

EXHIBIT C



TOWN OF DUNDEE, FLORIDA CONCURRENCY CERTIFICATION POTABLE WATER CAPACITY

APPLICANT: Woodland Ranch Estates, LLC
Woodland Ranch Estates 3, LLC

DEVELOPMENT: WOODLAND RANCH ESTATES ("Development")

PARCEL NUMBER(S): 272825-000000-044010, 272825-000000-043010, 272826-000000-021020, 272826-000000-022010, and 272826-000000-023020.

LEGAL DESCRIPTION: See attached legal description and maps.

REQUEST: Section 6.01.07.03 of the Land Development Code of the Town of Dundee – *Adequacy Determination Potable Water*

I. General Narrative.

The Town of Dundee (the "Town") is a Florida municipal corporation vested with home rule authority pursuant to the *Municipal Home Rule Powers Act* (Ch. 166, Fla. Stat.) and Article VIII, §2 of the Florida Constitution.

Section(s) 163.3161 through 163.3215, Florida Statutes (2024), the *Local Government Comprehensive Planning and Land Development Regulation Act*, empowers and mandates that the Town plan for future development and growth.

Pursuant to Section 6.01.07.04 of the *Land Development Code of Dundee* (hereafter the "LDC"), the Town is the sole provider of water utility service(s) within its Chapter 180, Florida Statutes, Utility Service Area (the "USA") and all new development is required to connect to the Town's Water System

Pursuant to applicable Florida law, the Development is a *master planned community* which is located within the corporate limits of the Town and the USA; and, pursuant to Section 7.02.08 of the LDC, the Development is a residential development project to be built in phases.

On March 14, 2023, at a duly noticed public meeting, the Town Commission of the Town of Dundee (the "Town Commission") passed and adopted *Town of Dundee*



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

Resolution No. 22-51 approving the Certified Subdivision Plan for the Woodland Ranch Estates Phases I and II Subdivision with Conditions (hereafter the "Phase 1 CSP").

On September 10, 2023, at a duly noticed public meeting, the Town Commission passed and adopted *Town of Dundee Resolution No. 23-26* approving the Certified Subdivision Plan for the Woodland Ranch Estates Phases III Subdivision with Conditions (hereafter the "Phase 2 CSP").

Pursuant to *Sec. 54-9 of the Code of Ordinances of the Town of Dundee, Florida* (hereafter the "Code") and *Sections 6.01.04, 6.01.07.03, and 6.01.10(C) of the LDC*, as a *condition of approval* of the Phase 1 CSP and Phase 2 CSP (hereafter collectively referred to as the "CSP"), the Town and Applicant negotiated and entered a *Concurrency Developer's Agreement* in order to identify and address, at a minimum, the following: (i) at that time, the Town did not have the necessary utility infrastructure, utility facilities, and/or allocable potable water capacity to serve the Development; (ii) the CSP, for the purpose of providing a basis upon which a final subdivision plat for the Development may be considered for approval, would not be considered complete until the Town has the ability to provide allocable potable water capacity for the Development; and (iii) by entering into the *Concurrency Developer's Agreement*, the Applicant acknowledged and agreed to assume all risk(s) associated therewith.

The Applicant did in fact negotiate and enter into a *Concurrency Developer's Agreement* and *Water Supply Allocation Agreement* for the Development (hereafter collectively the "Agreements") with the Town. Pursuant to the terms and conditions of the Agreements, any credit or increase to the Town of Dundee Public Supply Water Use Permit, Permit No. 20005893.014 (hereafter the "Town WUP"), by virtue of any transferred agricultural well(s) shall be allocated to the Development.

Pursuant to applicable law which includes, but shall not be limited to, *Section 6.01.04 of the LDC*, where concurrency deficiencies are identified, agreement(s) entered into in order to provide the needed service(s) shall be a condition of development approval of and/or for any development plan(s).

On **June 26, 2025**, pursuant to the Code, the LDC, and applicable provision(s) of the Agreements, the Applicant submitted a request to the Town for an *adequacy determination* related to potable water concurrency for the Development.



TOWN OF DUNDEE, FLORIDA CONCURRENCY CERTIFICATION POTABLE WATER CAPACITY

Based on the aforementioned, this *adequacy determination* shall **not** modify the terms and conditions of the Agreements; and, in the event of any conflict(s) between the findings set forth in this *adequacy determination* and the terms and conditions set forth in the Agreements, this Agreements shall be the governing document(s) and take precedence.

II. Moratorium.

On September 10, 2024, at a duly noticed public meeting, the Town Commission passed and adopted *Town of Dundee Ordinance No. 24-09* (the "Ordinance") establishing a moratorium on the acceptance and processing of applications for residential annexations, rezonings, building permits, planned developments, master planned communities, development order(s), and development permits, amongst others.

The purpose of the Ordinance was to place a temporary moratorium on the acceptance and processing of applications for residential *development orders* and *development permits* for real property consisting of more than one (1) acre located within the corporate limits of the Town of Dundee, Florida, in order for the Town to address, amongst other things, potable water capacity and applicable level(s) of service in the Town's water utility system.

A copy of the Ordinance is attached hereto as **Exhibit "A"** and incorporated herein by reference.

Pursuant to *Section 5* and *Section 6* of the Ordinance (see **Exhibit "A"**), the Ordinance provided for certain exception(s) to the moratorium imposed which include, but are not limited to, the following: (i) any credit/increase received to the Town's Public Supply Water Use Permit (hereafter the "Town WUP") arising out of the transfer of agricultural wells pursuant to and/or in accordance with the Agreements; and (ii) any individual exceptions authorized by the Town Commission for those developers with *extraordinary hardship(s)* or *vested development rights*.

On **December 2, 2024**, the Applicant submitted the *Town of Dundee Development Services – Hardship Application* (hereafter the "Application"); and, on **December 10, 2024**, at a duly noticed public meeting, the Town Commission *conditionally approved* the Application and entered **HARDSHIP ORDER NO. 01-24** (hereafter the "Order") which provided the Applicant with an exception to the moratorium.



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

A copy of the Order is attached hereto as **Exhibit “B”** and incorporated herein by reference.

This *adequacy determination* shall modify the terms and conditions of the Order (see **Exhibit “B”**); and, in the event of any conflict(s) between the findings set forth in this *adequacy determination* and the terms and conditions set forth in the Order, this *adequacy determination* shall be the governing document and take precedence.

III. Public Supply Water Use Permit, Permit No. 20005893.014.

On May 20, 2025, the Southwest Florida Water Management District (SWFWMD) held a Governing Board Meeting (hereafter the “SWFWMD Meeting”); and, at that time, SWFWMD *conditionally approved* Consent Agenda Item No. 2.5 which consisted of the Town’s application for the renewal of the Town WUP (hereafter the “WUP Renewal”).

The conditions of approval for the WUP Renewal are memorialized and made a part of the WUP Renewal which was issued on May 20, 2025. The WUP Renewal authorizes an annual average quantity increase from 917,500 gallons per day (GPD) to 1,702,700 GPD.

A copy of the WUP Renewal is attached hereto as **Exhibit “C”** and incorporated herein by reference.

Pursuant to the terms and conditions set forth in the WUP Renewal, the approved increase in withdrawals from the Upper Floridian Aquifer (UFA) above the 2025 demand is supported by *impact offsets* associated with the pending retirement of eighteen (18) existing water use permits related to the land use transition(s) of and/or for the agricultural wells which are the subject of the Agreements.

As a direct result of the WUP Renewal, on **June 24, 2025**, at a duly notice public meeting, the Town Commission approved *Town of Dundee Resolution No. 25-21* (hereafter the “Resolution”) supporting certain amendments to the *Town of Dundee 2030 Comprehensive Plan*, the Code, and the LDC in order to amend the Town’s level of service requirements for an *Equivalent Residential Connection* (ERC) from 360 GPD to 250 GPD for a standard single-family dwelling unit.



**TOWN OF DUNDEE, FLORIDA
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POTABLE WATER CAPACITY**

A copy of the Resolution is attached hereto as **Exhibit "D"** and incorporated herein by reference.

IV. Adequacy Determination and Certification.

Unless specifically provided for in this *Certification of Sufficient Potable Water Capacity* (hereafter the "Certification"), this Certification shall not constitute a waiver or variance from applicable law which includes, but shall not to be limited to, the *Code of Ordinances of the Town of Dundee, Florida*; the *Land Development Code of Dundee*; and/or applicable provision(s) and conditions set forth in any agreement(s), *development order(s)* and/or *development permit(s)*¹ entered into or issued for the Development.

Pursuant to *Sec. 54-2 of the Code*, land development within the corporate limits of the Town of Dundee, Florida, and/or Town of Dundee *utility service area* shall be permitted only where adequate water facilities exist.

Pursuant to *Section 6.01.01 of the LDC*, no development shall be approved unless public facilities are or will be available to serve a proposed development, such that the adopted *levels of service* (LOS) are maintained, concurrent with the impacts of the proposed development; and, in accordance with *Section 54-9 of the Code* and *Article 6 of the LDC*, the Agreements shall be a condition of development approval of and/or for any development plan(s) arising out of and/or related to the Development.

For purposes of the Development and pursuant to applicable law which includes, but shall not to be limited to, the Code, the LDC, and/or applicable provision(s) and conditions set forth in the Agreements, the Town has determined and certifies, as follows:

1. The terms, condition(s), and covenants set forth in the Agreements for the Phase 1 CSP and Phase 2 CSP shall remain in full-force and effect.
2. This Certification shall allocate potable water capacity for purposes of determining whether adequate potable water capacity is available and allocable to and/or for the Development.

¹ For purposes of this Order, the terms *development order* and *development permit* shall have the meaning(s) provided in §163.3164, *Florida Statutes* (2024).



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

3. This Certification shall not create any vested right(s) and/or development entitlement(s); and therefore, this Certification shall not be interpreted to create any vested right and/or entitlement to develop the Property in accordance with any development plan(s) and/or documents submitted to the Town for the Development.
4. Beginning on its effective date, this Certification shall constitute an adequacy determination and notice of concurrency certification under the Code and LDC of available potable water service capacity to serve the Development within the Town's municipal water system for a period not to exceed five (5) calendar years (the "Term"), subject to the terms, conditions, and provisions herein. This Certification is specific to the Development, limited to capacity only, and is non-transferrable. Upon approval by resolution of the Town Commission or otherwise of the final subdivision plat for the Development or final subdivision plat for a phase of the Development, the Term provided for herein shall terminate; and, pursuant to *Section 6.01.05(A) of the LDC*; the Development shall receive an allocation of potable water service capacity for the applicable term beginning on the effective date of the subject resolution and/or subdivision plat approval.
5. The Town shall not vest potable water capacity in and/or for the Development unless and until the Applicant has paid the applicable *connection fee(s)* as provided and specifically set forth in *Chapter 54 of the Code*.
6. The effective date of this Certification shall be the date on which this Certification is duly executed by the Town and Applicant.
7. This Certification shall not be executed in counterparts.
8. Pursuant to the Agreements and WUP Renewal, it has been found and determined that, for purposes of the Development, an *equivalent residential connection* shall equate to 250 GPD for each new residential connection; and pursuant to the WUP Renewal and Resolution, the Development shall be allocated potable water capacity for 344 *equivalent residential connections* in and/or for the Development for the term set forth in Paragraph 4 (see above).



**TOWN OF DUNDEE, FLORIDA
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9. This Certification is related only to the allocation of potable water service capacity and shall not grant authority to alter the Property.
10. This Certification shall not waive any permitting requirements, including building permits, that may be required by Federal, State, or County agencies which may have jurisdiction.

By executing this Certification, the Town and Applicant acknowledge, agree, and affirm that the Town has fully-satisfied and/or performed the obligations and requirements set forth in the Agreements; and the Applicant and its successors and assigns agree to indemnify and hold the Town, its elected and appointed officials, employees and agents harmless of and from any and all costs, expenses, damages, liability and claims (including reasonable attorneys' fees and costs) related to and/or arising out of this Certification, the Agreements, and the Applicant's transfer of the agricultural wells to the Town.

[Remainder of page intentionally left blank]



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

Executed by the parties on the date shown adjacent thereto:

TOWN OF DUNDEE, FLORIDA:



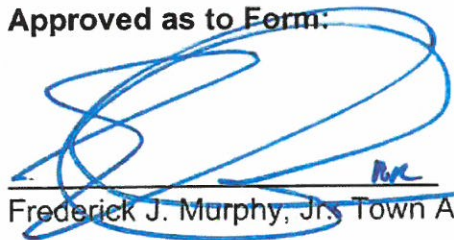
[6/27/25]
Joeseeph Carbone, Interim Town Manager

Attest:



Erica Anderson, Town Clerk

Approved as to Form:



Frederick J. Murphy, Jr., Town Attorney



**TOWN OF DUNDEE, FLORIDA
CONCURRENCY CERTIFICATION
POTABLE WATER CAPACITY**

The Applicant:

**WOODLAND RANCH ESTATES, LLC,
an active Florida limited liability company**

**WOODLAND RANCH ESTATES 3, LLC
an active Florida limited liability company**

By: [Signature] [6/27/25]
Robert J. Adams, Managing Member
RJA Land and Development, LLC

[Signature]
Witness

Billie BRENEISER
[6/27/25]

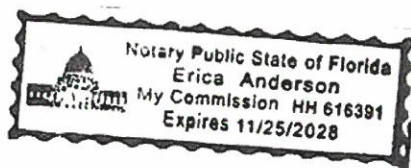
[Signature]
Witness

Douglas B. Thomas
[6/27/25]

**STATE OF FLORIDA
COUNTY OF Polk**

The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or ☐ online notarization, this 27th day of June, 2025, by Robert J. Adams
on its behalf, who is personally known to me or who has produced
FLASSA-170-40-219-0 as identification.

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[Signature]
Notary Public, State of Florida
Printed Name: Erica Anderson
My commission expires: 11/25/2028

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 SOUTHWEST 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, ALONG 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 SAID SECTION 26, ALONG A DISTANCE OF 1294.83 FEET TO THE EAST RIGHT-OF-WAY LINE (AS PER OCCUPATION) OF SAID HL SMITH ROAD; THENCE DEPARTING THE NORTH LINE OF THE SOUTH 1/2 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 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 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:

Jeffrey D Hofius

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

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

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

REVISION: 10 MAY 2022
REVISED SHEET NUMBERING

REVISION: 28 APR 2022

ADDED METES AND BOUNDS LEGAL FOR PARCEL 1

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

SKETCH OF DESCRIPTION FOR CENTER STATE DEVELOPMENT, LLC	
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 1 OF 8

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809

PHONE: (407) 351-6730
FAX: (407) 351-9591
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

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, 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 SAID SECTION 26 AND TO THE NORTH LINE OF THE N 1/2 OF THE SE 1/4 OF SAID SECTION 26, 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 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
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WEB: www.leadingedge.com

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.

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

 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 6846	SKETCH OF DESCRIPTION FOR CENTER STATE DEVELOPMENT, LLC	DATE OF DRAWING: 7 MAR 2022	
	(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE) THIS IS NOT A SURVEY.	MANAGER: JDH	
		PROJECT NUMBER: 975-21010	
		FIELD BOOK NUMBER:	
		LAST FIELD WORK:	
		CREW CHIEF(S):	
		COMPUTER FILE: 975010CDD.DWG	
		(NO SCALE)	SHEET 3 OF 8

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



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.leadingedgefls.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH OF DESCRIPTION FOR CENTER STATE DEVELOPMENT, LLC	DATE OF DRAWING: 7 MAR 2022
	(SEE SHEET 1 OF 8 FOR DIGITAL SIGNATURE) THIS IS NOT A SURVEY.	MANAGER: JDH PROJECT NUMBER: 975-21010 FIELD BOOK NUMBER: LAST FIELD WORK: CREW CHIEF(S): COMPUTER FILE: 975010CDD.DWG SCALE: 1" = 600' SHEET 4 OF 8

Woodland Ranch Estates Phases I&II
Certified Subdivision Plan (CSP)

LOCATION MAP



Lorraine Peterson, Development Director

LOCATION MAP



