLC

(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE)  
THIS IS NOT A SURVEY.

DATE OF DRAWING: 7 MAR 2022	
MANAGER: JDH	
PROJECT NUMBER: 975-21010	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 975010CDD.DWG	
SCALE: 1" = 300'	SHEET 5 OF 8

# COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF DUNDEE, POLK COUNTY, FLORIDA

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON

0 300 600



GRAPHIC SCALE 1" = 300'

PARCEL 4  
PARCEL ID#  
27-28-25-000000-043010  
(O.R. 10912, PG. 446)

PARCEL 7  
PARCEL ID#  
27-28-26-000000-022010  
(O.R. 12012, PG. 550)

MEMBERSHIP AND AGENCY AGREEMENT  
O.R. 9343, PG. 2175  
(AS PER PARCEL ID#  
27-28-25-000000-043020)

NORTHEAST CORNER OF SW1/4  
OF SW1/4 OF SECTION 25

33.00'

N86°22'01"E 1274.71'

FOUND 4"x4"  
CONCRETE MONUMENT  
(NO IDENTIFICATION)  
0.34'E

FOUND 5/8" IRON ROD WITH CAP  
(LS 4726- LB 5486)  
0.21'E

SEE SHEET 5

FOUND ANGLE  
IRON

MATCHLINE

15' INGRESS/EGRESS EASEMENT  
O.R. 955, PG. 13

WEST LINE OF SW1/4  
OF SW1/4 OF SECTION 25

S87°55'44"W  
280.02'

S01°22'31"E  
540.36'

## SUBJECT PROPERTY

PARCELS 2 THRU 7  
114.096 ACRES  
SW1/4 OF SW1/4

PARCEL 5  
PARCEL ID#  
27-28-25-000000-044010  
(O.R. 12012, PG. 550)

FOUND 4"x4" CONCRETE  
MONUMENT  
(PLS 3053)

MEMBERSHIP AND AGENCY AGREEMENT  
O.R. 9343, PG. 2175  
(AS PER PARCEL ID#  
27-28-25-000000-044020)

15' INGRESS/EGRESS  
EASEMENT  
O.R. 1052, PG. 1049

PARCEL 5  
PARCEL ID#  
27-28-25-000000-044010  
(O.R. 12012, PG. 550)



SEE SHEET 7

MATCHLINE

PRIVATELY MAINTAINED  
ACCESS EASEMENT  
O.R. 2187, PG. 888

N01°34'57"W 671.18'  
N00°31'08"W 871.14'(P)

6' FLORIDA POWER  
CORPORATION  
UTILITY EASEMENT  
O.R. 1820, PG. 1329

## FARMER SLOCUM ROAD (PRIVATE DRIVE)

S87°55'56"W 1022.92'

S01°22'31"E 792.12'

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

FOUND 4"x4" CONCRETE  
MONUMENT  
(PLS 3053)

15' INGRESS/EGRESS EASEMENT  
O.R. 1052, PG. 1049

10' FLORIDA POWER  
CORPORATION  
UTILITY EASEMENT  
O.R. 2189, PG. 1729

SOUTHWEST CORNER OF SECTION 25,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
FOUND 5/8" IRON ROD  
(NO IDENTIFICATION)  
CCR 094474

REVISION: 10 MAY 2022  
REVISED SHEET NUMBERING

REVISION: 28 APR 2022  
ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 8846

SKETCH OF DESCRIPTION  
FOR  
CENTER STATE DEVELOPMENT, LLC

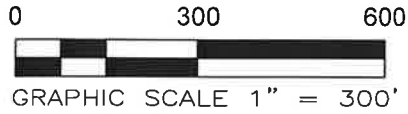
(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE)  
THIS IS NOT A SURVEY.

DATE OF DRAWING: 7 MAR 2022
MANAGER: JDH
PROJECT NUMBER: 975-21010
FIELD BOOK NUMBER:
LAST FIELD WORK:
CREW CHIEF(S):
COMPUTER FILE: 975010CDD.DWG
SCALE: 1" = 300'
SHEET 6 OF 8

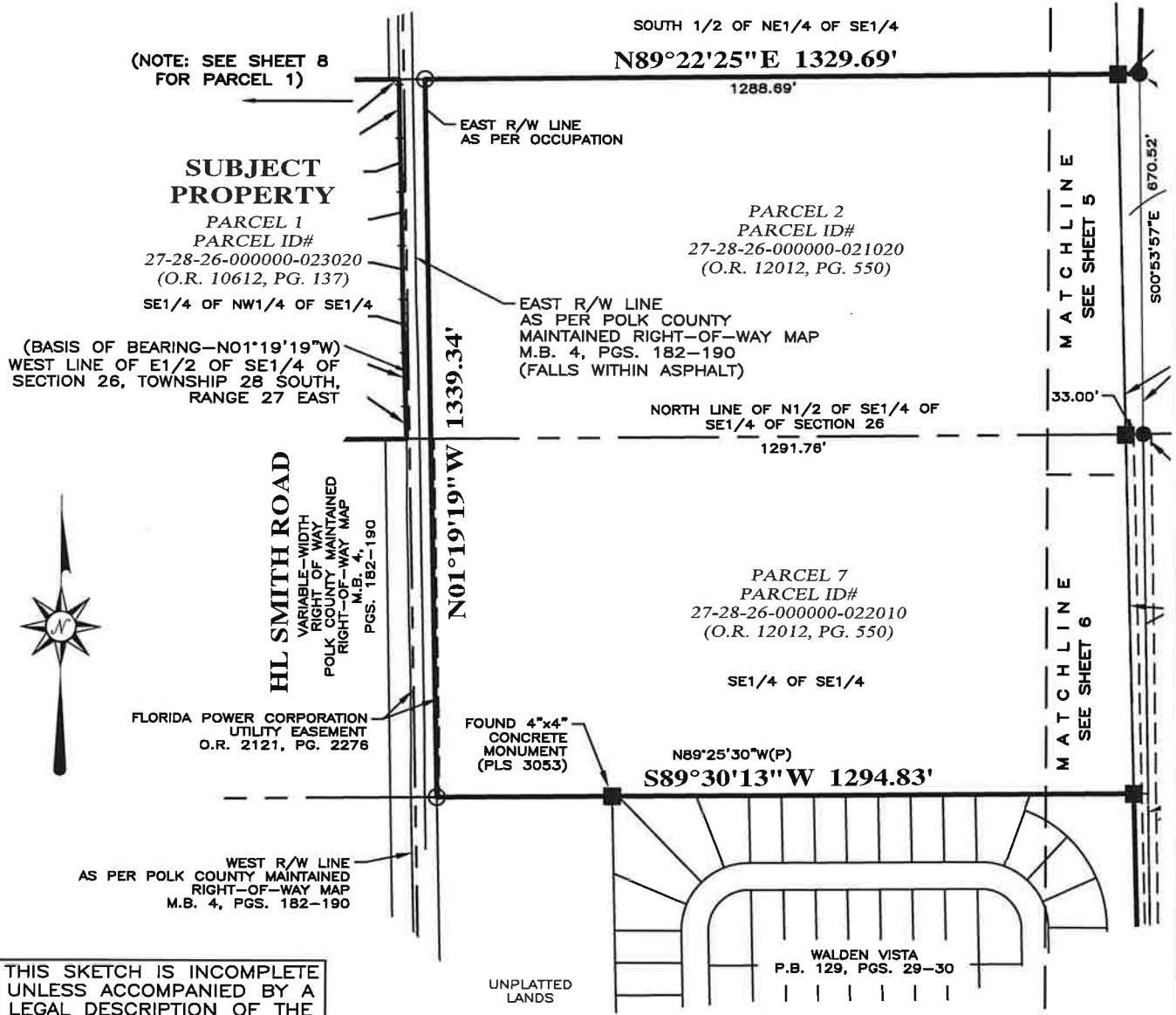


# COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF DUNDEE, POLK COUNTY, FLORIDA



UNPLATTED LANDS



THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON

REVISION: 10 MAY 2022 REVISION: 28 APR 2022  
REVISED SHEET NUMBERING ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 8846

SKETCH OF DESCRIPTION  
FOR  
CENTER STATE DEVELOPMENT, LLC

(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE)  
THIS IS NOT A SURVEY.

DATE OF DRAWING: 7 MAR 2022	
MANAGER: JDH	
PROJECT NUMBER: 975-21010	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 975010CDD.DWG	
SCALE: 1" = 300'	SHEET 7 OF 8

# COMPOSITE EXHIBIT "2"

LOCATED IN SECTION 25 AND 26,  
TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF DUNDEE, POLK COUNTY, FLORIDA

0 300 600



GRAPHIC SCALE 1" = 300'

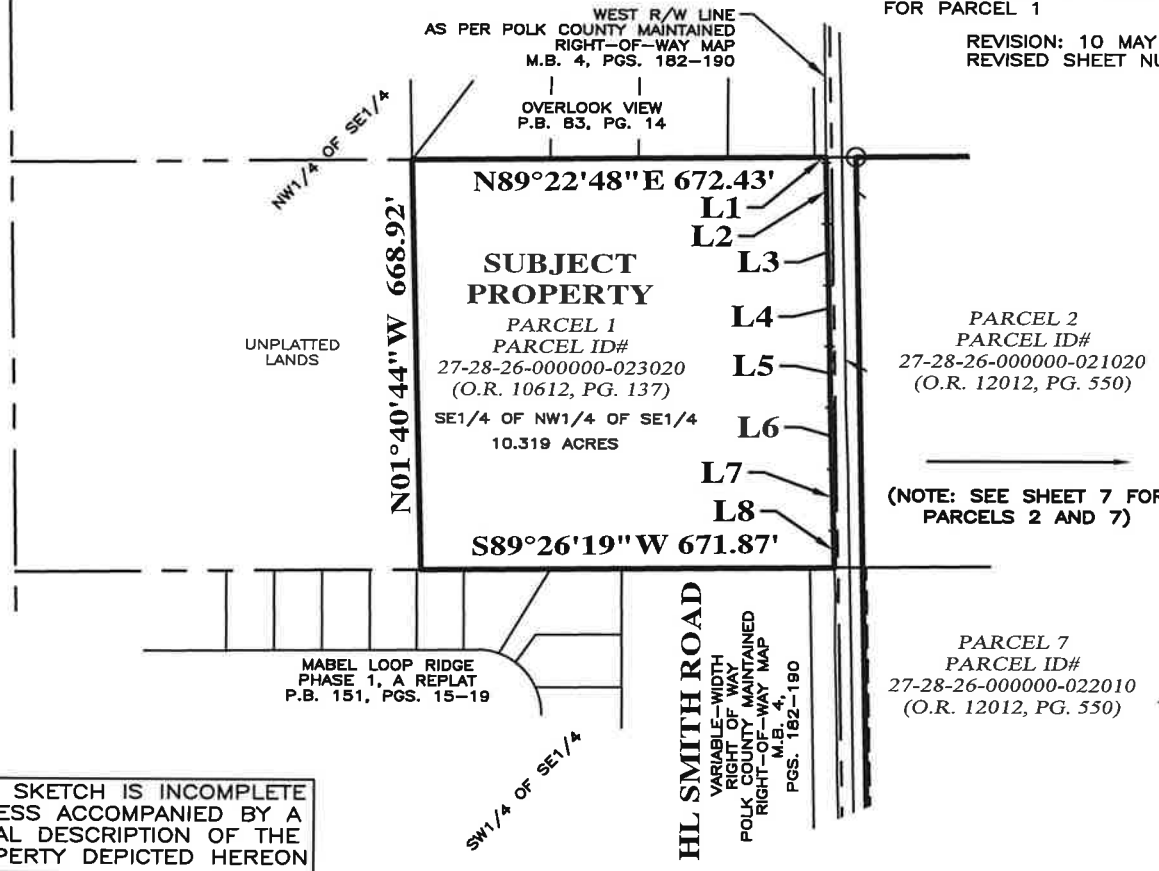
## LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°19'19"E	8.89'
L2	S01°19'19"E	100.00'
L3	S01°53'41"E	100.00'
L4	S01°19'19"E	100.00'
L5	S01°19'19"E	100.00'
L6	S01°53'41"E	100.00'
L7	S01°53'41"E	100.00'
L8	S01°53'41"E	60.73'

FOUND 4"x4" CONCRETE  
MONUMENT  
(NO IDENTIFICATION)  
NW CORNER OF SE 1/4  
OF SECTION 26  
CCR 106845

REVISION: 28 APR 2022  
ADDED METES AND BOUNDS LEGAL  
FOR PARCEL 1

REVISION: 10 MAY 2022  
REVISED SHEET NUMBERING



SKETCH OF DESCRIPTION  
FOR  
CENTER STATE DEVELOPMENT, LLC

DATE OF DRAWING: 7 MAR 2022	
MANAGER: JDH	
PROJECT NUMBER: 975-21010	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 975010CDD.DWG	
SCALE: 1" = 300'	SHEET 8 OF 8

(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE)  
THIS IS NOT A SURVEY.

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809

PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846







**LEGAL DESCRIPTION:**

ADDITIONAL ROAD RIGHT-OF-WAY FOR H.L. SMITH ROAD, OVER AND ACROSS THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°22'48" WEST, A DISTANCE OF 9.00 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY OF H.L. SMITH ROAD AS RECORDED IN MAP BOOK 4, PAGES 182-190 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH ALONG SAID MAINTAINED RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: THENCE 1.) SOUTH 00°49'57" EAST, A DISTANCE OF 8.89 FEET; THENCE 2.) SOUTH 00°49'58" EAST, A DISTANCE OF 100.00 FEET; THENCE 3.) SOUTH 01°24'20" EAST, A DISTANCE OF 100.00 FEET; THENCE 4.) SOUTH 00°49'57" EAST, A DISTANCE OF 100.00 FEET; THENCE 5.) SOUTH 00°49'57" EAST, A DISTANCE OF 100.00 FEET; THENCE 6.) SOUTH 01°24'20" EAST, A DISTANCE OF 100.00 FEET; THENCE 7.) SOUTH 01°24'20" EAST, A DISTANCE OF 100.00 FEET; THENCE 8.) SOUTH 01°24'20" EAST, A DISTANCE OF 60.73 FEET TO A POINT WHICH LIES SOUTH 89°26'19" WEST AND 5.39 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 26; THENCE DEPARTING SAID WEST MAINTAINED RIGHT-OF-WAY, SOUTH 89°26'19" WEST, A DISTANCE OF 35.16 FEET; THENCE NORTH 01°34'55" EAST, A DISTANCE OF 107.74 FEET; THENCE NORTH 00°58'12" WEST, A DISTANCE OF 561.92 FEET; THENCE NORTH 89°22'48" EAST, A DISTANCE OF 28.39 FEET RETURNING TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION AND SKETCH  
NOT A BOUNDARY SURVEY  
SHEET 1 OF 2  
EXHIBIT "A"**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



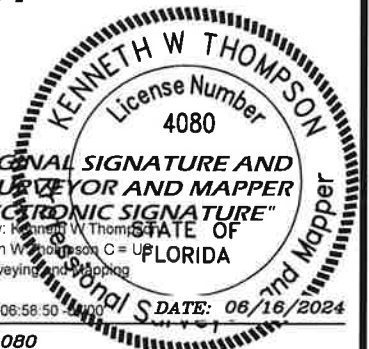
6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135

**"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"**

**Kenneth W  
Thompson**

KENNETH W. THOMPSON P.L.S. #4080

Digitally signed by: Kenneth W. Thompson  
DN: CN = Kenneth W. Thompson C = US  
O = Platinum Surveying and Mapping  
LLC  
Date: 2024.07.11 06:58:50 -0400



S:\ACTIVE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH WEST\WOODLAND RANCH WEST-RW DESC 07-11-2024.dwg, 7/11/2024 6:57 AM, Ken Thompson

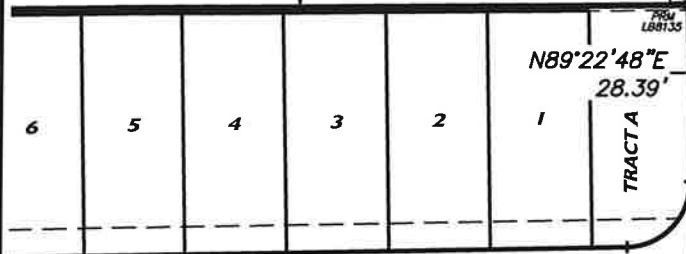
LOT 3  
OVERLOOK VIEW  
PLAT BOOK 93, PAGE 14

3' EASEMENT FOR CONSTRUCTING  
AND MAINTAINING A WATER  
IRRIGATION PIPELINE O.R. BOOK  
1214, PAGE 170

S89°22'48"W  
9.00'

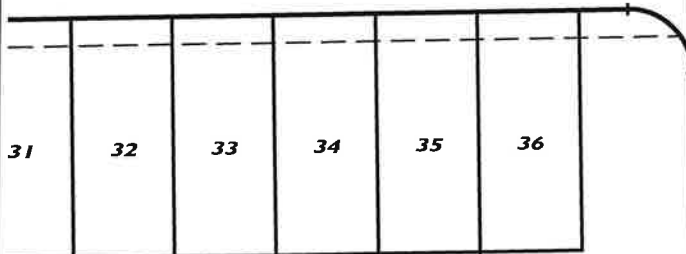
S00°49'57"E  
8.89'

POINT OF COMMENCEMENT  
THE NORTHEAST CORNER  
OF THE SOUTHEAST 1/4  
NORTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF  
SECTION 26, TOWNSHIP 28  
SOUTH, RANGE 27 EAST

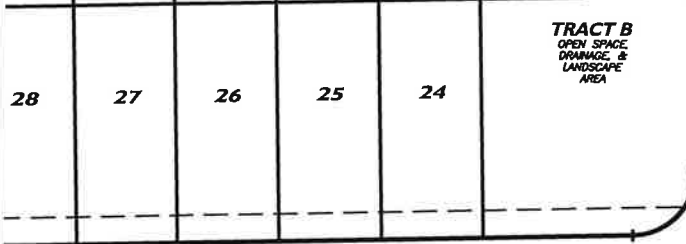


**BARNFIELD BOULEVARD**  
60.00' RIGHT-OF-WAY WIDTH

S01°24'20"E  
100.00'



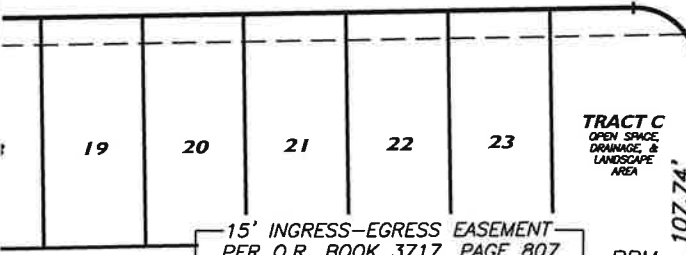
S00°49'57"E  
100.00'



S00°49'57"E  
100.00'

**HIGHGROVE LANE**  
60.00' RIGHT-OF-WAY WIDTH

S01°24'20"E  
100.00'



S01°24'20"E  
100.00'

S01°24'20"E  
60.73'

THE SOUTHEAST CORNER OF THE  
SOUTHEAST 1/4 NORTHWEST 1/4  
OF THE SOUTHEAST 1/4 OF  
SECTION 26, TOWNSHIP 28  
SOUTH, RANGE 27 EAST

ABEL LOOP RIDGE PHASE I, A REPLAT  
PLAT BOOK 191, PAGES 15-19

S89°26'19"W  
35.19'

S89°26'19"W  
5.39'

**LEGAL DESCRIPTION AND SKETCH**  
**NOT A BOUNDARY SURVEY**  
**SHEET 2 OF 2**  
**EXHIBIT "A"**

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY KENNETH W. THOMPSON, P.S.M.  
AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE  
OR A DIGITAL SIGNATURE AFFIXED HERETO.



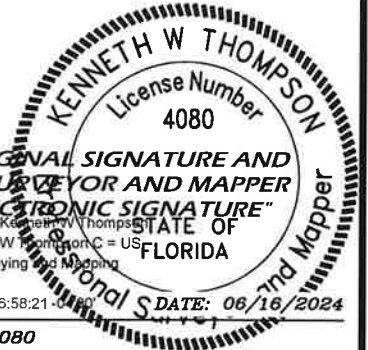
6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813  
(863) 904-4699 - kthompson@platinumsurveying.com  
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"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"

Kenneth W  
Thompson

Digitally signed by: Kenneth W Thompson  
DN: CN = Kenneth W Thompson, C = US, STATE OF FLORIDA

Date: 2024.07.11 06:58:21 -0400



KENNETH W. THOMPSON P.L.S. #4080









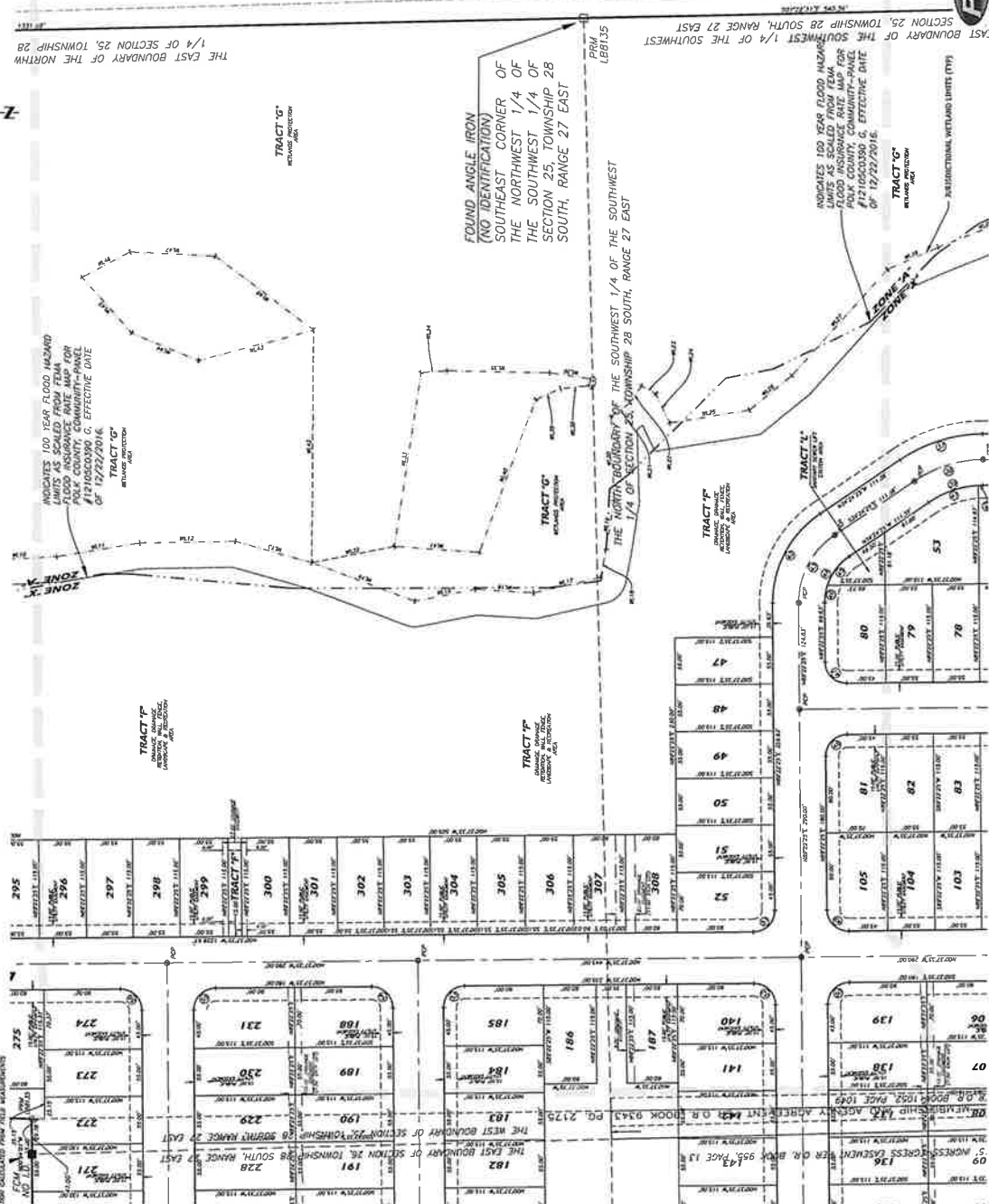


# WOODLAND RANCH ESTATES EAST

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF DUNDEE, POLK COUNTY, STATE OF FLORIDA



- NOTES AND LEGEND**
- 1. LOT - POLYLINE
  - 2. LOT - POLYLINE
  - 3. LOT - POLYLINE
  - 4. LOT - POLYLINE
  - 5. LOT - POLYLINE
  - 6. LOT - POLYLINE
  - 7. LOT - POLYLINE
  - 8. LOT - POLYLINE
  - 9. LOT - POLYLINE
  - 10. LOT - POLYLINE
  - 11. LOT - POLYLINE
  - 12. LOT - POLYLINE
  - 13. LOT - POLYLINE
  - 14. LOT - POLYLINE
  - 15. LOT - POLYLINE
  - 16. LOT - POLYLINE
  - 17. LOT - POLYLINE
  - 18. LOT - POLYLINE
  - 19. LOT - POLYLINE
  - 20. LOT - POLYLINE
  - 21. LOT - POLYLINE
  - 22. LOT - POLYLINE
  - 23. LOT - POLYLINE
  - 24. LOT - POLYLINE
  - 25. LOT - POLYLINE
  - 26. LOT - POLYLINE
  - 27. LOT - POLYLINE
  - 28. LOT - POLYLINE
  - 29. LOT - POLYLINE
  - 30. LOT - POLYLINE
  - 31. LOT - POLYLINE
  - 32. LOT - POLYLINE
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  - 36. LOT - POLYLINE
  - 37. LOT - POLYLINE
  - 38. LOT - POLYLINE
  - 39. LOT - POLYLINE
  - 40. LOT - POLYLINE
  - 41. LOT - POLYLINE
  - 42. LOT - POLYLINE
  - 43. LOT - POLYLINE
  - 44. LOT - POLYLINE
  - 45. LOT - POLYLINE
  - 46. LOT - POLYLINE
  - 47. LOT - POLYLINE
  - 48. LOT - POLYLINE
  - 49. LOT - POLYLINE
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  - 68. LOT - POLYLINE
  - 69. LOT - POLYLINE
  - 70. LOT - POLYLINE
  - 71. LOT - POLYLINE
  - 72. LOT - POLYLINE
  - 73. LOT - POLYLINE
  - 74. LOT - POLYLINE
  - 75. LOT - POLYLINE
  - 76. LOT - POLYLINE
  - 77. LOT - POLYLINE
  - 78. LOT - POLYLINE
  - 79. LOT - POLYLINE
  - 80. LOT - POLYLINE
  - 81. LOT - POLYLINE
  - 82. LOT - POLYLINE
  - 83. LOT - POLYLINE
  - 84. LOT - POLYLINE
  - 85. LOT - POLYLINE
  - 86. LOT - POLYLINE
  - 87. LOT - POLYLINE
  - 88. LOT - POLYLINE
  - 89. LOT - POLYLINE
  - 90. LOT - POLYLINE
  - 91. LOT - POLYLINE
  - 92. LOT - POLYLINE
  - 93. LOT - POLYLINE
  - 94. LOT - POLYLINE
  - 95. LOT - POLYLINE
  - 96. LOT - POLYLINE
  - 97. LOT - POLYLINE
  - 98. LOT - POLYLINE
  - 99. LOT - POLYLINE
  - 100. LOT - POLYLINE



**NOTE:** THE PLAT IS RECORDED IN THE CHANCE FINDING IS THE ORIGINAL. THE ORIGINAL IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY COPY MADE BY ANYONE OTHER THAN THE SURVEYOR OR HIS EMPLOYEES IS UNLAWFUL. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

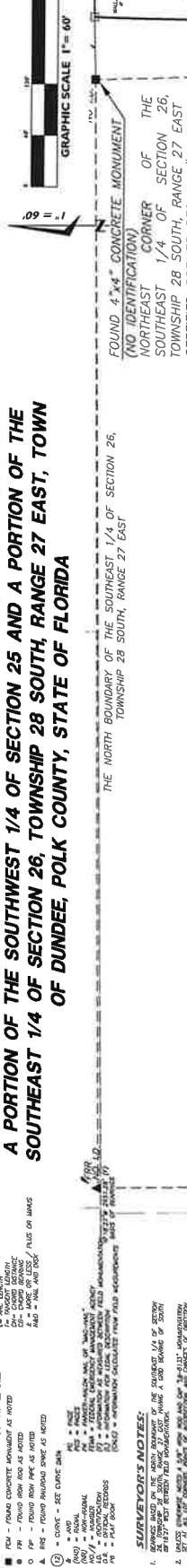
LINE #	SECTION	LENGTH	BEARING	AREA
1	182	150.00	S 89° 59' 57" W	11,250.00
2	182	150.00	S 89° 59' 57" W	11,250.00
3	182	150.00	S 89° 59' 57" W	11,250.00
4	182	150.00	S 89° 59' 57" W	11,250.00
5	182	150.00	S 89° 59' 57" W	11,250.00
6	182	150.00	S 89° 59' 57" W	11,250.00
7	182	150.00	S 89° 59' 57" W	11,250.00
8	182	150.00	S 89° 59' 57" W	11,250.00
9	182	150.00	S 89° 59' 57" W	11,250.00
10	182	150.00	S 89° 59' 57" W	11,250.00
11	182	150.00	S 89° 59' 57" W	11,250.00
12	182	150.00	S 89° 59' 57" W	11,250.00
13	182	150.00	S 89° 59' 57" W	11,250.00
14	182	150.00	S 89° 59' 57" W	11,250.00
15	182	150.00	S 89° 59' 57" W	11,250.00
16	182	150.00	S 89° 59' 57" W	11,250.00
17	182	150.00	S 89° 59' 57" W	11,250.00
18	182	150.00	S 89° 59' 57" W	11,250.00
19	182	150.00	S 89° 59' 57" W	11,250.00
20	182	150.00	S 89° 59' 57" W	11,250.00
21	182	150.00	S 89° 59' 57" W	11,250.00
22	182	150.00	S 89° 59' 57" W	11,250.00
23	182	150.00	S 89° 59' 57" W	11,250.00
24	182	150.00	S 89° 59' 57" W	11,250.00
25	182	150.00	S 89° 59' 57" W	11,250.00
26	182	150.00	S 89° 59' 57" W	11,250.00
27	182	150.00	S 89° 59' 57" W	11,250.00
28	182	150.00	S 89° 59' 57" W	11,250.00
29	182	150.00	S 89° 59' 57" W	11,250.00
30	182	150.00	S 89° 59' 57" W	11,250.00
31	182	150.00	S 89° 59' 57" W	11,250.00
32	182	150.00	S 89° 59' 57" W	11,250.00
33	182	150.00	S 89° 59' 57" W	11,250.00
34	182	150.00	S 89° 59' 57" W	11,250.00
35	182	150.00	S 89° 59' 57" W	11,250.00
36	182	150.00	S 89° 59' 57" W	11,250.00
37	182	150.00	S 89° 59' 57" W	11,250.00
38	182	150.00	S 89° 59' 57" W	11,250.00
39	182	150.00	S 89° 59' 57" W	11,250.00
40	182	150.00	S 89° 59' 57" W	11,250.00
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46	182	150.00	S 89° 59' 57" W	11,250.00
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48	182	150.00	S 89° 59' 57" W	11,250.00
49	182	150.00	S 89° 59' 57" W	11,250.00
50	182	150.00	S 89° 59' 57" W	11,250.00
51	182	150.00	S 89° 59' 57" W	11,250.00
52	182	150.00	S 89° 59' 57" W	11,250.00
53	182	150.00	S 89° 59' 57" W	11,250.00
54	182	150.00	S 89° 59' 57" W	11,250.00
55	182	150.00	S 89° 59' 57" W	11,250.00
56	182	150.00	S 89° 59' 57" W	11,250.00
57	182	150.00	S 89° 59' 57" W	11,250.00
58	182	150.00	S 89° 59' 57" W	11,250.00
59	182	150.00	S 89° 59' 57" W	11,250.00
60	182	150.00	S 89° 59' 57" W	11,250.00
61	182	150.00	S 89° 59' 57" W	11,250.00
62	182	150.00	S 89° 59' 57" W	11,250.00
63	182	150.00	S 89° 59' 57" W	11,250.00
64	182	150.00	S 89° 59' 57" W	11,250.00
65	182	150.00	S 89° 59' 57" W	11,250.00
66	182	150.00	S 89° 59' 57" W	11,250.00
67	182	150.00	S 89° 59' 57" W	11,250.00
68	182	150.00	S 89° 59' 57" W	11,250.00
69	182	150.00	S 89° 59' 57" W	11,250.00
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71	182	150.00	S 89° 59' 57" W	11,250.00
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73	182	150.00	S 89° 59' 57" W	11,250.00
74	182	150.00	S 89° 59' 57" W	11,250.00
75	182	150.00	S 89° 59' 57" W	11,250.00
76	182	150.00	S 89° 59' 57" W	11,250.00
77	182	150.00	S 89° 59' 57" W	11,250.00
78	182	150.00	S 89° 59' 57" W	11,250.00
79	182	150.00	S 89° 59' 57" W	11,250.00
80	182	150.00	S 89° 59' 57" W	11,250.00
81	182	150.00	S 89° 59' 57" W	11,250.00
82	182	150.00	S 89° 59' 57" W	11,250.00
83	182	150.00	S 89° 59' 57" W	11,250.00
84	182	150.00	S 89° 59' 57" W	11,250.00
85	182	150.00	S 89° 59' 57" W	11,250.00
86	182	150.00	S 89° 59' 57" W	11,250.00
87	182	150.00	S 89° 59' 57" W	11,250.00
88	182	150.00	S 89° 59' 57" W	11,250.00
89	182	150.00	S 89° 59' 57" W	11,250.00
90	182	150.00	S 89° 59' 57" W	11,250.00
91	182	150.00	S 89° 59' 57" W	11,250.00
92	182	150.00	S 89° 59' 57" W	11,250.00
93	182	150.00	S 89° 59' 57" W	11,250.00
94	182	150.00	S 89° 59' 57" W	11,250.00
95	182	150.00	S 89° 59' 57" W	11,250.00
96	182	150.00	S 89° 59' 57" W	11,250.00
97	182	150.00	S 89° 59' 57" W	11,250.00
98	182	150.00	S 89° 59' 57" W	11,250.00
99	182	150.00	S 89° 59' 57" W	11,250.00
100	182	150.00	S 89° 59' 57" W	11,250.00





**NOTES AND LEGEND**

- 1. LOT - 1/4 ACRES OR MORE
- 2. LOT - LESS THAN 1/4 ACRES
- 3. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 4. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 5. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 6. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 7. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 8. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 9. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 10. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 11. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 12. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
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- 98. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 99. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS
- 100. LOT - 1/4 ACRES OR MORE - UNPLATTED LANDS



THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST

UNPLATTED LANDS

FOUND 4"x4" CONCRETE MONUMENT (AND IDENTIFICATION) OF THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, CERTIFIED CORNER RECORD #094473

FOUND 4"x4" CONCRETE MONUMENT (AND IDENTIFICATION) OF THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, CERTIFIED CORNER RECORD #094473

TRACT NO.	AREA (ACRES)	OWNER	RECORD NO.
245	0.125	UNPLATTED LANDS	
246	0.125	UNPLATTED LANDS	
247	0.125	UNPLATTED LANDS	
248	0.125	UNPLATTED LANDS	
249	0.125	UNPLATTED LANDS	
250	0.125	UNPLATTED LANDS	
251	0.125	UNPLATTED LANDS	
252	0.125	UNPLATTED LANDS	
253	0.125	UNPLATTED LANDS	
254	0.125	UNPLATTED LANDS	
255	0.125	UNPLATTED LANDS	
256	0.125	UNPLATTED LANDS	
257	0.125	UNPLATTED LANDS	
258	0.125	UNPLATTED LANDS	
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227	0.125	UNPLATTED LANDS	
228	0.125	UNPLATTED LANDS	
229	0.125	UNPLATTED LANDS	
230	0.125	UNPLATTED LANDS	

**NOTICE:**

THIS PLAT IS A PART OF THE RECORDS OF THE POLK COUNTY CLERK'S OFFICE. THE ORIGINAL RECORDS OF THIS PLAT ARE KEPT IN THE OFFICE OF THE POLK COUNTY CLERK. ANY PERSON WHOSE INTEREST IN ANY OF THE LOTS SHOWN ON THIS PLAT IS ADVERSELY AFFECTED BY THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PSM PLATINUM**

CREATING A DIFFERENCE

STATE OF FLORIDA AUTHORIZATION FOR THE SALE OF LAND

REGISTRATION NO. 4089