EXHIBIT D

S:\ACTIVE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH PHASE ONE-09-08-2025\WOODLAND RANCH ESTATES PHASE ONE PLAT-09-08-2025.dwg, 9/16/2025 7:11 AM, Ken Thompson

NOTES AND LEGEND

- ⊕ PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK "PCP LB-8135" – UNLESS OTHERWISE NOTED
- □ PRM – PERMANENT REFERENCE MONUMENT – SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- ■ FCM – FOUND CONCRETE MONUMENT AS NOTED
- ● FIR – FOUND IRON ROD AS NOTED
- ○ FIP – FOUND IRON PIPE AS NOTED
- ▲ RRS – FOUND RAILROAD SPIKE AS NOTED
- (12) – CURVE – SEE CURVE DATA

(RAD) = RADIAL
(NR) = NON-RADIAL
NO./# = NUMBER
I.D. = IDENTIFICATION
O.R. = OFFICIAL RECORDS
PB = PLAT BOOK

PK = PARKER-KALON NAIL OR "MAG-NAIL"
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
(L) = INFORMATION PER LEGAL DESCRIPTION
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T= TANGENT LENGTH
CH= CHORD DISTANCE
CB= CHORD BEARING
± = MORE OR LESS / PLUS OR MINUS
N&D = NAIL AND DISK
& = AND
PG = PAGE
PGS = PAGES

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF SOUTH 89°18'27" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" – UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. PURSUANT CHAPTER 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 12105C0390 G, EFFECTIVE DATE OF 12/22/2015.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
10. FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND, AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY WOODLAND RANCH ESTATES, LLC AND/OR WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT.
11. THE PROPERTY SHOWN IS SUBJECT TO THE TOWN OF DUNDEE ORDINANCE NO. 21-13, WHICH WAS DULY ADOPTED JULY 27, 2021. DEVELOPMENT WITHIN THIS PROPERTY IS SUBJECT TO AND SHALL FOLLOW THE STANDARDS CONTAINED IN SAID ORDINANCE NO. 21-13 AS IT MAY BE MODIFIED AND AMENDED FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO THOSE CREATING IRRIGATION DESIGN STANDARDS, EFFICIENT PLUMBING STANDARDS AND OTHER WATER CONSERVATION MEASURES RELATED TO THE FLORIDA WATER STAR PROGRAM.

TRACT USE DESIGNATIONS	
TRACT "A"	DRAINAGE, DRAINAGE RETENTION, & OPEN SPACE AREA
TRACT "B"	WALL, FENCE, LANDSCAPE & RECREATION AREA
TRACT "C"	WALL, FENCE, LANDSCAPE & OPEN SPACE AREA
TRACT "D"	WALL, FENCE, LANDSCAPE & RECREATION AREA
TRACT "E"	DRAINAGE, RECREATION & OPEN SPACE AREA
TRACT "F"	DRAINAGE, DRAINAGE RETENTION, WALL, FENCE, LANDSCAPE & RECREATION AREA
TRACT "G"	WETLANDS PROTECTION AREA
TRACT "H"	RECREATION & OPEN SPACE AREA
TRACT "I"	RECREATION & OPEN SPACE AREA
TRACT "J"	RECREATION & OPEN SPACE AREA
TRACT "K"	RECREATION & OPEN SPACE AREA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

WOODLAND RANCH ESTATES PHASE ONE

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

LEGAL DESCRIPTION

THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; LESS THE EAST 280 FEET OF THE SOUTH 792 FEET THEREOF, AND LESS N 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AND THENCE RUN EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION FOR A DISTANCE OF 20.3 FEET, AND THENCE RUN NORTHEASTERLY ALONG THE EXISTING FENCE LINE TO A POINT IN THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 25, WHICH IS 33 FEET EAST OF THE NW CORNER OF SAID SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AND SOUTH 1324.41 FEET TO THE POINT OF BEGINNING.

AND:

S 1/2 OF NE 1/4 OF SE 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS EXISTING ROAD RIGHTS-OF-WAY.

AND

BEGIN AT THE NORTHWEST CORNER OF THE SW 1/4 OF SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; RUN THENCE EAST 33 FEET, RUN THENCE NORTHEASTERLY ALONG THE FENCE LINE TO THE POINT ON THE INTERSECTION OF SAID FENCE LINE AND THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SW 1/4 OF SAID SECTION 25, AND THENCE RUN WEST 41 FEET TO THE WEST SECTION LINE OF SAID SECTION 25, AND THENCE RUN SOUTH TO THE POINT OF BEGINNING.

AND

THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, LESS EXISTING ROAD RIGHT OF WAY, POLK COUNTY, FLORIDA.

AND

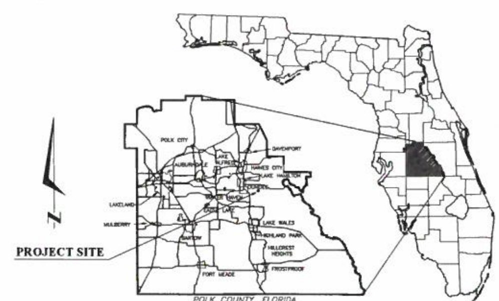
N 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND THENCE RUN EAST ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION FOR A DISTANCE OF 20.3 FEET AND THENCE RUN NORTHEASTERLY ALONG THE EXISTING FENCE LINE TO A POINT IN THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 25, WHICH IS 33 FEET EAST OF THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, AND THENCE RUN SOUTH 1324.41 FEET TO THE POINT OF BEGINNING.

AND

THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THOSE PARCELS DESCRIBED IN OR BOOK 1052, PAGE 1047, TOGETHER WITH CORRECTIVE DEED IN O.R. BOOK 1202, PAGE 246, (ALSO DESCRIBED IN DEED O.R. BOOK 10827, PAGE 465, AND O.R. BOOK 1054, PAGE 665 (ALSO DESCRIBED IN O.R. BOOK 10827, PAGE 467).

AND LESS AND EXCEPT THEREFROM

THAT CERTAIN ADDITIONAL RIGHT-OF-WAY FOR H.L. SMITH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 13283, PAGES 2134-2137 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



VICINITY MAP

NOT TO SCALE

CDD ACKNOWLEDGEMENT/LIENHOLDER APPROVAL:
WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA,
COUNTY OF POLK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN LIEN INTERESTS PURSUANT TO WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD RECORDED NOVEMBER 18, 2022 IN OFFICIAL RECORDS BOOK 12485, PAGES 1228-1232 AND FINAL JUDGEMENT VALIDATING WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENTS RECORDED JANUARY 20, 2023 IN OFFICIAL RECORDS BOOK 12557, PAGES 738-752, AND NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR SPECIAL ASSESSMENT BONDS, SERIES 2025, RECORDED FEBRUARY 07, 2025 IN OFFICIAL RECORDS BOOK 13425, PAGES 1739-1743, AND WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT TRI-PARTY AGREEMENT REGARDING TRUE-UP AS TO SERIES 2025 SPECIAL ASSESSMENTS RECORDED FEBRUARY 7, 2025 IN OR BOOK 13425, PAGES 1698-1738, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA UPON THE REAL PROPERTY DESCRIBED IN THAT CERTAIN PLAT ENTITLED WOODLAND RANCH ESTATES PHASE ONE (THE "PLAT") AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE PLAT AND THE DEDICATIONS OF THE LANDS AND RESERVATIONS DESCRIBED IN AND/OR BY THE PLAT IN FAVOR OF THE TOWN OF DUNDEE, FLORIDA, AND AGREES THAT ITS LIEN(S), AS IT HAS BEEN, AND AS IT MAY BE, MODIFIED, AMENDED, AND ASSIGNED FROM TIME TO TIME, SHALL BE SUBORDINATED TO THE CONVEYANCE(S), DEDICATIONS, AND RESERVATIONS PROVIDED FOR IN AND/OR BY THE PLAT IN FAVOR OF THE TOWN OF DUNDEE, FLORIDA.

WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT

WITNESS
PRINTED NAME:________

WITNESS
PRINTED NAME:________

BY:________
PRINTED NAME:________
TITLE:________

CDD ACKNOWLEDGMENT:

STATE OF FLORIDA,
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF ________, 2025, BY ________, AS ________ OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE COMPANY, WHO __ IS PERSONALLY KNOWN TO ME OR __ HAS PRODUCED ________ AS IDENTIFICATION.

NOTARY PUBLIC
PRINTED NAME:________

MY COMMISSION EXPIRES:________

PLAT BOOK ____ PAGE ____
SHEET 1 OF 8

APPROVAL: TOWN SURVEYOR

STATE OF FLORIDA,
COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS IN THE FIELD WAS MADE IN THIS REVIEW.

________ DATE:
ALAN L. RAYL, PSM
FLORIDA REGISTRATION No. LS5736

APPROVAL: TOWN ENGINEER

STATE OF FLORIDA,
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF DUNDEE CONSULTANT ENGINEER THIS ____ DAY OF ________ 2025.

____
ALAN L. RAYL, PSM 5736, PE 44116

TOWN CHAIRMAN OF PLANNING & ZONING APPROVAL:

STATE OF FLORIDA,
COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND ACKNOWLEDGED BY:

________ DATE:________
JEFFREY GUNTER, CHAIRMAN
TOWN OF DUNDEE
PLANNING AND ZONING BOARD

TOWN COMISSIONER APPROVAL: (MAYOR & TOWN CLERK)

STATE OF FLORIDA,
COUNTY OF POLK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING AND ALL OFFERS OF DEDICATION ACCEPTED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA THIS ____ DAY OF ________ A.D. 2025, BY RESOLUTION No. ________

TOWN OF DUNDEE COMMISSION

BY:________ ATTEST:________
SAM PENNANT, MAYOR ERICA ANDERSON, TOWN CLERK

BY:________
JOSEPH CARBONE, INTERIM TOWN MANAGER

CERTIFICATION:

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAP AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____, PAGES ____, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA THIS ____ DAY OF ________ 2025.

____
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

DEDICATION:

STATE OF FLORIDA,
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT WOODLAND RANCH ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "WOODLAND RANCH ESTATES PHASE ONE" TO BE MADE AND HEREBY DEDICATES THE INTERNAL STREET, ROADS, ALLEYS AND RIGHTS-OF-WAY DEPICTED HEREON TO THE TOWN OF DUNDEE, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PERPETUAL USE BY THE PUBLIC; AND HEREBY DEDICATES TO THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES FOREVER, TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K", THE DRAINAGE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED, TOGETHER WITH THE MAINTENANCE RESPONSIBILITY OF OPEN SPACES AND RETENTION AREAS CONTAINED WITHIN THE SUBDIVISION; AND HEREBY DEDICATES TO THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND OR ASSIGNS FOREVER, TRACT "L" FOR A SANITARY SEWER LIFT STATION; AND HEREBY DEDICATES TO THE TOWN OF DUNDEE FOREVER THE PUBLIC UTILITY EASEMENTS SHOWN HEREON; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLING OPERATING AND MAINTAINING UTILITIES INSTALLED THEREIN; AND HEREBY DEDICATES TO THE TOWN OF DUNDEE, ITS SUCCESSORS AND/OR ASSIGNS AN EASEMENT OVER, UNDER, AND ACROSS THE DRAINAGE EASEMENTS DEPICTED HEREON FOR EMERGENCY MAINTENANCE AND REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES AS MAY BE NECESSARY TO PROTECT PUBLIC IMPROVEMENTS, TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE AND REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES THEREIN. THE TOWN OF DUNDEE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PART OF THE STORM WATER FACILITIES WITHIN SAID TRACTS.

WITNESS
PRINTED NAME:________

WITNESS
PRINTED NAME:________

WOODLAND RANCH ESTATES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: CENTER STATE DEVELOPMENT 2, LLC, ITS MANAGER
BY: HRB LAND INVESTMENTS, LLC, ITS MANAGER

BY:________
HAROLD R. BAXTER, MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA,
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ____ DAY OF ________, 2025, BY HAROLD R. BAXTER, AS MANAGER OF HRB LAND INVESTMENTS, LLC AS MANAGER OF CENTER STATE DEVELOPMENT 2, LLC AS MANAGER OF WOODLAND RANCH ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO __ IS PERSONALLY KNOWN TO ME OR __ HAS PRODUCED ________ AS IDENTIFICATION.

NOTARY PUBLIC
PRINTED NAME:________

MY COMMISSION EXPIRES:________

SURVEYOR'S STATEMENT:

STATE OF FLORIDA,
COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT OF "WOODLAND RANCH ESTATES PHASE ONE" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES. ALL LOT SIZES AND LOT DIMENSIONS ARE CORRECTLY SHOWN HEREON. ALL NECESSARY PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS REQUIRED BY PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET AND ARE CORRECTLY SHOWN HEREON.

KENNETH W THOMPSON
License Number 4080
STATE OF FLORIDA
Professional Surveyor and Mapper

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY HIS SIGNATURE AFFIXED HERETO.

________ DATE:
KENNETH W. THOMPSON
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4080

PSM PLATINUM SURVEYING & MAPPING
6700 South Florida Avenue, Suite 4, Lakeland, Florida 33813
(863) 904-4699 – kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

S:\ACTIVE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH PHASE ONE-09-08-2025\WOODLAND RANCH ESTATES PHASE ONE PLAT-09-08-2025.dwg,9/9/2025 7:30 AM, Ken Thompson

WOODLAND RANCH ESTATES PHASE ONE

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NOTES AND LEGEND

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SURVEYOR'S NOTES:

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8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 12105C0380 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
10. FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND, AS PART OF THE ACCEPTANCE PROCESS FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY BY WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT.
11. THE PROPERTY SHOWN IS SUBJECT TO THE TOWN OF DUNDEE ORDINANCE NO. 21-13, WHICH WAS DULY ADOPTED JULY 27, 2021. DEVELOPMENT WITHIN THIS PROPERTY IS SUBJECT TO AND SHALL FOLLOW THE STANDARDS CONTAINED IN SAID ORDINANCE NO. 21-13 AS IT MAY BE MODIFIED AND AMENDED FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO THOSE CREATING IRRIGATION DESIGN STANDARDS, EFFICIENT PLUMBING STANDARDS AND OTHER WATER CONSERVATION MEASURES RELATED TO THE FLORIDA WATER STAR PROGRAM.

SURVEYOR'S REPORT OF TITLE ISSUES:

THE SURVEYOR WAS PROVIDED A COPY OF THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED FOR THE TOWN COMMISSION FOR THE TOWN OF DUNDEE, A MUNICIPAL CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA AND POLK COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, FOR THE FILING OF A SUBDIVISION PLAT IN POLK COUNTY, FLORIDA; AGENT'S FILE REFERENCE: WOODLAND RANCH ESTATES PHASE 1 – 15445, EFFECTIVE DATE: AUGUST 29, 2025, ISSUING AGENT: TULA MICHELE HAFF, ATTORNEY AT LAW, AGENT NO.: 1717900. ACCORDING TO SAID PROPERTY INFORMATION REPORT, THE LANDS DEPICTED HEREON ARE SUBJECT TO THE FOLLOWING DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA:

A. THE LAST DEEDS OF RECORD ARE AS FOLLOWS: WARRANTY DEED DATED DECEMBER 3, 2021 RECORDED DECEMBER 6, 2021 IN OFFICIAL RECORDS BOOK 12012, PAGE 550, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND WARRANTY DEED DATED AUGUST 29, 2022 RECORDED AUGUST 30, 2022 IN OFFICIAL RECORDS BOOK 12399, PAGE 1134, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

B. THE RECORD TITLE HOLDER IS: WOODLAND RANCH ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

C. THE FOLLOWING MORTGAGES OR LIENS ENCUMBERING SAID PROPERTY ARE ALL THE MORTGAGES OR LIENS OF RECORD THAT HAVE NOT BEEN SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW:

1. MORTGAGE FROM WOODLAND RANCH ESTATES, LLC AND WOODLAND RANCH ESTATES 3, LLC TO BANKFLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 13031, PAGE 2115. THE MORTGAGE ENCUMBERS THE LANDS DESCRIBED AND DEPICTED HEREON IN THEIR ENTIRETY. THE MORTGAGEES HAVE EXECUTED INDIVIDUAL JOINDER AND CONSENT TO THE PLAT AND THE DEDICATION AND RESERVATIONS SHOWN THEREON, AS RECORDED IN OFFICIAL RECORDS BOOK 13871, PAGE 443, AND OFFICIAL RECORDS BOOK 13871, PAGE 449.
2. WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD RECORDED IN OFFICIAL RECORDS BOOK 12485, PAGE 1228, AND FINAL JUDGEMENT VALIDATING WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 12557, PAGE 738 AND NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR SPECIAL ASSESSMENT BONDS, SERIES 2025 RECORDED IN OFFICIAL RECORDS BOOK 13425, PAGE 1729. THE LANDS DESCRIBED AND DEPICTED HEREON ARE AFFECTED IN THEIR ENTIRETY BY THE REFERENCED DOCUMENTS.
3. WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT TRI-PARTY AGREEMENT REGARDING TRUE-UP AS TO SERIES 2025 SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 13425, PAGE 1898. THE LANDS DESCRIBED AND DEPICTED HEREON ARE AFFECTED BY THIS AGREEMENT.
4. CONSENSUAL LIEN FOR DEPOSIT EXECUTED BY WOODLAND RANCH ESTATES, LLC, TO MARONDA HOMES, LLC OF FLORIDA, DATED MAY 31, 2024, RECORDED IN OFFICIAL RECORDS BOOK 13140, PAGE 1463. A PORTION OF THE LANDS DEPICTED AND DESCRIBED HEREON ARE ENCUMBERED BY THE LIEN. THE LIEN HOLDER HAS EXECUTED A JOINDER AND CONSENT TO THE PLAT AND THE DEDICATION AND RESERVATIONS SHOWN THEREON, AS RECORDED IN OFFICIAL RECORDS BOOK 13871, PAGE 445.
5. MORTGAGE EXECUTED BY WOODLAND RANCH ESTATES, LLC, TO HOLIDAY BUILDERS, INC., DATED MAY 21, 2024, RECORDED IN OFFICIAL RECORDS BOOK 13132, PAGE 1825. A PORTION OF THE LANDS DEPICTED AND DESCRIBED HEREON ARE ENCUMBERED BY THE MORTGAGE. THE MORTGAGEE HAS EXECUTED A JOINDER AND CONSENT TO THE PLAT AND THE DEDICATION AND RESERVATIONS SHOWN THEREON, AS RECORDED IN OFFICIAL RECORDS BOOK 13871, PAGE 447.

D. THE NAME(S) OF THE RECORD TITLE HOLDER COINCIDES WITH THE NAME(S) SHOWN AS OWNER(S) ON THE SUBDIVISION PLAT OF WOODLAND RANCH ESTATES PHASE 1 (NOT YET RECORDED): WOODLAND RANCH ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

E. UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

1. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK BOOK 1820, PAGE 1329. THE EASEMENT ENCUMBERS A PORTION OF THE LANDS DESCRIBED AND DEPICTED HEREON AND IS SHOWN ON THE SURVEY ALONG FARMER SLOCUM ROAD.
2. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2189, PAGE 1729. THE EASEMENT ENCUMBERS A PORTION OF THE LANDS DESCRIBED AND DEPICTED HEREON AND IS SHOWN ON THE SURVEY ALONG FARMER SLOCUM ROAD.

F. OTHER INFORMATION AND ENCUMBRANCES AFFECTING THE SAID PROPERTY INCLUDE:

1. ORDINANCE NO.: 21-05 EXTENDING THE CORPORATE LIMITS OF THE TOWN OF DUNDEE RECORDED IN OFFICIAL RECORDS BOOK 11717, PAGE 378. THE ORDINANCE INCLUDES THE LANDS DESCRIBED AND DEPICTED HEREON.
2. ORDINANCE NO.: 21-24 EXTENDING THE CORPORATE LIMITS OF THE TOWN OF DUNDEE RECORDED IN OFFICIAL RECORDS BOOK 11989, PAGE 834. THE ORDINANCE INCLUDES THE LANDS DESCRIBED AND DEPICTED HEREON.
3. RESOLUTION NO. 22-51 RECORDED IN OFFICIAL RECORDS BOOK 13012, PAGE 297. THE RESOLUTION INCLUDES THE LANDS DESCRIBED AND DEPICTED HEREON.
4. CONCURRENCY DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 13012, PAGE 324. THE AGREEMENT INCLUDE THE LANDS DESCRIBED AND DEPICTED HEREON.
5. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 12404, PAGE 1198-1200. THE NOTICE AFFECTS THE LANDS DESCRIBED AND DEPICTED HEREON.
6. NOTICE OF ESTABLISHMENT OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT (ORDINANCE 22-26) RECORDED IN OFFICIAL RECORDS BOOK 12421, PAGE 181. THE DOCUMENT AFFECTS THE LANDS DESCRIBED AND DEPICTED HEREON.
7. OIL, GAS AND MINERAL RIGHTS AS SHOWN IN DEED RECORDED IN DEED BOOK 924, PAGE 258. THE RIGHTS OF ENTRY AND/OR EXPLORATION HAVE BEEN RELEASED OR ELIMINATED OF RECORD PURSUANT TO SECTION 712.03(5), FLORIDA STATUTES. THE RIGHTS AFFECT THE PORTION OF THE LANDS DESCRIBED AND DEPICTED HEREON THAT LIE IN SECTION 25, TOWNSHIP 28 SOUTH, RANGE 27 EAST.
8. INTERCREDITOR AND LENDER RECOGNITION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 13132, PAGE 1830. THE AGREEMENT AFFECTS A PORTION OF THE LANDS DESCRIBED AND DEPICTED HEREON.
9. AMENDED NOTICE OF COMMENCEMENT BY TUCKER PAVING, INC., RECORDED IN OFFICIAL RECORDS BOOK 13258, PAGE 1179. THE AMENDED NOTICE OF COMMENCEMENT IS FOR THE ENTIRETY OF THE LANDS DEPICTED AND DESCRIBED HEREON. THE HOLDER OF THE AMENDED NOTICE OF COMMENCEMENT HAS EXECUTED A JOINDER AND CONSENT TO THE PLAT AND THE DEDICATION AND RESERVATIONS SHOWN THEREON, AS RECORDED IN PLAT BOOK 217, PAGE 15.
10. WATER SUPPLY ALLOCATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 13252, PAGE 382. THE WATER SUPPLY ALLOCATION AGREEMENT IS FOR THE ENTIRETY OF THE LANDS DEPICTED AND DESCRIBED HEREON.
11. NOTICE OF COMMENCEMENT BY TUCKER PAVING, INC., RECORDED IN OFFICIAL RECORDS BOOK 13317, PAGE 505. THE NOTICE OF COMMENCEMENT IS FOR THE ENTIRETY OF THE LANDS DEPICTED AND DESCRIBED HEREON. THE HOLDER OF THE AMENDED NOTICE OF COMMENCEMENT HAS EXECUTED A JOINDER AND CONSENT TO THE PLAT AND THE DEDICATION AND RESERVATIONS SHOWN THEREON, AS RECORDED IN PLAT BOOK 217, PAGE 15.
12. WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT MORTGAGEE SPECIAL ASSESSMENT ACKNOWLEDGEMENT, RECORDED IN OFFICIAL RECORDS BOOK BOOK 13425, PAGE 1744. THE MORTGAGEE SPECIAL ASSESSMENT ACKNOWLEDGEMENT ENCUMBERS THE LANDS DEPICTED AND DESCRIBED HEREON IN THEIR ENTIRETY.
13. DECLARATION OF CONSENT TO JURISDICTION OF WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 13425, PAGE 1687. THE DECLARATION OF CONSENT ENCUMBERS THE LANDS DEPICTED AND DESCRIBED HEREON IN THEIR ENTIRETY.
14. WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT TRI-PARTY COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RELATING TO THE SERIES 2025 PROJECT RECORDED IN OFFICIAL RECORDS BOOK 13425, PAGE 1873. THE TRI-PARTY COLLATERAL ASSIGNMENT ENCUMBERS THE LANDS DEPICTED AND DESCRIBED HEREON IN THEIR ENTIRETY.
15. WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS RECORDED IN OFFICIAL RECORDS BOOK 13448, PAGE 471. THE DISCLOSURE OF PUBLIC FINANCING ENCUMBERS THE LANDS DEPICTED AND DESCRIBED HEREON IN THEIR ENTIRETY.
16. ORDINANCE NO.: 22-26 ESTABLISHMENT OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 13668, PAGE 1370, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. THE ORDINANCE AFFECTS THE LANDS BEING PLATTED IN THEIR ENTIRETY.
17. JOINDER AND CONSENT TO PLAT EXECUTED BY BANKFLORIDA, LLC OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 13871, PAGE 443, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. REFER TO ITEM C-1 ABOVE.
18. JOINDER AND CONSENT TO PLAT EXECUTED BY MARONDA HOMES, LLC OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 13871, PAGE 445, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. REFER TO ITEM C-4 ABOVE.
19. JOINDER AND CONSENT TO PLAT EXECUTED BY HOLIDAY BUILDERS, INC., OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 13871, PAGE 447, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. REFER TO ITEM C-5 ABOVE.
20. JOINDER AND CONSENT TO PLAT EXECUTED BY WOODLAND RANCH ESTATES 3, LLC, OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 13871, PAGE 449, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. REFER TO ITEM C-1 ABOVE.
21. JOINDER AND CONSENT TO PLAT EXECUTED BY TUCKER PAVING, INC., OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 13871, PAGE 451, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. REFER TO ITEM F-9 AND ITEM F-11 ABOVE.

G. 2024 AD VALOREM AND NON-AD VALOREM TAXES ON SAID PROPERTY WERE ASSESSED UNDER TAX I.D. NUMBERS: 27-28-25-000000-044010, 27-28-25-000000-043010; 27-28-25-000000-043020; 27-28-25-000000-044020, 27-28-26-000000-021020 AND 27-28-26-000000-022010 AND WERE PAID IN FULL NOVEMBER 26, 2024; NO DELINQUENT TAXES ARE DUE OR OWING.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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S:\ACTIVE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH PHASE ONE-09-08-2025\WOODLAND RANCH ESTATES PHASE ONE PLAT-09-08-2025.dwg,9/9/2025 7:20 AM, Ken Thompson

WOODLAND RANCH ESTATES PHASE ONE

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

GRAPHIC SCALE 1" = 150'

NOTES AND LEGEND

- PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK "PCP LB-8135" – UNLESS OTHERWISE NOTED
- PRM – PERMANENT REFERENCE MONUMENT – SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM – FOUND CONCRETE MONUMENT AS NOTED
- FIR – FOUND IRON ROD AS NOTED
- FIP – FOUND IRON PIPE AS NOTED
- RRS – FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE – SEE CURVE DATA

R/W = RIGHT-OF-WAY
CONC. = CONCRETE
D/Δ = CENTRAL ANGLE (DELTA)
R= RADIUS
L= ARC LENGTH
T= TANGENT LENGTH
CH= CHORD DISTANCE
CB= CHORD BEARING
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N&D = NAIL AND DISK

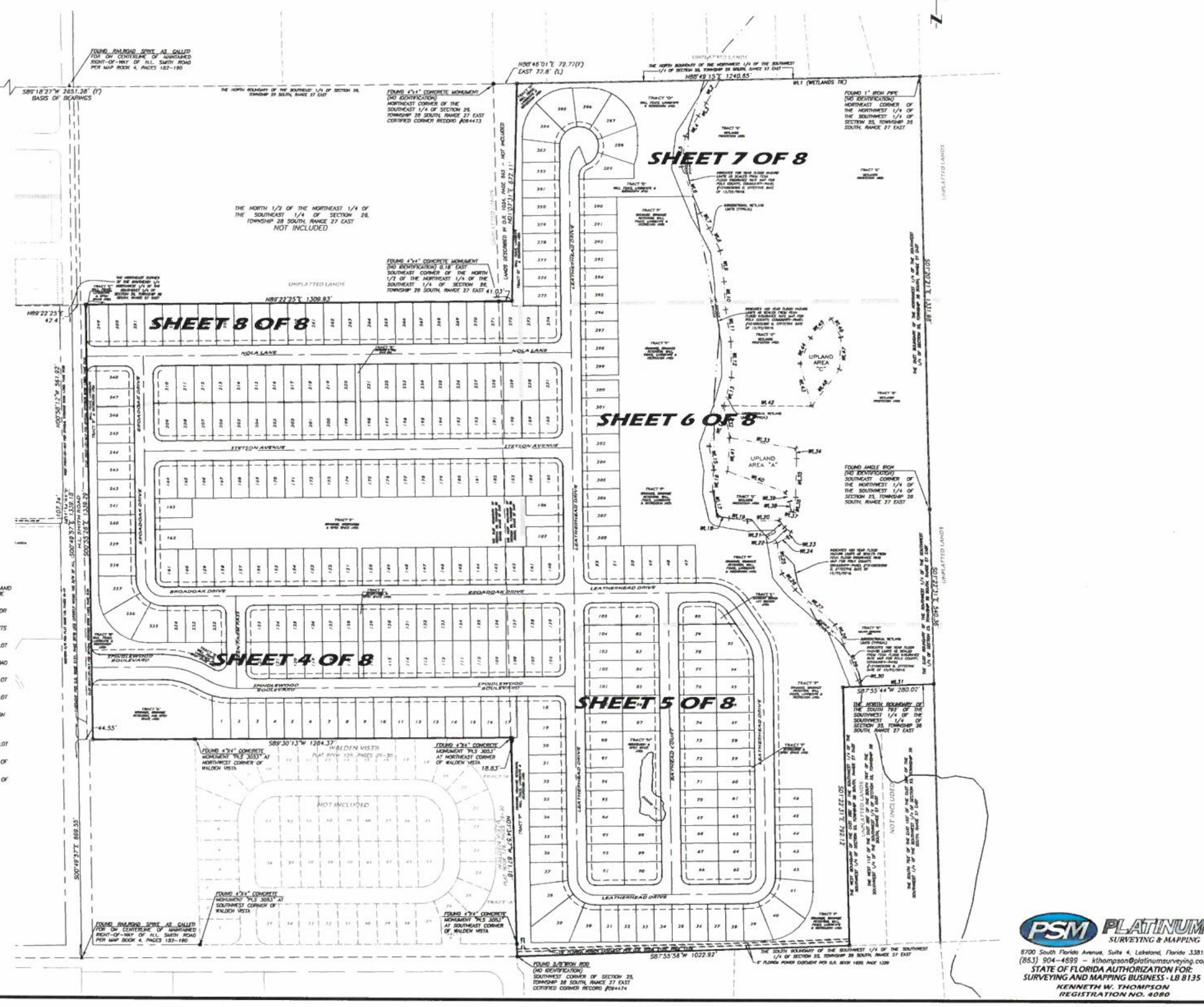
& = AND
(RAD) = RADIAL
(NR) = NON-RADIAL
NO./# = NUMBER
I.D. = IDENTIFICATION
O.R. = OFFICIAL RECORDS
PB = PLAT BOOK
PG = PAGE
PGS = PAGES
PK = PARKER-KALON NAIL OR "MAG-NAIL"
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
(L) = INFORMATION PER LEGAL DESCRIPTION
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF SOUTH 89°18'27" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" – UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. PURSUANT CHAPTER 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 12105C0390 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
10. FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND, AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY BY WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT.
11. THE PROPERTY SHOWN IS SUBJECT TO THE TOWN OF DUNDEE ORDINANCE NO. 21-13, WHICH WAS DULY ADOPTED JULY 27, 2021. DEVELOPMENT WITHIN THIS PROPERTY IS SUBJECT TO AND SHALL FOLLOW THE STANDARDS CONTAINED IN SAID ORDINANCE NO. 21-13 AS IT MAY BE MODIFIED AND AMENDED FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO THOSE CREATING IRRIGATION DESIGN STANDARDS, EFFICIENT PLUMBING STANDARDS AND OTHER WATER CONSERVATION MEASURES RELATED TO THE FLORIDA WATER STAR PROGRAM.

EASEMENT NOTES:

1. TRACTS "A," "B," "C," "D," "E," "F," "G," "H," "I," "J," AND "K," SHALL BE OWNED AND MAINTAINED BY THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT. FEE SIMPLE INTEREST FOR THESE TRACTS SHALL BE CONVEYED SUBSEQUENT TO THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.
2. TRACT L (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE TOWN OF DUNDEE. FEE SIMPLE INTEREST FOR THIS TRACT SHALL BE CONVEYED SUBSEQUENT TO THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.
3. UNLESS OTHERWISE INDICATED, A STRIP OF LAND 15.00 FEET WIDE AT THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY AS DEPICTED HEREON, IS HEREBY RESERVED FOR A PUBLIC UTILITY EASEMENT.
4. LOTS 24 AND 25 ARE SUBJECT TO A 15.00' DRAINAGE EASEMENT (7.50' ON EACH SIDE OF THE COMMON SIDE LOT LINE).
5. LOT 232 IS SUBJECT TO A 20.00' DRAINAGE EASEMENT WHICH EXTENDS INTO SUCH LOT FOR 40.00' FROM THE ROAD RIGHT-OF-WAY ALONG ITS REAR LOT LINE.
6. LOTS 40 AND 41 ARE SUBJECT TO A 25.00' DRAINAGE EASEMENT (12.50' ON EACH SIDE OF THE COMMON SIDE LOT LINE).
7. LOTS 238 AND 239 ARE SUBJECT TO A 15.00' DRAINAGE EASEMENT (7.50' ON EACH SIDE OF THE COMMON SIDE LOT LINE).
8. LOTS 108 THROUGH 138 AND LOTS 189 THROUGH 230 ARE SUBJECT TO A 15.00' DRAINAGE EASEMENT (7.50' ON EACH SIDE OF THE COMMON REAR LOT LINE).
9. LOT 187 ARE SUBJECT TO A 9.00' DRAINAGE EASEMENT ALONG ITS COMMON SIDE LOT LINE WITH TRACT E.
10. LOTS 307 AND 308 ARE SUBJECT TO A 23.00' DRAINAGE EASEMENT (11.50' ON EACH SIDE OF THE COMMON SIDE LOT LINE).
11. TRACT I IS SUBJECT TO A 25.00' DRAINAGE EASEMENT WHICH EXTENDS 5.00' OVER THE COMMON SIDE LOT LINES OF LOTS 59, 60, 71 AND 72.
12. TRACT F IS SUBJECT TO A 27.00' DRAINAGE EASEMENT WHICH EXTENDS 6.00' OVER THE COMMON SIDE LOT LINES OF LOTS 299 AND 300.



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WOODLAND RANCH ESTATES PHASE ONE

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

GRAPHIC SCALE 1" = 60'

NOTES AND LEGEND

- PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK "PCP LB-8135" – UNLESS OTHERWISE NOTED
- PRM – PERMANENT REFERENCE MONUMENT – SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
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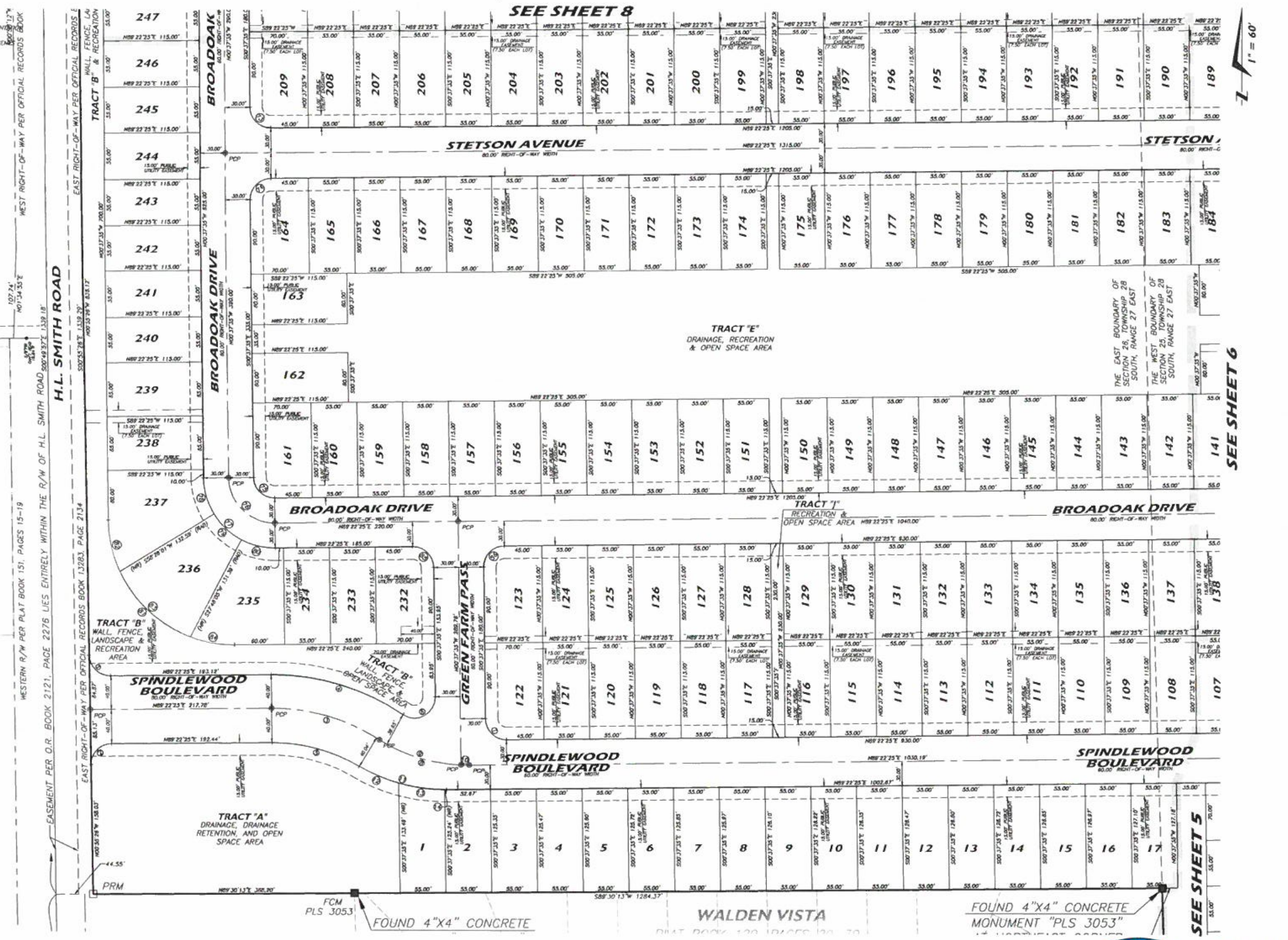
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF SOUTH 89°18'27" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" – UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. PURSUANT CHAPTER 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A", & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 12105C0390 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
10. FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND, AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY BY WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT.
11. THE PROPERTY SHOWN IS SUBJECT TO THE TOWN OF DUNDEE ORDINANCE NO. 21-13, WHICH WAS DULY ADOPTED JULY 27, 2021. DEVELOPMENT WITHIN THIS PROPERTY IS SUBJECT TO AND SHALL FOLLOW THE STANDARDS CONTAINED IN SAID ORDINANCE NO. 21-13 AS IT MAY BE MODIFIED AND AMENDED FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO THOSE CREATING IRRIGATION DESIGN STANDARDS, EFFICIENT PLUMBING STANDARDS AND OTHER WATER CONSERVATION MEASURES RELATED TO THE FLORIDA WATER STAR PROGRAM.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	089°42'10"	25.00'	39.14'	35.28'	S45°46'30"E
2	090°17'50"	25.00'	39.40'	35.45'	S44°13'30"W
3	032°29'46"	240.00'	136.12'	134.30'	N74°22'43"W
4	034°13'58"	280.00'	167.29'	164.82'	N73°30'37"W
5	031°29'08"	200.00'	109.91'	108.53'	N74°53'01"W
6	124°13'58"	25.00'	54.21'	44.19'	N61°29'23"E
7	090°00'00"	25.00'	39.27'	35.36'	S45°37'35"E
8	032°29'46"	200.00'	113.43'	111.92'	S74°22'43"E
9	029°41'08"	200.00'	103.62'	102.47'	S72°58'23"E
10	002°48'38"	200.00'	9.81'	9.81'	S89°13'18"E
11	031°29'08"	200.00'	109.91'	108.53'	S74°53'01"E
12	014°49'38"	200.00'	51.76'	51.61'	S66°33'15"E
13	015°59'24"	200.00'	55.82'	55.63'	S81°57'46"E
14	000°40'08"	200.00'	2.33'	2.33'	N89°42'28"E
73	090°00'00"	25.00'	39.27'	35.36'	S45°37'35"E
74	090°00'00"	25.00'	39.27'	35.36'	S44°22'25"W
75	090°00'00"	25.00'	39.27'	35.36'	S45°37'35"E
76	090°00'00"	55.00'	86.39'	77.78'	S45°37'35"E
77	090°00'00"	85.00'	133.52'	120.21'	S45°37'35"E
78	030°54'24"	85.00'	45.85'	45.30'	S18°04'47"E
79	030°41'56"	85.00'	45.54'	45.00'	S48°52'57"E
80	028°23'40"	85.00'	42.12'	41.69'	S78°25'45"E
81	090°00'00"	150.00'	235.62'	212.13'	S45°37'35"E
82	024°18'54"	150.00'	63.66'	63.18'	S12°47'03"E
83	045°01'58"	150.00'	117.90'	114.88'	S47°27'29"E
84	020°39'08"	150.00'	54.07'	53.77'	S80°18'02"E
85	090°00'00"	25.00'	39.27'	35.36'	N45°37'35"W
86	090°00'00"	25.00'	39.27'	35.36'	S44°22'25"W



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KENNETH W. THOMPSON
REGISTRATION NO. 4080

S:\ACTIVE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH PHASE ONE-09-08-2025\WOODLAND RANCH ESTATES PHASE ONE PLAT-09-08-2025.dwg, 9/9/2025 7:19 AM, Ken Thompson

WOODLAND RANCH ESTATES PHASE ONE

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

GRAPHIC SCALE 1"= 60'

NOTES AND LEGEND

- PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK "PCP LB-8135" – UNLESS OTHERWISE NOTED
- PRM – PERMANENT REFERENCE MONUMENT – SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM – FOUND CONCRETE MONUMENT AS NOTED
- FIR – FOUND IRON ROD AS NOTED
- FIP – FOUND IRON PIPE AS NOTED
- RRS – FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE – SEE CURVE DATA

R/W = RIGHT-OF-WAY
CONC. = CONCRETE
D/Δ = CENTRAL ANGLE (DELTA)
R= RADIUS
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T= TANGENT LENGTH
CH= CHORD DISTANCE
CB= CHORD BEARING
± = MORE OR LESS / PLUS OR MINUS
N&D = NAIL AND DISK

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(NR) = NON-RADIAL
NO./# = NUMBER
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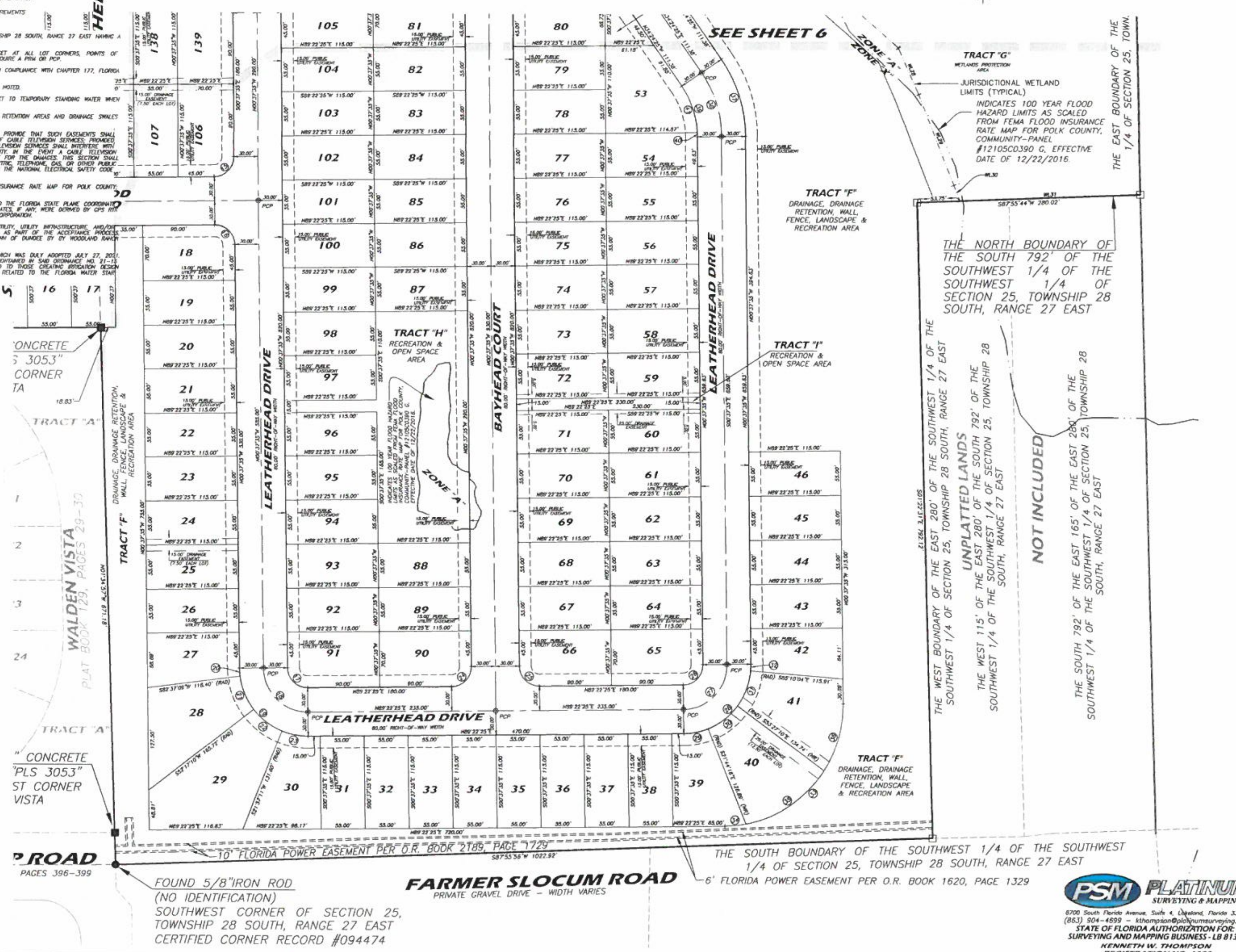
O.R. = OFFICIAL RECORDS
PB = PLAT BOOK
PG = PAGE
PGS = PAGES
PK = PARKER-KALON NAIL OR "MAG-NAIL"
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
(L) = INFORMATION PER LEGAL DESCRIPTION
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF SOUTH 89°18'27" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" – UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. PURSUANT CHAPTER 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A", & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0390 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
10. FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND, AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY BY WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT.
11. THE PROPERTY SHOWN IS SUBJECT TO THE TOWN OF DUNDEE ORDINANCE NO. 21-13, WHICH WAS DULY ADOPTED JULY 27, 2021. DEVELOPMENT WITHIN THIS PROPERTY IS SUBJECT TO AND SHALL FOLLOW THE STANDARDS CONTAINED IN SAID ORDINANCE NO. 21-13 AS IT MAY BE MODIFIED AND AMENDED FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO THOSE CREATING IRRIGATION DESIGN STANDARDS, EFFICIENT PLUMBING STANDARDS AND OTHER WATER CONSERVATION MEASURES RELATED TO THE FLORIDA WATER STAR PROGRAM.



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
15	090°00'00"	25.00'	39.27'	35.36'	N44°22'25"E
16	090°00'00"	25.00'	39.27'	35.36'	N45°37'35"W
17	090°00'00"	25.00'	39.27'	35.36'	S45°37'35"E
18	090°00'00"	55.00'	86.39'	77.78'	S45°37'35"E
19	090°00'00"	85.00'	133.52'	120.21'	S45°37'35"E
20	006°45'15"	85.00'	10.02'	10.01'	S04°00'13"E
21	030°19'59"	85.00'	45.00'	44.48'	S22°32'50"E
22	030°19'59"	85.00'	45.00'	44.48'	S52°52'49"E
23	022°34'47"	85.00'	33.50'	33.28'	S79°20'12"E
24	090°00'00"	25.00'	39.27'	35.36'	N44°22'25"E
25	090°00'00"	25.00'	39.27'	35.35'	S45°37'35"E
26	090°00'00"	25.00'	39.27'	35.36'	N44°22'25"E
27	090°00'00"	55.00'	86.39'	77.78'	N44°22'25"E
28	090°00'00"	85.00'	133.52'	120.21'	N44°22'25"E
29	021°06'40"	85.00'	31.32'	31.14'	N78°49'04"E
30	031°42'54"	85.00'	47.05'	46.45'	N52°24'17"E
31	031°42'54"	85.00'	47.05'	46.45'	N20°41'23"E
32	005°27'32"	85.00'	8.10'	8.10'	N02°06'10"E
33	090°00'00"	150.00'	235.62'	212.13'	N44°22'25"E
34	010°06'21"	150.00'	26.46'	26.42'	N84°19'14"E
35	046°24'03"	150.00'	121.48'	118.18'	N56°04'02"E
36	033°29'37"	150.00'	87.69'	86.44'	N18°07'13"E
37	033°46'49"	175.00'	103.18'	101.69'	N17°31'00"W
38	033°46'49"	145.00'	85.49'	84.26'	N17°31'00"W
39	033°46'49"	115.00'	67.80'	66.82'	N17°31'00"W
40	002°40'40"	115.00'	5.37'	5.37'	N01°57'58"W
41	031°06'09"	115.00'	62.43'	61.66'	N16°51'20"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
WL28	S23°30'13"E	64.30'
WL29	S21°22'37"E	122.58'
WL30	S21°22'37"E	21.23'
WL31	N87°55'44"E	226.27'

NOTICE:

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WOODLAND RANCH ESTATES PHASE ONE

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

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- (L) = INFORMATION PER LEGAL DESCRIPTION
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SURVEYOR'S NOTES:

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2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
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CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
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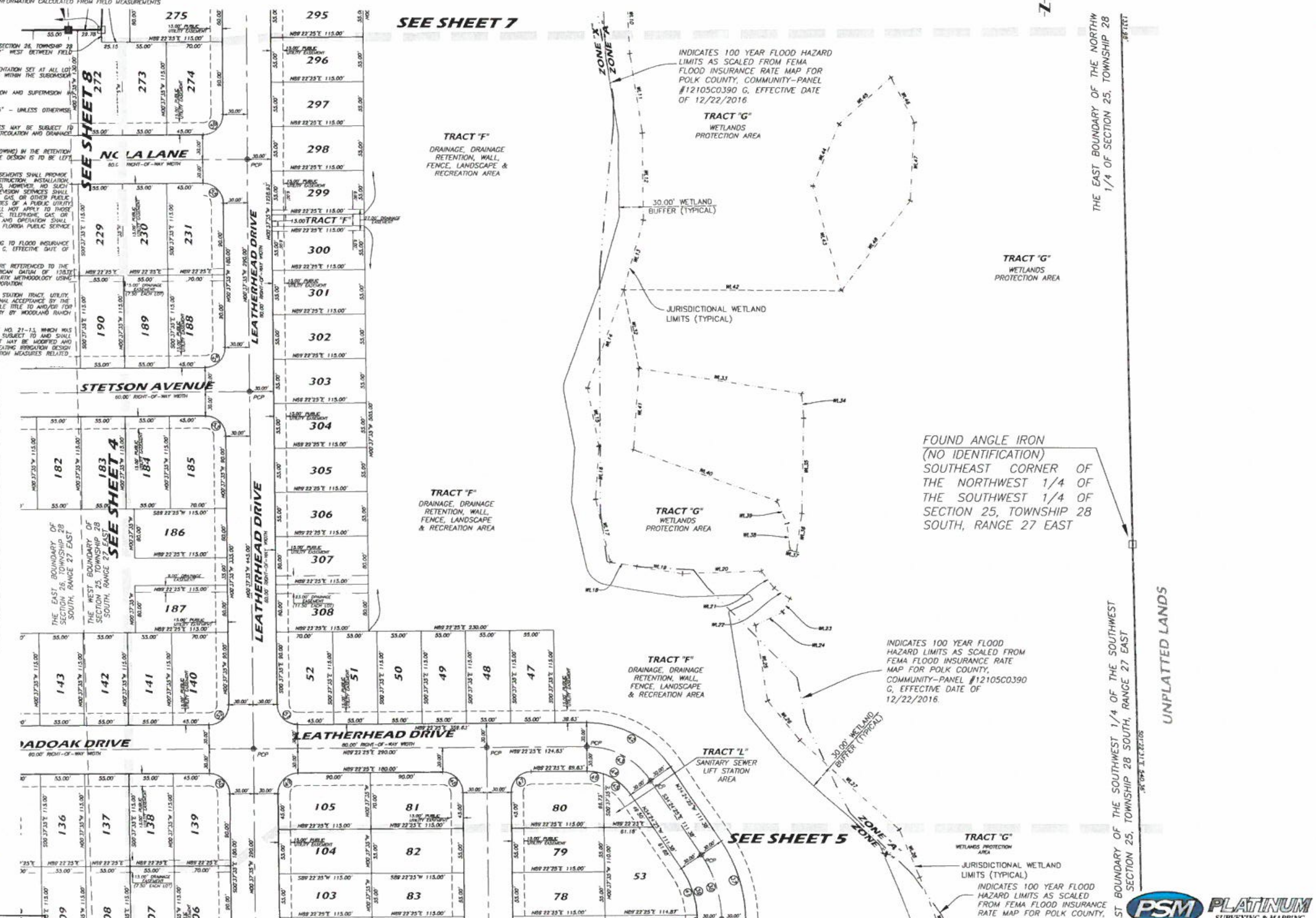
38	033°46'49"	145.00'	85.49'	84.26'	N17°31'00"W
39	033°46'49"	115.00'	67.80'	66.82'	N17°31'00"W
40	002°40'40"	115.00'	5.37'	5.37'	N01°57'56"W
41	031°06'09"	115.00'	62.43'	61.66'	N18°51'20"W
42	056°13'11"	125.00'	122.65'	117.79'	N62°31'00"W
43	056°13'11"	95.00'	93.22'	89.52'	N62°31'00"W
44	056°13'11"	65.00'	63.78'	61.25'	N62°31'00"W
45	037°57'33"	65.00'	43.06'	42.28'	N53°23'11"W
46	018°15'38"	65.00'	20.72'	20.63'	N81°29'47"W
47	090°00'01"	25.00'	39.27'	35.36'	S44°22'24"W
48	090°00'00"	25.00'	39.27'	35.36'	N45°37'36"W
49	090°00'00"	25.00'	39.27'	35.36'	S44°22'25"W
50	090°00'00"	25.00'	39.27'	35.36'	N45°37'35"W
51	090°00'00"	25.00'	39.27'	35.36'	S45°37'35"E
52	090°00'00"	25.00'	39.27'	35.38'	N44°22'25"E
53	090°00'00"	25.00'	39.27'	35.38'	N45°37'35"W
54	090°00'00"	25.00'	39.27'	35.36'	N44°22'25"E
55	090°00'00"	25.00'	39.27'	35.36'	N45°37'35"W
56	090°00'00"	25.00'	39.27'	35.36'	N44°22'25"E

LINE TABLE

LINE #	DIRECTION	LENGTH
WL10	S03°05'01"E	88.18'
WL11	S09°18'46"E	99.72'
WL12	S01°03'08"E	109.61'
WL13	S15°42'17"W	90.56'
WL14	S20°14'29"W	129.99'
WL15	S11°09'29"E	72.67'
WL16	S03°29'37"W	86.61'
WL17	S13°10'29"E	78.02'
WL18	S78°58'33"E	34.00'
WL19	S81°24'35"E	57.56'
WL20	N87°55'11"E	98.33'
WL21	S35°25'13"E	27.06'
WL22	S55°23'24"E	23.75'
WL23	S27°09'41"W	19.12'
WL24	S64°12'39"W	37.81'
WL25	S09°11'16"E	94.96'
WL26	S39°26'40"E	63.35'
WL27	S48°18'49"E	165.60'
WL28	S23°30'13"E	64.30'

LINE TABLE

LINE #	DIRECTION	LENGTH
WL29	S21°22'37"E	122.58'
WL31	N87°55'44"E	226.27'
WL32	S11°04'45"E	99.25'
WL33	N81°22'33"W	204.91'
WL34	N04°32'30"W	30.70'
WL35	N01°08'02"E	117.94'
WL36	N08°17'26"E	47.24'
WL37	N78°53'45"W	8.35'
WL38	S06°01'39"E	32.55'
WL39	S24°23'40"E	30.82'
WL40	S70°26'46"E	189.47'
WL41	S03°57'33"W	100.49'
WL42	S89°49'22"E	271.01'
WL43	N15°17'50"W	135.68'
WL44	N22°21'14"E	84.54'
WL45	N47°48'16"E	85.99'
WL46	S27°38'22"E	63.89'
WL47	S02°38'21"W	98.18'
WL48	N37°16'30"E	141.82'



NOTICE:

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PSM PLATINUM SURVEYING & MAPPING
5700 South Florida Avenue, Suite 4, Lakeland, Florida 33813
(863) 904-4699 – kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

S:\ACTIVE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH PHASE ONE-09-08-2025\WOODLAND RANCH ESTATES PHASE ONE PLAT-09-08-2025.dwg 9/9/2025 7:19 AM, Ken Thompson

WOODLAND RANCH ESTATES PHASE ONE

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

PLAT BOOK_____ PAGE_____
SHEET 7 OF 8

1" = 60'

GRAPHIC SCALE 1"= 60'

NOTES AND LEGEND

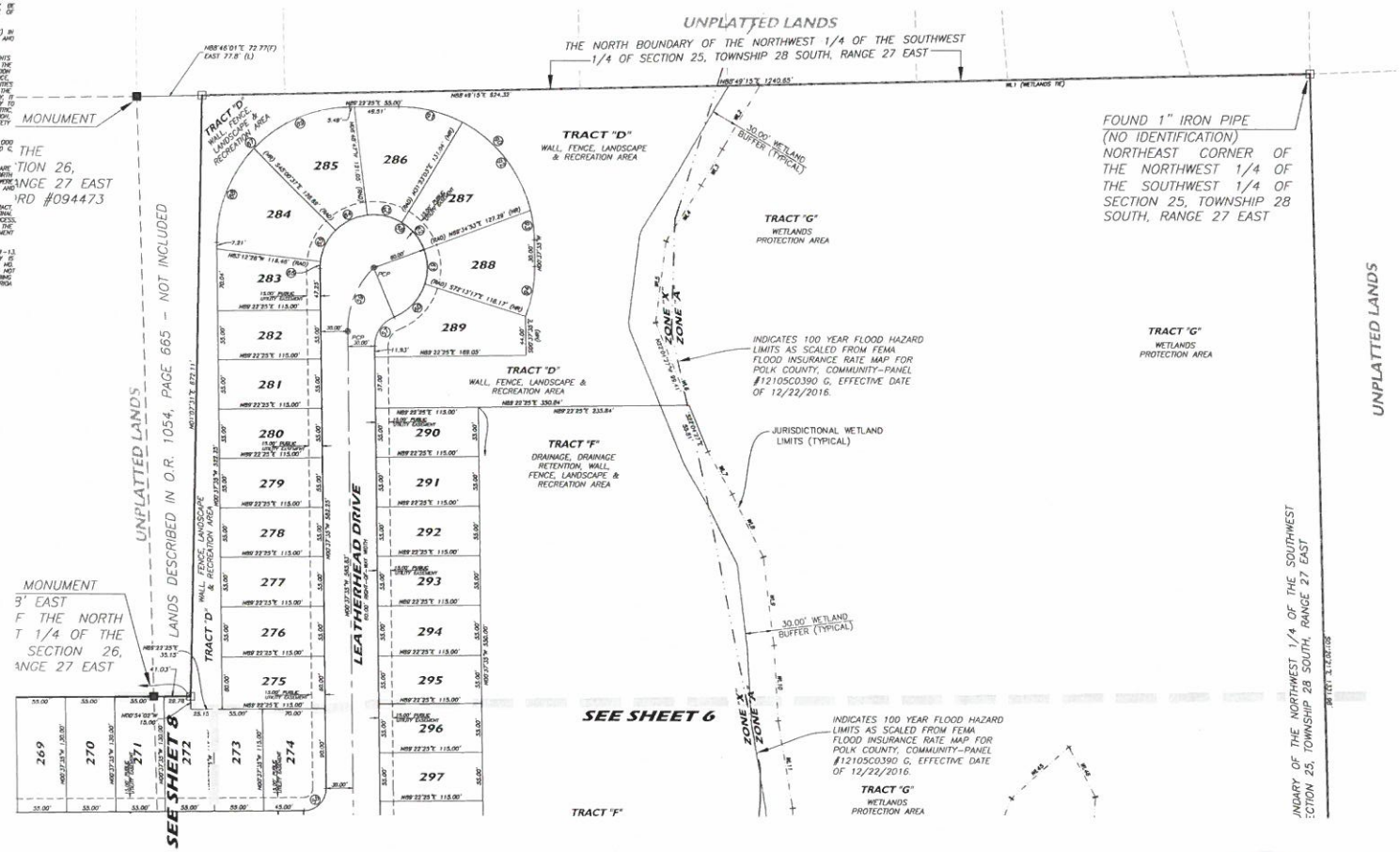
- PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK "PCP LB-8135" – UNLESS OTHERWISE NOTED
- PRM – PERMANENT REFERENCE MONUMENT – SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM – FOUND CONCRETE MONUMENT AS NOTED
- FIR – FOUND IRON ROD AS NOTED
- FIP – FOUND IRON PIPE AS NOTED
- RRS – FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE – SEE CURVE DATA

@ = AND	PG = PAGE
(RAD) = RADIAL	PGS = PAGES
(NR) = NON-RADIAL	PK = PARKER-KALON NAIL OR "NAIL-NAIL"
NO./# = NUMBER	FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
I.D. = IDENTIFICATION	(T) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
O.R. = OFFICIAL RECORDS	(L) = INFORMATION PER LEGAL DESCRIPTION
PB = PLAT BOOK	(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

R/W = RIGHT-OF-WAY
CONC. = CONCRETE
Δ/A = CENTRAL ANGLE (DELTA)
R= RADIUS
L= ARC LENGTH
T= TANGENT LENGTH
CH= CHORD DISTANCE
CD= CHORD BEARING
± = MORE OR LESS / PLUS OR MINUS
N&D = NAIL AND DISK

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF SOUTH 88°18'27" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ART. A MAIL & DISC "LB-8135" – UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE FLOWOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. PURSUANT CHAPTER 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0390 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON IF, ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE OBTAINED BY GPS RTK METHODOLOGY USING THE (-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LEICA GEOSYSTEMS CORPORATION.
10. FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND, AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT.
11. THE PROPERTY SHOWN IS SUBJECT TO THE TOWN OF DUNDEE, ORDINANCE NO. 21-13, WHICH WAS DULY ADOPTED JULY 22, 2021. DEVELOPMENT WITHIN THIS PROPERTY IS SUBJECT TO AND SHALL FOLLOW THE STANDARDS CONTAINED IN SAID ORDINANCE NO. 21-13 AS IT MAY BE MODIFIED AND AMENDED FROM TIME TO TIME, INCLUDING BUT NOT LIMITED TO THOSE CREATING IRRIGATION DESIGN STANDARDS, EFFICIENT PLUMBING STANDARDS AND OTHER WATER CONSERVATION MEASURES RELATED TO THE FLORIDA WATER STAR PROGRAM.



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
56	090°00'00"	25.00'	39.27'	35.36'	N44°22'25"E
57	066°22'34"	35.00'	41.77'	39.34'	S33°33'52"W
58	248°22'34"	80.00'	260.10'	99.28'	N58°26'08"W
59	045°34'37"	100.00'	79.55'	77.47'	S22°09'26"W
60	046°58'37"	60.00'	52.34'	50.89'	N42°46'01"E
61	038°11'50"	60.00'	40.00'	39.28'	N01°19'13"W
62	038°11'50"	60.00'	40.00'	39.28'	N39°31'03"W
63	038°11'50"	60.00'	40.00'	39.28'	N77°42'53"W
64	038°11'50"	60.00'	40.00'	39.28'	S84°05'18"W
65	038°11'50"	60.00'	40.00'	39.28'	S25°53'29"W
66	007°25'10"	60.00'	7.77'	7.76'	S0.04'59"W
67	090°00'00"	150.00'	235.62'	212.13'	S44°22'25"W
68	044°25'32"	150.00'	116.31'	113.41'	S21°35'11"W
69	045°34'28"	150.00'	118.31'	115.19'	S68°35'11"W
90	090°00'00"	150.00'	235.62'	212.13'	N45°37'35"W
91	028°21'56"	150.00'	74.26'	73.51'	N76°26'37"W
92	048°45'40"	150.00'	127.66'	123.84'	N37°52'40"W
93	012°52'24"	150.00'	33.70'	33.63'	N07°03'47"W
94	022°01'32"	150.00'	57.66'	57.31'	N10°23'10"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
WL1	S88°48'15"W	816.33'
WL2	N30°40'52"E	82.69'
WL3	S30°40'52"W	48.56'
WL4	S31°56'49"W	74.40'
WL5	S07°13'03"W	92.73'
WL6	S32°04'27"E	155.22'
WL7	S29°54'48"E	54.11'
WL8	S28°37'11"E	78.30'
WL9	S06°55'02"E	97.50'
WL10	S03°05'01"E	86.18'
WL11	S09°18'48"E	99.72'

NOTICE:

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STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

E:\ACTIVE\CLIENTS\ESTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH PHASE ONE\9-29-2023\WOODLAND RANCH ESTATES PHASE ONE PLAT\9-29-2023.dwg 9/29/2023 7:18 AM Ken Thompson

WOODLAND RANCH ESTATES PHASE ONE

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

PLAT BOOK____ PAGE____
SHEET 8 OF 8

NOTES AND LEGEND

- PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK "PCP LB-8135" – UNLESS OTHERWISE NOTED
- PRM – PERMANENT REFERENCE MONUMENT – SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
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- (12) = CURVE – SEE CURVE DATA

R/W = RIGHT-OF-WAY
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O.R. = OFFICIAL RECORDS	(L) = INFORMATION PER LEGAL DESCRIPTION
PB = PLAT BOOK	(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A G180 BEARING OF SOUTH 89°18'27" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
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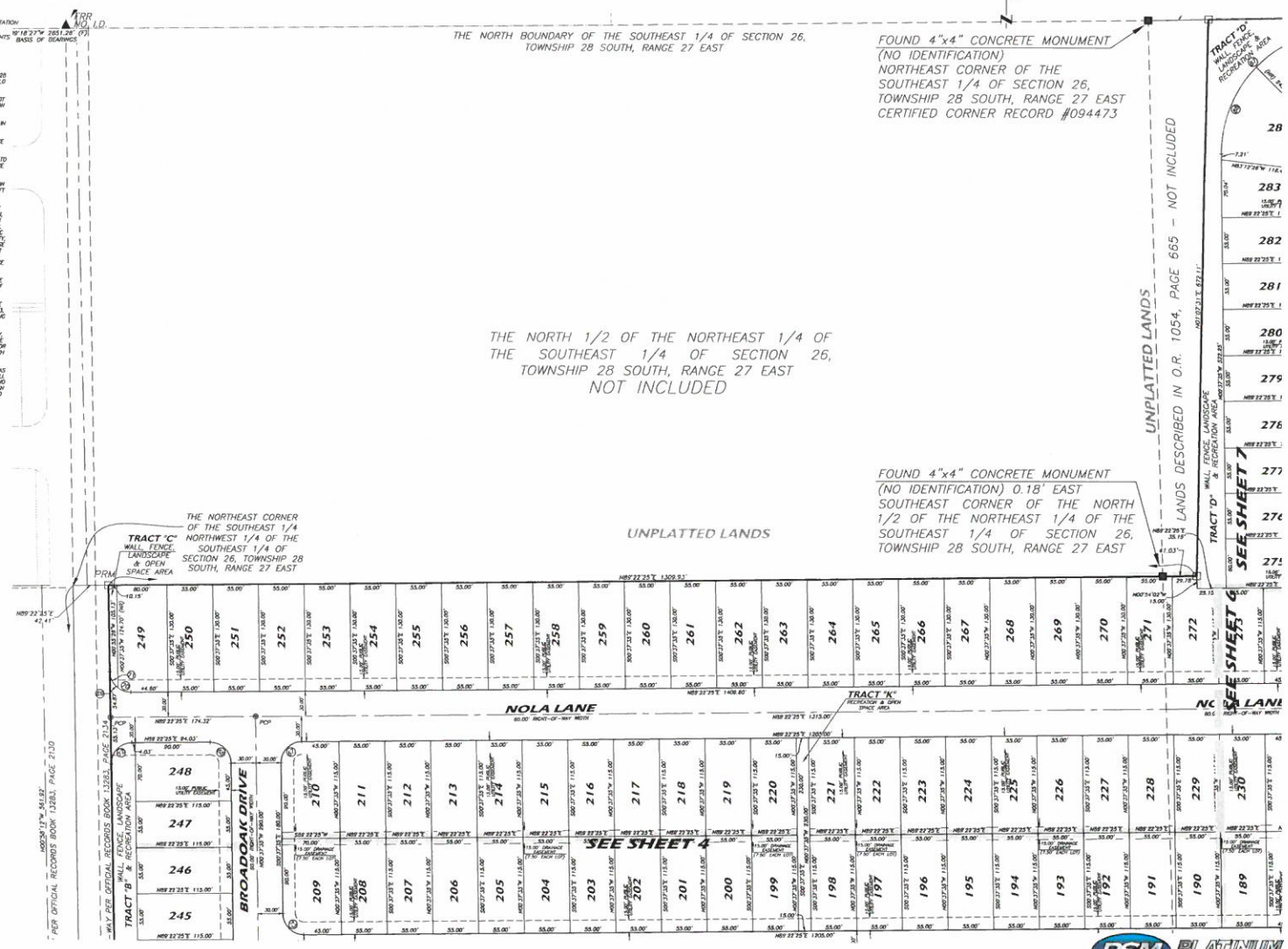

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
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69	069°42'10"	25.00'	39.14'	33.26'	S45°46'30"E
70	028°00'49"	25.00'	16.59'	16.28'	S71°37'11"E
71	051°41'21"	25.00'	22.55'	21.80'	S26°45'08"E
72	090°17'50"	25.00'	39.40'	35.45'	S44°13'30"W

NOTICE:

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KENNETH W. THOMPSON
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S:\ALL-TITLE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH PHASE ONE\06-06-2025\WOODLAND RANCH ESTATES PHASE ONE PLAT-06-06-2025.dwg 6/6/2025 7:18 AM Ken Thompson

INSTR # 2025196730
BK 13671 Pgs 443-444 PG(s)2
RECORDED 08/21/2025 03:56:24 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES $18.50
RECORDED BY jeanboyl

Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

JOINDER AND CONSENT TO THE PLAT
AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON
(WOODLAND RANCH ESTATES PHASE 1)

The undersigned hereby certifies that it is the holder of the Mortgage from Woodland Ranch Estates, LLC and Woodland Ranch Estates 3, LLC to **BankFlorida**, recorded September 11, 2023 in OR Book 12831, Page 2115, Public Records of Polk County, Florida and Intercreditor and Lender Recognition Agreement dated May 24, 2024, recorded May 29, 2024 in O.R. Book 13132, Page 1830, Public Records of Polk County, Florida upon the real property described in that certain plat entitled WOODLAND RANCH ESTATES PHASE 1 (the "Plat") and that the undersigned hereby joins in and consents to the Plat and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its mortgage, lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

Signed, sealed and delivered
in the presence of:

Heather Mathis
Witness #1

Heather Mathis
Printed Name

12482 US Hwy 301
Address of Witness #1
Dade City, FL 33525

Witness #2

Erin Doms
Printed Name

12482 US HWY 301
Address of Witness #2
Dade City, FL 33525

(Signature of **TWO** witnesses required by Florida law)

BankFlorida

BY

Zach Meagard
Printed Name

Title: SVP CLO

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 12th day of August, 2025, by Zach Maggard as SVP, CLO of BankFlorida, on behalf of the company. He/she ☑ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Notary Public State of Florida
Heather D Mathis
My Commission
HH 233000
Exp. 2/23/2026

Heather Mathis
Notary Signature

Heather Mathis
Printed Notary Name
Notary Public in and for the County and State aforesaid

My Commission Expires: 2/23/2026

STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 8-22-2025
This copy has been reviewed, and if required by law, redacted.
STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
By _____ D.C.

INSTR # 2025196731
BK 13671 Pgs 445-446 PG(s)2
RECORDED 08/21/2025 03:56:24 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES $18.50
RECORDED BY jeanboyl

Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

JOINDER AND CONSENT TO THE PLAT
AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON
(WOODLAND RANCH ESTATES PHASE 1)

The undersigned hereby certifies that it is the holder of the Consensual Lien for Deposit executed by Woodland Ranch Estates, LLC, to **Maronda Homes, LLC of Florida**, dated May 31, 2024, recorded June 4, 2024, in OR Book 13140, Page 1493, Public Records of Polk County, Florida upon the real property described in that certain plat entitled WOODLAND RANCH ESTATES PHASE 1 (the "Plat"), and that the undersigned hereby joins in and consents to the Plat and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its mortgage, lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

Signed, sealed and delivered
in the presence of:

MARONDA HOMES, LLC OF FLORIDA,
a Florida limited liability company

By: _____
Robert G. Intille, President

Witness #1
Printed Name

Address of Witness #1

Witness #2
Karen M. King
Printed Name

1180 W. Hibiscus Blvd
Address of Witness #2
Melbourne, FL 32901

(Signature of **TWO** witnesses required by Florida law)

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

82719064;1

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of August, 2025, by Robert G. Intille as President of Maronda Homes, LLC of Florida, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

NICHOLAS ESTES
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-17-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 502045

Notary Signature

Nicholas Estes
Printed Notary Name
Notary Public in and for the County and State aforesaid

My Commission Expires: 6-17-2028

STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 8-25-2025
This copy has been reviewed, and if required by law, redacted.
STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
By _____ D.C.

82719064;1

08/22/2025 FRI 10:00 FAX 1 006/012

INSTR # 2025196732
BK 13671 Pgs 447-448 PG(s)2
RECORDED 08/21/2025 03:56:24 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES $18.50
RECORDED BY jeanboyl

Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

JOINDER AND CONSENT TO THE PLAT AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON (WOODLAND RANCH ESTATES PHASE 1)

The undersigned hereby certifies that it is the holder of the Mortgage executed by Woodland Ranch Estates, LLC, to **Holiday Builders, Inc.**, dated May 21, 2024, recorded May 29, 2024, in OR Book 13132, Page 1825, Public Records of Polk County, Florida and Intercreditor and Lender Recognition Agreement dated May 24, 2024, recorded May 29, 2024 in O.R. Book 13132, Page 1830, Public Records of Polk County, Florida upon the real property described in that certain plat entitled WOODLAND RANCH ESTATES PHASE 1 (the "Plat") and that the undersigned hereby joins in and consents to the Plat and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its mortgage, lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

Signed, sealed and delivered
in the presence of:

Witness #1

Margaret Crumpler
Printed Name

2293 W Eau Gallie Blvd
Address of Witness #1
Melbourne FL 32935

Witness #2

JAMES Hill
Printed Name

2293 W Eau Gallie Blvd
Address of Witness #2
Melbourne FL 32935

(Signature of TWO witnesses required by Florida law)

Holiday Builders, Inc.,
a Florida corporation

BY:

Indira Sarju
Printed Name

Title: Asst Vice President

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA

COUNTY OF ~~POLK~~ BREVARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 12th day of August, 2025, by Indira Sarju as Asst Vice President of Holiday Builders, Inc., a Florida corporation, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Notary Signature

Lee Palmer

Printed Notary Name

Notary Public in and for the County and State aforesaid

LEE PALMER
MY COMMISSION # HH233910
EXPIRES: April 30, 2026

My Commission Expires: _____

STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 8-22-2025
This copy has been reviewed, and if required by law, redacted.
STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
By _____ D.C.

INSTR # 2025196733
BK 13671 Pgs 449-450 PG(s)2
RECORDED 08/21/2025 03:56:24 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES $18.50
RECORDED BY jeanboyl

Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

JOINDER AND CONSENT TO THE PLAT AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON (WOODLAND RANCH ESTATES PHASE 1)

The undersigned, **Woodland Ranch Estates 3, LLC**, hereby joins in and consents to the WOODLAND RANCH ESTATES PHASE 1 (the "Plat") and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

Signed, sealed and delivered
in our presence:

Florida

Print: Sean O'Connor

4500 Dundee Rd
Address

Winter Haven, FL 33884
Address

Tula Michele Haff

Print: 135 N. 6th St 2nd FL

Haines City, FL 33844
Address

Tula Michele Haff
Address

WOODLAND RANCH ESTATES 3, LLC,
a Florida limited liability company

By: Center State Development 2, LLC, a limited liability company, as Manager

By: HRB Land Investments, LLC, a Florida limited liability company, its Manager

By:
Harold R. Baxter, Manager

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 14 day of August 2025, by Harold R. Baxter as Manager of HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State Development 2, LLC, a Florida limited liability company, as Manager of WOODLAND RANCH ESTATES 3, LLC, a Florida limited liability company, on behalf of the company. He [XX] is personally known to me or [ ] has provided _____ as identification.

HALSEY REECE CARSON
Notary Public - State of Florida
Commission # HH 392526
My Comm. Expires Jul 22, 2027
Bonded through National Notary Assn.

(seal)

NOTARY PUBLIC
My Commission Expires: 7-22-27

STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 8-22-2025
This copy has been reviewed, and if required by law, redacted.
STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
By _____ D.C.

INSTR # 2025196734
BK 13671 Pgs 451-452 PG(s)2
RECORDED 08/21/2025 03:56:24 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES $18.50
RECORDED BY jeanboyl

Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

JOINDER AND CONSENT TO THE PLAT
AND THE DEDICATIONS AND RESERVATIONS SHOWN THEREON
(WOODLAND RANCH ESTATES PHASE 1)

The undersigned, **Tucker Paving, Inc.**, hereby certifies that it is the contractor listed in those Amended Notice of Commencement, recorded September 9, 2024 in OR Book 13258, Page 1179, Public Records of Polk County, Florida and Notice of Commencement, recorded November 1, 2024 in OR Book 13317, Page 509, Public Records of Polk County, Florida upon the real property described in that certain plat entitled WOODLAND RANCH ESTATES PHASE 1 (the "Plat") and that the undersigned hereby joins in and consents to the Plat and the dedications of the lands and reservations described in and/or by the Plat, and agrees that its lien or other encumbrance, as it has been, and as it may be, modified, amended, and assigned from time to time, shall be subordinated to the conveyances, dedications, and reservations provided for in and/or by the Plat. This joinder is being executed in accordance with and as required by Section 177.081(2), Florida Statutes, and is intended to serve as a "separate instrument" pursuant to such section.

Signed, sealed and delivered
in the presence of:

Witness #1

Shaina Quiñones-Cortes
Printed Name

5658 Lucerne Park Rd
Address of Witness #1
Winter Haven, Fl 33881

Witness #2

Carolina Santiago
Printed Name

5658 Lucerne Park Rd
Address of Witness #2

(Signature of TWO witnesses required by Florida law)

Tucker Paving, Inc.,
a Florida corporation

BY:

Patrick Barkl
Printed Name

Title: EVP

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

PROJECT:
PLAT NAME: WOODLAND RANCH ESTATES PHASE 1

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14 day of August, 2025, by Patrick Brunsted as EVP of Tucker Paving, Inc., a Florida corporation, on behalf of the corporation. He/she ☑ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Notary Public State of Florida
Jennifer Vazquez
My Commission HH 678302
Expires 5/11/2029

Notary Signature

Jennifer Vazquez
Printed Notary Name
Notary Public in and for the County and State aforesaid

My Commission Expires: 5/11/29

STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on 8.22.2025
This copy has been reviewed, and if required by law redacted.
STACY M. BUTTERFIELD, CLERK CIRCUIT COURT
By _____ D.C.

AFFIDAVIT OF INTEREST PARTIES

STATE OF FLORIDA:
COUNTY OF POLK:

Before me, the undersigned authority, personally appeared TULA MICHELE HAFF, Attorney at Law, being duly sworn, deposes and states:

1. I am the attorney for Woodland Ranch Estates, LLC and Woodland Ranch Estates 3, LLC and have personal knowledge of the facts herein.

2. I have reviewed a copy of the Intercreditor and Lender Recognition Agreement dated May 24, 2024, recorded May 29, 2024 in O.R. Book 13132, Page 1830, Public Records of Polk County, Florida and the unrecorded Lot Purchase Agreement dated June 27, 2023 referenced therein and have personal knowledge that the parties in those documents are limited to the following: Woodland Ranch Estates, LLC, Woodland Ranch Estates 3, LLC, Holiday Builders, Inc., and BankFlorida. No additional or other parties have a beneficial interest in said unrecorded Lot Purchase Agreement.

FURTHER AFFIANT SAYETH NAUGHT.

Tula Michele Haff

TULA MICHELE HAFF, Attorney at Law

NOTARY

STATE OF FLORIDA)
) ss:
COUNTY OF POLK)

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence, this 14 day of August, 2025, by TULA MICHELE HAFF, who is personally known to me.

Notary: Halsey Carson
Print Name: Halsey Carson
Notary Public, State of Florida
My commission expires: 7-22-27

[NOTARIAL SEAL]

HALSEY REECE CARSON
Notary Public - State of Florida
Commission # HH 392526
My Comm. Expires Jul 22, 2027
Bonded through National Notary Assn.