LANDINGS AT LAKE MABEL LOOP PHASE 1

NEPLATING A PORTION OF LOT 7, NORTH GROVE, PLAT BOOK 105 PAGE 40
THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF LAND
LYNG IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 27 EAST,
TOWN OF DUNDEE, POLK COUNTY, FLORIDA

A PAREL OF LAW LYNG HI THE HURTHEAST I/A OF SECTION 35, TOWNSHIP 28 SOUTH, RANCE 27 EAST, PICK COUNTY FLORIDA AND INCLUDES A PORTION OF LOT 7, HURTH GROVE THEREOF AS RECORDED HI FLAT BOOK TOS, PAGE 40 OF THE PARILE RECORDS OF POLK COUNTY, FLORIDAL BEIND MORE PARTICULARY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEARNOS SHOWS HEREON ARE BASED ON THE EAST LINE OF THE HORTHEAST 1/4 OF SECTION 35-28-27 BEING S00'28'21"M: (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY).

OT UNES INTERCENCE CURIES ARE RADAL UNESS NOTO AS NR. NOT RADAL.

THERE WAY BE ADDITIONAL RESIDEDINGS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN
THE PRINCE RECORDS OF THIS COUNTY.

STATE PLANE COORDINATES SHOWN HERE ARE BASED ON POLK COLARTY GLS. STATION "PAAS 1994" FLORDA MEST COME: NAU 1984/1990 THE STATE PLANE COORDINATES ARE FOR GS PURPOSES ONLY AND NOT TO BE USED TO RECONSTRUCT THE BOUNDARY. OLD THERWISE HE OF PROPERTY SEALON THE WEST TO THE THE STATE STATE

ALL PROPERTY AND LOT CORNERS SHALL BE SET WITHIN THE STRULLATED TIME RELATIVE TO THE RECORDING OF THIS PLAT.

THIS PLAT IS PART OF A PLANED PHASED COMMUNITY THE COT HAUBERS ARE IN ACCOMMANZ WITH THE APPROVED CONSTRUCTION PLANS ASSOCIATION WITH THIS PLAT. THE MISSING LOT NAMBERS COMPRIMEN CONTRACTOR OF THE MISSING LOT NAMBERS COMPRIMENCE TO CHAPTER 177 094(10) SHALL BE INCLUDED WITH THE RECOMPINE OF THE SUBSCICIENT PLAT PHASES.

GERMAND AT THE MODELLES CHANGE OF AND LET. I THESE HEAD COST HE CASE HERE OF SAD LIDE. A MOST HERE COST HE

AND COMMENT STATES THE STATE OF THE STATE OF

EEVATORS SHOWN HEREON WERE ACQUIRED FROM THE HIS DATA BLAST AND ART RELATER TO THE HOPPH AMERICAN FROMELA LIAINA OF FIRE (MAND BB) AND ARE BLASTO ON THE FOLLOWING BENCHAMMER BIA 57427? A. A. SEE TORS STAMED 574272 A. 2008, SEE M. A. COMUNEE SLAB HOPPH SOE, OF POLK COUNT TREATMENT PLAT ELEVATION-19255.

INTERPRETATION FERROR SEGUEL IS SAUGET TO THAT EXTEND EXCLUSION OF COMMUNIS AND RESPONDED THE COMMUNIS AND RESPONDED THE COLUMNATION RESPONDED THE COLUMN TO THE PRICE RECORDS OF ONLY COUNTY TO THE AREA STORES AND RESPONDED THE THAL CONVENEZ OF ANY ROAD STREET, ALLY, ROAT-OF-MAY, LIFT STATION TRACT, URLITY, URLITY MARKETURE, AND OR URLITY MERCHANDERS ST. SET, SENCE TO BYAL ACCEPTANCE OF MICH AMORPHANDERS ST. SET, SENCE THE TO MADINE OF SCHOOL MARKETURE OF SCHOOL ST. SET, SENCE THE TO MAD ACCEPTANCE OF SCHOOL MARKETURES SHALL BE CONVEYED TO THE DOWN OF DANCE OF THE ME HOLD DILATON LICE A DELANAGE LANTED LICENTERS AND ACCEPTANCE.

12. HE PROPERTY DEPORTED HEREON IS SUBJECT TO TOWN OF DAMBEE DRIBMANCE NO. 21-13. (WATER STAR STANDARDS — NOT RECORDE) ADDITED AND ENACTED BY THE TOWN COMMISSION OF THE TOWN OF DIRECT FLORIDA, ON JULY, 27, 2021.

PHASE 1 OF LANDACES AT LAKE MARIL 1009 IS SURFECT TO THE FELLOWING LASSILIATES AND/THE PICLUMPHANELS AS SOMEN OF THE PROPERTY MODERATION REQUIRE THE PREPARED BY THESE MAGRICAN THE RISLEAMICE COMPANY, FILE NUMBER 2140–2791109, EFFECTIVE THROUGH SEPTEMBER 10, 2004 AT 8:00AM -HOREC OF COMMENCEMENT OFFICE, RECIPES BOOK 13070, PAGE 1782 HOREC OF TERMAN FOR (HERRINGHE MANDER 2024-71008) — POPTUAL RECIPEOS BOOK 13273, PAGE 788 (AFTECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CANNOT BE ORAPHICALLY DEPOCIED) -MOTEC OF COMMENCIANT - OFFICIAL RECEIPES BOOK 1306, BACE 518.

MOTEC OF TERMANDER (INSTRUMENT NAMERS 20247009) - OFFICIAL RECEIPES BOOK 13271, PAGE 2131

(AFFICTS SUBJECT PROPERTY, IS BLANGET IN NATURE, CHANOT BE DRAWNOLLY OPPORTD)

-CASSLEVI - DEED BOOK 437, PAGE 572; AS AFFECTED BY PARTIAL RELEASE OF EASSLEVI AND AMERICARY AND RESTATURANT OF EASSLEVI - OFFICIAL RECORDS BOOK 7766, PAGE 1758. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. -PLAT (NORTH CROVE) - PLAT BOOK 105, PAGE 40
AFFECTS THE PORTION OF SUBJECT PROPERTY LYNG IN LOT 7, NO PLOTTABLE EASEMENTS

- TORM OF DURGE WHER ALCOLARDA ARREADY - CHEAL RECORDS BOOK YING PARE INN, AS AMERICA AND RESIDED BY THAT TORM OF CHARGE WHER ALCOLARDA ARREADY (FITCHES DATE SEPTEMBE 24, 2024), AFFECTS SHREET PROPERTY, IS BLANKET IN NATURE, CANNOT BE GRAPHICALLY OSPICIED. -CONCURRINCY DEVELOPER'S AGREEMENT - DEFICIAL RECORDS BOOK 12592, PAGE 1394, AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, AND THERE ARE NO PLOTTABLE EASEMENTS -POST CLOSING AND TEMPORARY CONSTRUCTION EASEMENT - DIFFICIAL RECORDS BOOK 12843, PAGE 2056 AFTECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, AND THERE ARE NO PLOTTABLE EASEMENTS -distribution lassualt - official records book 5003, page 1220 Affects the portion of sublect property lynd in Lot 7, north ordne. Blanket in nature and Cannot be show

OCICLARATION OF CONTRAIN AND RESTRICTIONS FOR LANDRICS AT LAST MARK LICOP FILED JULY 28, SOFT FORM RECORDS 500K 1555, PAGE 1894.
AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, AND THERE ARE NO PLOTTABLE EASEMENTS. -RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT — OFFICIAL RECORDS BOOK 12812, PAGE 1152 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, AND THERE ARE NO PLOTTABLE EXSCUENTS



SURVEYING * MAPPING GEOSPATIAL SERVICES www.allan-company.com LICHYSC BUSNESS #273 16 EAST PLANT SIRET WHITE CAPEN, IN TORON, JATRY (407) 854-5555 FM (407) 854-5558



CONTAINING 20.58 ACRES, MORE OR LESS.

- DENOTES SET 4" X 4" CONCRETE MONUMENT LB. # 6723 PERMANENT REFERENCE MONUMENT (PRM) UNLESS OTHERWISE SHOWN
- DENOTES SET 1/2" IRON ROD AND/OR NAIL & DISK LB# 6723 DERMANENT COMTROL, POUNT (P.C.P.) DENOTES SET NAME, AND DISK LB #5723 PERMANENT REFERENCE MONUMENT (PRM)
- DENOTES LICHARD BISMESS
 DENOTES CHORPETE MANADAPT
 DENOTES BROW ROD AND CAR
 BROWNES CERTIFICAD COMPLE RECORD
 MORTH AMERICAN DATUM
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- CM CM CCM CCR NAVD 88 CCR NAD PG(S) DENOTES PAGE(S)
 DENOTES CENTERLINE
 DENOTES CHANCE IN DIRECTION ALDNG
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NR. OA DENOTES OVERALL
DENOTES HOM-RADIAL LOT LINE
DENOTES UTILITY EASEMENT
DENOTES DRIANTE DRINANGE EASEMENT
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LANDINGS AT LAKE MABEL LOOP HOMEOWNERS ASSOCIATION, INC."

RENOTES PROFESSIONAL SURFEYOR
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STATE PLANE COMMANANTS
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"LANDINGS AT LAKE MABEL LOOP HOMEOWNERS ASSOCIATION, INC.", ocknowledges and occepts the dedications, conveyances and maintenance responsibilities shown hereon. ACKNOWLEDGEMENT AND CERTIFICATE OF ACCEPTANCE ar recorded, in its graphic form, is the official depiction of the funds described hereign and with in no ofcumstonce be applicated that you only other graphic or digital form of the that fince may be restrictions that are not it recorded on this part that may be flexards of this County.

(Printed Name) (Signoture) HOA PRESIDENT rinted Name: Stephen McCons (Printed Name) (Signoture)

COMMISSION APPROVAL E OF FLORIDA TY OF POLK OF DUNDEE CERTIFICATE OF APPROVAL BY TOWN OF DUNDEE

Som Pennant, Mayer 2024

Tandro Dovis, Town Manager Lito O'Nell, Town Clerk

IOWN PLANNING & ZONING BOARD AND

hos

SHEET 3

SHEET 2

KEY WAP NOT TO SCALE

Name: Jeffrey Gunter, Chairman of Planning & Zoning CERTIFICATE OF SURVEYOR: 2024

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Allen & Company, 15 East Plant Street, Whiter Gorden, Florida 34787	James L. Rickman, P.S.M. #5533	

Jusiness No. 6723

SHEET INDEX

SHEET 1 OF 3 - LEGAL DESCRIPTION, DEDICATION SHEETS 2 AND 3 OF 3 BOUNDARY INFORMATION LOT AND TRACT GEOMETRY

SHEET 1

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ANDINOS AT A	PLAT BOOK
NE MARE LOOP PLASE	PAGE

SHAT OF FLORIDA.

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o the Town of Dundee: the lift station, lift station improvements, tallies and appartenances as shown hereon as Tract C (lift station).

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. Stocey w Butterfield, Drev of the Circuit Court of Polis County, Throids, certify that this poli has been sensioned and that it complete in form with requirement of the statutes of Florida peticining to most ord plats, and it poli has been field for record in Poli Boot. Polyse. and the Records of Polis County, Florida this. org of 224.

Stocy M. Butterfield Clerk of Circuit Court, Polk County, Florido



