

# EXHIBIT B

## INTERLOCAL AGREEMENT FOR POTABLE WATER AND WASTEWATER UTILITY SERVICES

THIS INTERLOCAL AGREEMENT FOR POTABLE WATER AND WASTEWATER UTILITY SERVICES (the "Agreement") is made and entered into this 12<sup>th</sup> day of August, 2024, by and between the municipalities of the Town of Dundee (hereinafter the "Town"), and the City of Winter Haven (hereinafter the "City"), Florida municipal corporations organized and existing under the laws of the State of Florida (hereinafter collectively the "Municipalities").

### FACTUAL RECTIALS

**WHEREAS**, Municipalities are Florida municipal corporations vested with home rule authority pursuant to the Municipal Home Rule Powers Act, Chapter 166 of the Florida Statutes, and Article VIII, §2 of the Florida Constitution; and

**WHEREAS**, Municipalities are vested with governmental, corporate and proprietary powers to enable it to conduct and perform municipal functions and render municipal services, including the general exercise of any power for municipal purposes; and

**WHEREAS**, Baxter Groves (the "Owner"), a Florida general partnership, is the fee simple owner of the land(s) identified by the Polk County Property Appraiser as Parcel Identification Number 272820-000000-044020 (the "Property"); and

**WHEREAS**, Owner was conveyed fee simple ownership of the Property by virtue of that certain Warranty Deed (the "Deed") dated February 19, 1992, and recorded in Official Records Book 3068, Page(s) 0278, public records of Polk County, Florida; and

**WHEREAS**, copies of the Deed and Polk County Property Appraiser Parcel Details for the Property are attached hereto as **Exhibit "A"** and made a part hereof by reference; and

**WHEREAS**, on August 10, 2004, at a duly noticed public meeting, the Town Commission of the Town of Dundee passed and adopted Ordinance No. 04-101 (the "Ordinance") extending the corporate limits of the Town to include the Property within the

Town's municipal boundaries; and

**WHEREAS**, a copy of the Ordinance is attached hereto as **Exhibit "B"** and made a part hereof by reference; and

**WHEREAS**, City currently provides potable water, wastewater, and reclaimed utility services to the *Cypress Creek Village Mobile Home Park Phases I – IV*; and

**WHEREAS**, Owner proposes to develop the Property (see **Exhibit "A"**) in order to design and construct the *Cypress Creek Village Phase V* (the "Development"); and

**WHEREAS**, copies of the proposed conceptual site plan and aerial depictions of the Development are attached hereto as **Exhibit "C"** and made a part hereof by reference; and

**WHEREAS**, Town and City acknowledge and agree that, on the effective date of this Agreement, the City has available capacity and the utility facilities readily available and necessary to provide potable water, wastewater, and reclaimed utility service(s) to the Development; and

**WHEREAS**, Town and City mutually agree and acknowledge that the City has no general duty to supply potable water and/or wastewater utility service(s) to area(s) outside its corporate limits; and

**WHEREAS**, Section 163.01, Florida Statutes, the *Florida Interlocal Cooperation Act*, authorizes the Town and City, which also possess home rule and other general law authority, to enter into agreements with each other to ensure the most efficient use of their respective powers and to exercise, jointly, any power, privilege, or authority which agencies share in common and which each might exercise separately; and

**WHEREAS**, Town and City acknowledge that an interlocal agreement entered into pursuant to the *Florida Interlocal Cooperation Act* ("FICA"), codified in Part I of F.S. Ch. 163, is considered a contract binding the parties thereto; and

**WHEREAS**, Town and City covenant and agree that they have the power and authority to enter into this Agreement and bind their respective governmental entities to the provisions of this Agreement; and

**WHEREAS**, Municipalities acknowledge that planned, orderly growth is essential to the economic and social well-being of the people of the Municipalities which are located in Polk County, Florida; and

**WHEREAS**, Municipalities acknowledge that orderly and economic growth depends in large part upon the ability of local governments to cooperate and provide an environment for development which includes, but is not limited to, the timely availability of public facilities and public services; and

**WHEREAS**, Municipalities acknowledge that public resources managed by local governments should be used in an efficient manner to foster growth and development in order to maximize the benefits of such growth and development to the residents and citizens; and

**WHEREAS**, Municipalities share and will share common municipal boundaries, and provide public utilities in the unincorporated areas surrounding the Municipalities, and recognize that interlocal cooperation in the provision of such services will prevent duplicate systems, eliminate confusion, foster planned and orderly expansion of public utilities, encourage controlled growth and development, prevent future conflict of utility and annexation boundaries, and maximize the beneficial use of public facilities, services and resources for the citizens and residents of the Municipalities; and

**WHEREAS**, Town and City acknowledge the validity and enforceability of the respective utility service area boundaries each has adopted, if any; and

**WHEREAS**, Town and City acknowledge and agree that, pursuant to the terms and conditions of this Agreement, City will provide extra-jurisdictional potable water, wastewater,

and reclaimed utility service(s) to the Development; and

**WHEREAS**, Town and City acknowledge and agree that, pursuant to the terms and conditions of this Agreement, the City will charge, bill, and collect from Town residents residing and/or located within the Development any applicable extra-jurisdictional utility service(s) rates which are established by the City in accordance with applicable Florida law; and

**WHEREAS**, Town and City acknowledge and agree that, for the sole purpose of providing utility service(s) to the Development, City will own, operate, and maintain the potable water, wastewater, and reclaimed utility lines located within the corporate limits of the Town; and

**WHEREAS**, Town and City agree to enter into this Agreement as a matter of intergovernmental cooperation and coordination; and

**WHEREAS**, Town and City acknowledge and agree that, by entering into this Agreement, it is the intent of the Municipalities to conserve and protect water resources in the interest of public health, safety and welfare, and to avoid circumstances giving rise to the aforesaid duplications and resulting in uneconomical and wasteful operations.

**NOW THEREFORE**, it is agreed and affirmed as follows: in consideration of the recitals, covenants, agreements and promises herein contained, the parties covenant and agree that the purpose of this Agreement is to extend and provide for the manner in which municipal potable water and wastewater utility service(s) for the proposed *Cypress Creek Village Phase V* will be provided.

1. **Incorporation of Recitals**. The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the entry into this Agreement, and the Town and City hereby adopt the above-referenced factual recitals as the legislative findings supporting the



entry into this Agreement between the Town and City.

2. **Definitions**. Term(s) used in this Agreement shall possess the meanings, interpretations and/or definitions assigned herein, provided however, that where one (1) of the following listed terms is used in this Agreement, such term(s) shall possess the corresponding meaning, as follows:

*"Day(s)"* means calendar day unless specifically stated otherwise.

*"Calendar Day(s)"* means all days in a 365-day calendar year.

*"Business Day(s)"* means each calendar day which is not a Saturday, Sunday or a recognized holiday by both the City of Winter Haven and Town of Dundee, Florida.

*"Development"* means the design, construction, and improvements performed for the proposed *Cypress Creek Village Phase V* development project which is the subject of this Agreement and located on, over, under and across the Property.

*"Effective Date"* means, for purposes of calculating time periods and the commencement of the term of this Agreement, the last date on which this Agreement is approved at a duly noticed public meeting and executed by the Town and City.

*"Term"* means the duration of this Agreement which shall commence on the Effective Date and expire and/or terminate in accordance with the provisions set forth in Section 9 of this Agreement.

3. **Interlocal Agreement and Purpose**

Town and City agree to enter into this Agreement pursuant to such special and general constitutional and statutory legal authority which includes, but is not limited to Chapters 163, 166 and 180, Florida Statutes (2023), in order to address among other things the City's provision of extra-jurisdictional water, wastewater and reclaimed water utility services for the proposed Development (as defined in §2 of this Agreement).

The purpose of this Agreement is to ensure that water, wastewater, and reclaimed utility facilities and service(s) needed to reasonably support the proposed Development which is located within the corporate limits of the Town are available, and this Agreement is also intended to establish and expressly memorialize the respective rights and general obligations

of the Town and City with respect to the ownership of the utility facilities and payment for said utility services.

4. **Operation and Maintenance of Facilities.**

Unless otherwise agreed to by the Municipalities, the utility facilities for potable water, wastewater, and reclaimed utility service(s) in and/or for the proposed Development (as defined in §2 of this Agreement) shall be owned and maintained by the City in accordance with the regulation(s) and requirement(s) prescribed by the City of Winter Haven Unified Land Development Code and/or City of Winter Haven Code of Ordinances; and any and all utility easements dedicated to the Town by the fee simple owner of the Property comprising the proposed Development within the corporate limits of the Town shall also run in favor of the City.

5. **Connection Fees and Establishing Customer Utility Accounts.**

At the time of building permit issuance for structures within the proposed Development (as defined in §2 of this Agreement), the Owner shall deliver payment to the City for all applicable connection fees for the Development and/or other applicable charges, rates, and fees set forth and/or established by the City for connecting to the City's utility system(s) and the provision of extra-jurisdictional utility service(s) at the time of service activation in accordance with City Code of Ordinances, policies and rules and regulations. Provided further that at the time that water, wastewater and reclaimed utility service is established for any structure within the Development then the customer/user within the Development shall establish an account(s) directly with the City for water, wastewater and reclaimed water utility services in accordance with applicable City Code of Ordinances, rules and regulations and as may be more specifically set forth in Paragraph 7(d) of this Agreement.

6. **Coordination of Planning Activities.**

The Municipalities recognize that to achieve the mutual goal of planning for and providing future development of their respective utility systems in an efficient, economic, and orderly manner, it will be necessary for each to maintain written communications with the other as necessary, concerning plans and actual development of water, wastewater, and reclaimed utility facilities which lie adjacent to the service area of the adjoining Municipality which may or could affect the adopted Comprehensive Plans for future development of the systems of the other party. The Municipalities shall provide written communication to the other when the review and approval of new land development occurs along the Municipalities' shared municipal and/or utility service area borders or where the new development may impact the other. Such written communication will promote planned and actual implementation of improved public utilities and facilities along the Municipalities' shared municipal and utility service area borders.

7. **Potable Water and Sanitary Sewer Areas.**

a. City water, wastewater and reclaimed utility services extended into the corporate limits of the Town and within the Town's utility service area shall be designed in such a way, where appropriate, to facilitate the connection and/or interconnection (i.e. force main locations, size, etc.) with the existing City's utility facilities currently servicing previous phases of the Development located within the municipal limits of the City. The Owner and/or applicable developer(s) shall be responsible for any and all costs in providing lines and other related utility infrastructure to service the Development in accordance with applicable laws, City ordinances, rules and regulations for the municipality providing utility services. The City may elect to, amongst other things, upsize the lines and alter force main locations which may also include, but shall not be limited to, requiring development exactions and/or developers to pay all costs and expenses of the design, permitting and construction of utility infrastructure in accordance with applicable laws, ordinances, rules and regulations.

b. Municipalities agree not to provide water, sewer, and/or re-use water utility services in the established utility service area(s) of the other municipality other than as set forth herein.

c. The utility facilities constructed for such water, wastewater and reclaimed utility services for the Development may be purchased by the Town when, if ever, it either has utilities and/or utility facilities available; and, pursuant to a separate written agreement, the terms and conditions for the transfer of service(s) and sale of utility facilities shall be agreed to and entered into by the Municipalities. Regardless of whether a sale is ever agreed upon, all Connection/impact fees shall be retained by the City for providing the water, wastewater and reclaimed utility services to the Development contemplated in this Agreement and said fees shall not be deducted from or accounted for in the purchase price of the facilities constructed for such utility services if a purchase ever occurs.

d. The City shall establish fees for providing utility services to the Development which is located within the corporate limits of the Town for the water, wastewater and reclaimed utility services, which are the subject of this Agreement, consistent with applicable Florida law and City Code of Ordinances. Provided further the City shall bill all customers directly within the Development for all water, wastewater, and reclaimed utility services provided to such customers in accordance with the City's ordinances, rules and regulations applicable for customers outside the City's municipal limits and as those may be amended from time to time. Town agrees to cooperate with City to the extent the City determines it necessary and/or desirable relating to the establishment of accounts with customers within the Development with the City for the provision of City water, wastewater and reclaimed water utility services therein.

8. **Service Not Required.** Nothing herein shall be construed to require the Municipalities to serve any customer or customers deemed by the respective municipality to

be not feasible, economically or physically, to serve. Further, this Agreement shall not be construed to place either a contractual, statutory, or any other legal obligation, on any of the parties hereto, to provide utility services outside its municipal and utility service area boundaries.

9. **Term of Agreement.** This Agreement shall remain in effect until such time as the City and Town mutually agree, in writing, to terminate the Agreement. This Agreement shall not be unilaterally terminated.

10. **Disclaimer of Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third-party not a formal party hereto.

11. **Disclaimer of Security.** Notwithstanding any other provisions of this Agreement, the parties hereto expressly acknowledge that they have no pledge of or lien upon any real property, personal property, or any existing or future revenue source of the other as security for any amounts of money payable by the other under this Agreement.

12. **Notice.**

Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered when: (1) hand delivered to the official hereinafter designated; or (2) upon receipt of such notice when mailed by certified U.S. mail, postage prepaid, return receipt requested, addressed to a party at the address set forth opposite the party's name below or at such other address as the party shall have specified by written notice to the other party delivered in accordance herewith:

AS TO TOWN:

Tandra Davis  
Town Manager  
Town of Dundee  
202 E. Main Street  
Dundee, FL 33838



COPY TO: (which shall not constitute notice)  
Albert C. Galloway, Jr., Esquire  
Albert C. Galloway, Jr., P.A.  
Special Counsel for Town  
Town of Dundee  
116 East Stuart Avenue  
Lake Wales, FL 33859-3339

AS TO CITY: T. Michael Stavres  
City Manager  
City of Winter Haven  
451 Third Street, N.W.  
Winter Haven, FL 33881

COPY TO: (which shall not constitute notice)  
Frederick John Murphy, Jr., Esquire  
City Attorney  
City of Winter Haven  
Boswell & Dunlap, LLP  
245 S. Central Ave.  
Bartow, FL 33830-4620

13. **Severability.**

If any part of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can continue to be effected. To that end, this Agreement is declared severable.

14. **Applicable Law.**

This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

15. **Assignment.**

This Agreement shall be binding on the parties hereto and their representatives and successors. Neither party shall assign this Agreement or the rights and obligations to any other party without the prior written consent of the other party hereto.

16. **Indemnification.**

16.1 Neither party hereto waives sovereign immunity except that consistent with all applicable State law, including, but not limited to Chapter 768, Florida Statutes, the parties agree to hold each other harmless for the negligent acts of itself, its officers, agents, and employees, but only to the extent permitted by law regardless of whether such obligations are based in tort, contract, statute, strict liability, negligence, product liability or otherwise.

16.2 If service provided hereunder is discontinued to a customer due to failure of the customer to pay for services provided, the party responsible for discontinuing service shall hold the other party harmless as to any and all claims or suits regarding such action.

17. **Entire Agreement; Effect on Prior Agreements.** This instrument constitutes the entire Agreement between the parties and supersedes all previous discussions, understandings, and agreements between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment.

18. **Recordation.**

This Agreement shall constitute a covenant running with the Property which is the subject of the Development (as defined in §2 of this Agreement) and shall be recorded in the Public Records of Polk County, Florida.

19. **Counterparts.**

This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constitute one Agreement.

20. **Multiple Originals.** This Agreement has been prepared in duplicate in order that

each of the Municipalities will receive a fully executed original upon adoption and execution by the parties hereto.

21. **Duty to Cooperate and Act in Good Faith**. The parties acknowledge and agree that it is in their best interests and the best interests of the public that this Agreement be performed in strict accordance with the terms, covenants and conditions contained herein; and the parties shall, in all instances, cooperate and act in good faith in complying with all of the terms, covenants and conditions contained herein

*[The balance of this page intentionally left blank.]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the  
date first above written.

**CITY OF WINTER HAVEN**

By: Nathaniel J. Birdsong, Jr.  
Nathaniel J. Birdsong, Jr., Mayor

**TOWN OF DUNDEE**

By: Samuel Pennant  
Samuel Pennant, Mayor

ATTEST:

By: Vanessa Castillo  
Vanessa Castillo, MMC, City Clerk

ATTEST:

By: Trevor Douthat  
Trevor Douthat, Town Clerk

LEGAL IN FORM AND VALID IF  
ENACTED

By: Frederick J. Murphy, Jr.  
Frederick J. Murphy, Jr.  
City Attorney

LEGAL IN FORM AND VALID IF  
ENACTED

By: Albert C. Galloway, Jr.  
Albert C. Galloway, Jr.  
Special Counsel

# EXHIBIT A

## WARRANTY DEED

THIS WARRANTY DEED is made this 19<sup>th</sup> day of February, 1992, by DANA F. BAXTER (the "Grantor"), to BAXTER GROVES, a Florida general partnership, the address of which is P. O. Box 1879, Winter Haven, Florida 33882 (the "Grantee").

Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, grants and conveys to Grantee that real property located in Polk County, Florida, more particularly described as follows:

The SW-1/4 of SW-1/4 of Section 20, Township 28 South, Range 27 East, LESS AND EXCEPT the North 128 feet thereof; and subject to R/W of Peace River Valley Drainage Canal along the Westerly side thereof;

AND

Together with and including the maturing citrus fruit crop for 1991-92 season now situated thereon.

SUBJECT TO taxes for 1992 and subsequent years.

The property is not the homestead or residence of the Grantor, nor is it contiguous to the homestead or residence of Grantor.

Grantor does hereby fully warrant the title to such property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date first above written.

Witnesses:

✓ Dana F. Baxter  
Name DANA F. BAXTER

✓ A. Arthur Johnson  
Name A. Arthur Johnson

STATE OF FLORIDA  
COUNTY OF POLK

✓ Dana F. Baxter  
DANA F. BAXTER  
Address: 451 Pineland Ct.  
Winter Haven, Florida

Documentary Tax Pd. \$ 1710.00  
Intangible Tax Pd. \$ 0-  
E. D. "Bud" Dixon, Clerk, Polk Co.  
By: Billy S. Hurd Deputy Clerk

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of February, 1992, by DANA F. BAXTER, who is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

3068 0278  
POLK OFF. REC. PAGE

020669 1992 FEB 21 PM 3:16  
This instrument was prepared based on information and a legal description provided by the parties and no title information was requested or given.



**Parcel Details: 27-28-  
20-000000-044020**

[TAX EST](#) [PRT CALC](#) [PRC](#) [HTML PRC](#) [TRIM](#) [HTML TRIM](#) [TAX BILL](#)

**Owners** [Recently purchased this property? Click here](#)

BAXTER GROVES 100%

**Mailing Address**

Address Line 1 **120 SELVA VIS**  
Address Line 2  
Address Line 3 **WINTER HAVEN FL 33884-3651**

**Physical Street Address** [Looking for site address? Click here.](#)

Address Line 1 **0 US HIGHWAY 27**  
Address Line 2

**Postal City and Zip**

City/St/Zip **DUNDEE FL 33838**

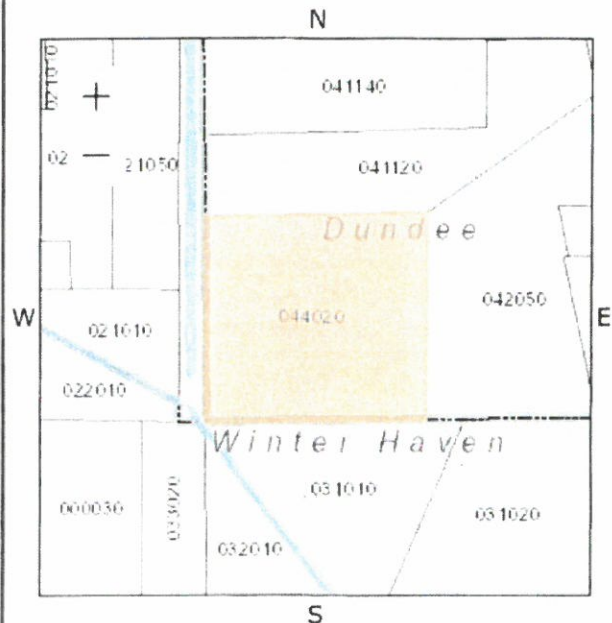
**Parcel Information**

Municipality / Taxing District **DUNDEE/SWFWMD (Code: 90460)**  
**140990.00**  
Neighborhood [Show Recent Sales in this Neighborhood](#)  
Subdivision **NOT IN SUBDIVISION**  
Property (DOR) Use Code **Unplatted tracts 30 to 59.99 acres (Code: 9925)**  
Acreage **35.09**  
[Community Redevelopment Area](#) **NOT IN CRA**

**Property Desc**

**DISCLAIMER:** This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

**Area Map**



**Mapping Worksheets (plats) for 272820**

[Mapping Worksheet](#) [Mapping Worksheet Printable PDF](#)  
HTML (opens in new tab)

**Linked Tangible Personal Property Accounts**

**Linked Accounts** [EXCL](#) [+/-](#) [\( \)](#)

**Note:** Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel. Only first two owner names shown.

**1 TPP Account(s)**

## Sales History

**Important Notice:** If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
<a href="#">3068/0278</a>	02/1992	W	V		\$285,000
<a href="#">1251/0950</a>	10/1969		E		\$100

## Exemptions

**Important Notice:** In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

**Note:** The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB—second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2024 tax year, the allowable total household adjusted gross income received during 2023 could not exceed \$36,614. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at <a href="mailto:paoffice@polk-county.net">paoffice@polk-county.net</a> with your name, property address, and confirmation of your request.							

## PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **DUNDEE/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

## Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Residential	N	A	0	0	35.09

\* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

**NOTICE:** All information **ABOVE** this notice is current (as of Tuesday, April 23, 2024 at 5:05:38 AM). All information **BELOW** this notice is from the 2023 Tax Roll, except where otherwise noted.

## Value Summary (2023)

Desc	Value
Land Value	\$338,452
Building Value	\$0



Misc. Items Value	\$0
Land Classified Value	\$5,542
Just Market Value	\$338,452
*Cap Differential and Portability	\$0
Agriculture Classification	\$332,910
Assessed Value	\$5,542
Exempt Value (County)	\$0
Taxable Value (County)	\$5,542

\*This property does not contain a cap or portability value.

### Values by District (2023)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.685200	\$5,542	\$37.05	\$0	\$0.00	\$5,542	\$37.05
POLK COUNTY SCHOOL BOARD - STATE	3.160000	\$5,542	\$17.51	\$0	\$0.00	\$5,542	\$17.51
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$5,542	\$12.46	\$0	\$0.00	\$5,542	\$12.46
TOWN OF DUNDEE	7.900000	\$5,542	\$43.78	\$0	\$0.00	\$5,542	\$43.78
SOUTHWEST FLA WATER MGMT DIST	0.204300	\$5,542	\$1.13	\$0	\$0.00	\$5,542	\$1.13
		<b>Assessed Taxes:</b>	<b>\$111.93</b>	<b>Tax Savings:</b>	<b>\$0.00</b>	<b>Total Taxes:</b>	<b>\$111.93</b>

### Non-Ad Valorem Assessments (2023)

LN	Code	Desc	Units	Rate	Assessment
1	ST460	DUNDEE STORMWATER UTILITY	1.00	34.50	\$34.50
<b>Total Assessments</b>					<b>\$34.50</b>

### Taxes

Desc	Last Year	2023 Final
Taxing District	DUNDEE/SWFWMD (Code: 90460)	DUNDEE/SWFWMD (Code: 90460)
Millage Rate	20.3370	20.1975
Ad Valorem Assessments	\$112.71	\$111.93
Non-Ad Valorem Assessments	\$34.50	\$34.50
<b>Total Taxes</b>	<b>\$147.21</b>	<b>\$146.43</b>

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use the [Property Tax Estimator](#) to estimate taxes for this account.

### Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per [Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

**2022**

Land Value	\$284,874.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$284,874.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

**2021**

Land Value	\$256,839.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$256,839.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

**2020**

Land Value	\$243,822.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$243,822.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

**2019**

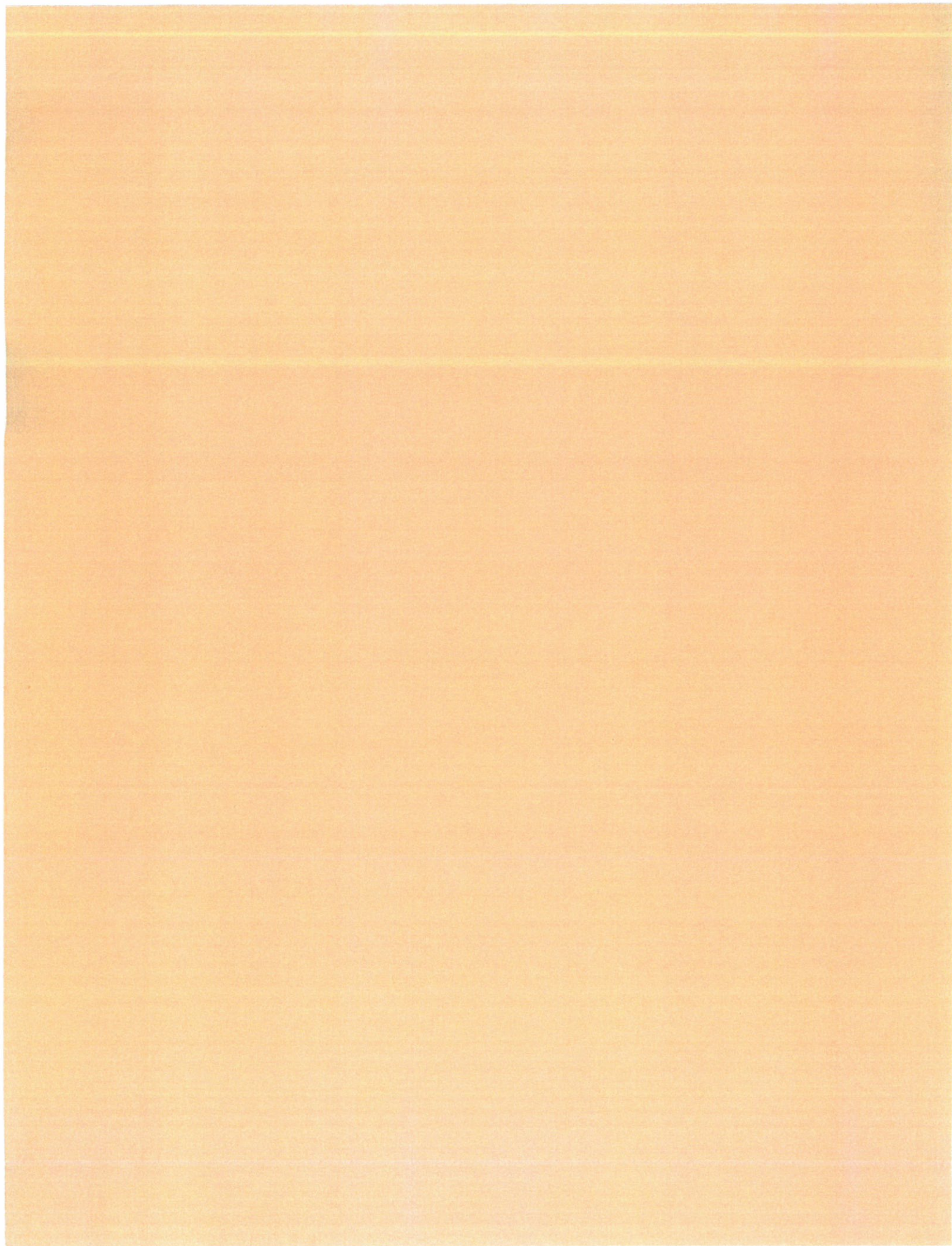
Land Value	\$243,822.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$243,822.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

**DISCLAIMER:**

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Tuesday, April 23, 2024 at 5:05:38 AM







# EXHIBIT B

INSTR # 2004182036  
BK 05912 PGS 0909-0912 PG(s) 4  
RECORDED 09/07/2004 04:26:41 PM  
RICHARD M WEISS, CLERK OF COURT  
POLK COUNTY  
RECORDING FEES 35.50  
RECORDED BY B Morris

SPACE FOR RECORDING

ORDINANCE NO.: 04-101

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF DUNDEE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE TOWN OF DUNDEE, FLORIDA, DESCRIBING SAID ADDITIONAL TERRITORY AS THE BAXTER GROVES PROPERTY, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE. (General Location: North Western portion of the Town, Property West of US 27 and North of Highway 542)

WHEREAS, a petition to integrate territory into the Town of Dundee, Florida, has been filed requesting the Town of Dundee to extend its corporate limits to include certain property herein described; and

WHEREAS, the Town of Dundee deems it expedient and practical to incorporate said territory as the same is in conformity with overall plans for extending the boundaries of the Town of Dundee; and

WHEREAS, the property herein described is contiguous and adjacent to the corporate limits of the Town of Dundee, and the property will become a part of the unified corporate area with respect to municipal services and benefits.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE TOWN OF DUNDEE, FLORIDA:

1. That the City Council of the Town of Dundee does hereby annex into the corporate limits of the Town of Dundee, Florida, the following described property:

See Composite Exhibit "A" attached hereto and made a part hereof consisting of two (2) pages, the first being a legal description, and the second being a locational map.

FREDERICK J. MURPHY, JR.  
BOSWELL & DUNLAP LLP  
P.O. DRAWER 30  
BARTOW, FL 33831-0030  
*Office Copy*

Ordinance 04-101  
Page Two

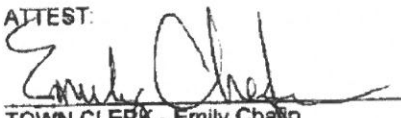
2. All ordinances in conflict herewith are hereby repealed.
3. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.
4. This ordinance shall take effect immediately after second reading.

INTRODUCED on first reading this 2nd day of August, 2004.  
PASSED on second reading this 10th day of August, 2004.

TOWN OF DUNDEE, FLORIDA

  
\_\_\_\_\_  
Mayor-Kevin Kito

ATTEST:

  
\_\_\_\_\_  
TOWN CLERK - Emily Chaffin

Approved as to form:

  
\_\_\_\_\_  
TOWN ATTORNEY - Frederick J. Murphy, Jr.

**EXHIBIT "A"**

Page 1 of 2

**Legal Description of subject parcel(s)  
being proposed for voluntary annexation**

27282000000044020

SW ¼ of SW ¼ Less N 128 FT THEREOF & LESS CANAL R/W

The SW ¼ of SW ¼ of Section 20, Township 28 South, Range 27 East, LESS AND EXCEPT the North 128 feet thereof; and subject to R/W of Peace River Valley Drainage Canal along the Westerly side thereof;

A portion of Section 20, Township 28 South, Range 27 East, Polk County, Florida, described as follows: The Southwest ¼ of the Southwest ¼ of said Section 20, LESS AND EXCEPT the North 128 feet thereof, and subject to right-of-way of Peace River Drainage District Canal along the Westerly side thereof, more particularly described as:

Commence at the Southwest corner of said Section 20, thence North 89°34'02" East, along the South boundary of said Section 20, a distance of 27.98 feet to a point on the East right-of-way of said canal, said point being the POINT OF BEGINNING; thence North 00°03'02" East, along said East right-of-way, a distance of 1192.89 feet, to a point on a line which is 128 feet South of the North line of the Southwest ¼ of the Southwest ¼, of said Section 20; thence North 89°22'34" East, along said line which is 128 feet South of said North line, a distance of 1287.63 feet to a point on the East line of the Southwest ¼, of the Southwest ¼ of said Section 20, thence South 00°29" West, along said East line, a distance of 1198.48 feet, to the Southwest corner of the Southwest ¼ of the Southwest ¼ of said Section 20, thence South 89°37'13" West, along the South line of said Section 20, a distance of 1278.52 feet to the POINT OF BEGINNING.

Containing 35.25 acres.

Ordinance No. 04-101

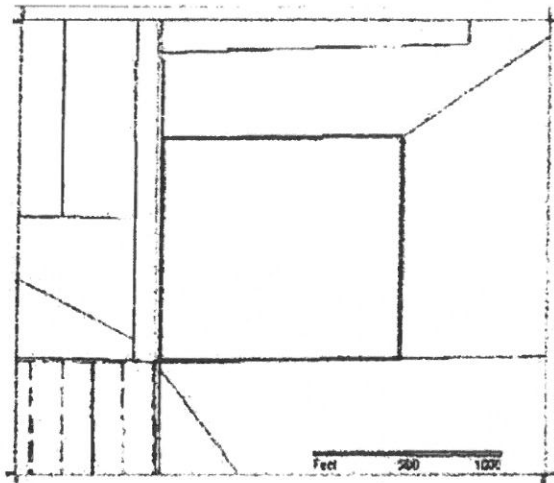
**EXHIBIT "A"**

Page 2 of 2

**Legal Description of subject parcel(s)  
being proposed for voluntary annexation**

272820000000044020

SW ¼ of SW ¼ Less N 128 FT THEREOF & LESS CANAL R/W





# Town of Dundee

201 Center Street PO Box 1000 Dundee, Florida 33838 (863) 419-3114 Fax (863) 419-3186 Suncom 515-8950

## Petition for Annexation Applicant

The following information is required for submission of an application to annex into the Town limits of Dundee, Florida. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aerial photograph and location map

Name of Property Owner: Baxter Groves

Mailing Address: 120 Selva Vis. Winter Haven 33884 Phone: (863) 294-7411

Name of Representative, if applicable: Beard Knapp Development, LLC

Mailing Address: 4500 US Hwy 92 E, St #1030 Lakeland Phone: (863) 665-0185

Reason for Request: \_\_\_\_\_

## Property Identification

Property Address or General Location: \_\_\_\_\_

Present Use of the Property: \_\_\_\_\_

Existing Structures Located on the Site: \_\_\_\_\_

Total Acreage: 34± Ac

Number of Residents on Site: 0

Assessed Property Value: \$57,300

Taxable Value: \$57,300

Legal Description of the Property: See Attached Deed

Section: 20

Township

28

Range: 27

Subdivision: 000000

Parcel I.D.#: 044020

## Planning and Zoning Information

Present County Future Land Use Designation: \_\_\_\_\_

Requested City Zoning Classification: PUD

Requested City Future Land Use Designation: RS22 ROR

Note: Unless specific land use and zoning designations are requested, the City will assign designations which most closely conform with the actual use of the property or with designations of surrounding properties. An application fee will be assessed only on requests for land use and zoning changes which result in an increase in land use or zoning intensity over that allowed under the County designations. (You will need to fill out separate applications for land use/zoning requests.)

Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

File Number: \_\_\_\_\_



**OWNER'S SIGNATURE PAGE**

(I) (We), \_\_\_\_\_ being  
duly sworn, depose and say that (I) (we) own one or more of the properties involved in this  
petition and that (I) (we) authorize the Town of Dundee to process this petition for annexation  
into the Town, in accordance with all adopted Town rules and regulations, and in conformance  
with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this  
petition, deposes and say that the statements and answers contained in the application for  
annexation, and any information attached thereto, present the arguments in behalf of this  
petition to the best of (my) (our) ability; and that the statements and information referred to  
above are in all respects true and correct to the best of (my) (our) knowledge and belief.

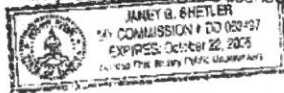
**OWNERS**

<u>Baxter Groves</u>	
<u>Dana F. Baxter Jr.</u>	<u>- Gen. Partner</u>
Signature of Owner	Signature of Owner
<u>Dana F. Baxter Jr.</u>	
Printed Name of Owner	Printed Name of Owner
 Signature of Owner	 Signature of Owner
 Printed Name of Owner	 Printed Name of Owner

STATE OF FLORIDA  
COUNTY OF POLK

**OWNER'S NOTARIZATION**

The foregoing instrument was acknowledged before me this 22 day of July  
2024, by Dana F. Baxter Jr., who is personally known  
to me or who has produced a driver's license as identification and who did not take an oath.



Janet G. Shetler  
Notary Public  
Notarial Seal and Commission  
Expiration Date

**AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE**

(I) (We) Randall L. Knapp, Managing Member being  
duly sworn, depose and say that (I) (we) serve as Agent for the owner(s)  
(agent or lessee)  
in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this  
capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other  
information attached hereto present the arguments in behalf of the petition herein requested to  
the best of (my) (our) ability and that the statements and information above referred to are in all  
respects true and correct to the best of (my) (our) knowledge and belief.

**AGENT, LESSEE, OR BUYER(S)**

Randall L. Knapp Development, LLC  
Randall L. Knapp, Managing Member  
Signature of Agent, Lessee, or Buyer(s)  
Randall L. Knapp, Managing Member  
Printed Name of Agent, Lessee, or Buyer(s)

\_\_\_\_\_  
Signature of Agent, Lessee, or Buyer(s)

\_\_\_\_\_  
Printed Name of Agent, Lessee, or Buyer(s)

\_\_\_\_\_  
Signature of Agent, Lessee, or Buyer(s)

\_\_\_\_\_  
Printed Name of Agent, Lessee, or Buyer(s)

\_\_\_\_\_  
Signature of Agent, Lessee, or Buyer(s)

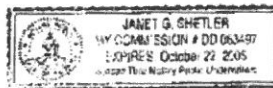
\_\_\_\_\_  
Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA  
COUNTY OF POLK

**AGENT, LESSEE, OR BUYER(S) NOTARIZATION**

The foregoing instrument was acknowledged before me this 21 day of July  
2004, by Randall L. Knapp who is personally known  
to me or who has produced a driver's license as identification and who did not take an oath.

Janet D. Shetler  
Notary Public  
Notarial Seal and Commission  
Expiration Date



Please Return To:  
Town Clerk  
Town Hall - Town of Dundee  
105 Center Street  
Post Office Box 1000  
Dundee, Florida 33838

Space For Recording

### CERTIFICATION OF OWNERSHIP AND CONSENT TO ANNEXATION

(I) (We), \_\_\_\_\_, hereby certify  
that (I am) (we are) the legal owner (s) of the property or properties specifically identified as  
Polk County Property Appraiser's Parcel Identification Number: 202827-000000-044020

Further, (I) (we) hereby consent to the annexation of the above-referenced property or  
properties, to the Town of Dundee, as generally depicted on the map attached hereto.

(I) (We) understand that in reliance upon this consent to annexation that the Town shall  
expend considerable time and resources toward effectuating the annexation. Therefore, this  
consent to annexation is irrevocable for a period of one (1) year from the date of its execution.

(I) (WE) UNDERSTAND THAT (I) (WE) WILL NOT BE ABLE TO REVOKE, RESCIND OR  
WITHDRAW THIS CONSENT TO ANNEXATION FOR A PERIOD OF ONE (1) YEAR FROM  
THE SIGNING HEREOF. This agreement may be duly recorded in the Public Records of Polk  
County, Florida, and the terms contained herein shall constitute a covenant running with the  
land, binding on all owners, successors, heirs, and assigns.

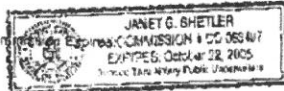
If (I am) (we are) executing this document on behalf of a corporate or partnership owner  
of land, (I) (we) I do so with the full knowledge and authority of said corporation or partnership  
SIGNED this 21st day of July, 2004.

By: \_\_\_\_\_

Printed Name of Owner

SWORN AND SUBSCRIBED before me, the undersigned authority, by  
Dana F. Baxter Jr. who is personally known to me, \_\_\_\_\_ who has  
produced a drivers license, DL# \_\_\_\_\_ as identification

My Comm.



NOTARY PUBLIC, STATE OF FLORIDA

WARRANTY DEED

THIS WARRANTY DEED is made this 14 day of February, 1992, by DANA F. BAXTER (the "Grantor"), to BAXTER GROVES, a Florida general partnership, the address of which is 7. O. Box 1879, Winter Haven, Florida 33882 (the "Grantee").

Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, grants and conveys to Grantee that real property located in Polk County, Florida, more particularly described as follows:

The SW-1/4 of SW-1/4 of Section 28, Township 28 South, Range 27 East, LESS AND EXCEPT the North 128 feet thereof; and subject to R/W of Peace River Valley Drainage Canal along the Westerly side thereof;

AND

Together with and including the maturing citrus fruit crop for 1991-92 season now situated thereon.

SUBJECT TO taxes for 1992 and subsequent years.

The property is not the homestead or residence of the Grantor, nor is it contiguous to the homestead or residence of Grantor.

Grantor does hereby fully warrant the title to such property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date first above written.

Witnesses:

[Signature]  
Name DAVID L. P. [unclear]

[Signature]  
Name W. [unclear]

[Signature]  
DANA F. BAXTER  
Address: 411 [unclear]

Documentary Tax Ptd. \$1710.00  
Intangible Tax Ptd. \$  
E. D. "Bud" Olson, Clerk, Polk Co.  
By [Signature] Deputy Clerk

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 14 day of February, 1992, by DANA F. BAXTER, who is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

[Signature]  
Notary Public  
Name [unclear]

My Commission Expires:

This instrument prepared by:  
Kerry M. Wilson, Esq.  
P. O. Drawer 7609  
Winter Haven, FL 33881

NOTARY PUBLIC, STATE OF FLORIDA  
1600 [unclear] [unclear] AUG. 5, 1994

FILED  
02/17/92  
11:17  
CLERK OF COURT  
POLK COUNTY, FLA.

FILED, RECORDED AND  
RECORD NUMBER  
C.B. "BUD" OLSON, CLERK OF  
POLK COUNTY, FLA.  
BY [Signature] CC

4

This instrument was prepared based on information and a legal description provided by the parties and no title information was requested or given.


020669

1992 FEB 21 PM 3 16

171000

15000

# Polk County Property Appraiser Property Information Card

Parcel ID: 4724290000004020 Owner: BAXTER OVERSEAS Multi-Owner(s): Mailing Address: 720 HILDA VIS WINTER HAVEN 33884 1651 Site Address:		Value Information Land Value: \$372,000.00 Imp. Value: \$0.00 Misc. Item(s) Value: \$0.00 Total Land Value (Market): \$372,000.00 Assessed Value: \$37,300.00 Exempt Value: \$0.00 Taxable Value: \$57,300.00 General Property Information Neighborhood #: 140590 Subdivision #: 000000 Subdivision Name: NOT IN SUBDIVISION Land Use Code (LUC): 6501 LUC Description: CITRUS W/IRRIG. Legal Description: 001/4 OF SW1/4 LENS W 1/4 FT TOWNSHIP 6 LENS 2 CORNER S/W		Tax Information Property Tax: \$954.67 Pct: Special Assessment: 30000 Tax District: 16.82 Millage:		Sketch  Sorry no sketch available for this record	
Sales Information Grantor Name: V Vacant / Insured: Sale Date: 01-February-1992 Sale Amt: 2285,900.00 CR Bank: 3068 CR Page: 7278 Deed Type: W Multi-Party Sale: 01		SALE 1 SALE 2 SALE 3 01-October-1968 50.00 1251 930 01		Exemption Information Description: HOMESTEAD, Widow, Disability, Other Amount: \$0.00			
Miscellaneous Item(s) Information Yr Bt: EFF Yr Bt: Area Units 01-February-1992 2285,900.00 3068 7278 W 01		Recreational Information Acres: 31 R-M: 31 R-M: 31 R-M: 31 U: 3		Residential Information Acres: 31 R-M: 31 R-M: 31 R-M: 31 U: 3			
Land Information Eff Front: 31 Depth: 3 Units / Type: 31 TRS 34 AC		Ag Information Class: CITRUS Sub Class: CITRUS CITRUS CITRUS U		Commercial Information Acres: 31 R-M: 31 R-M: 31 R-M: 31 U: 3			

Please Note: All Value Information is as of the last certified tax roll. Historic and continuous exemptions are not reflected in these tables. The information provided is believed to be correct but is subject to change and is not guaranteed.

2/27/2014

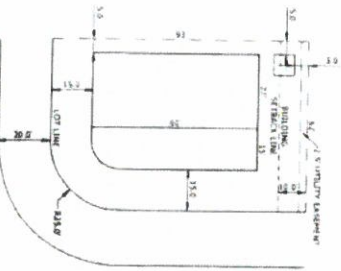
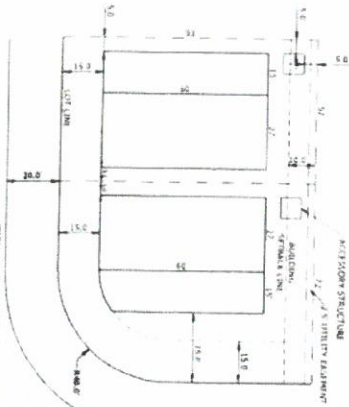
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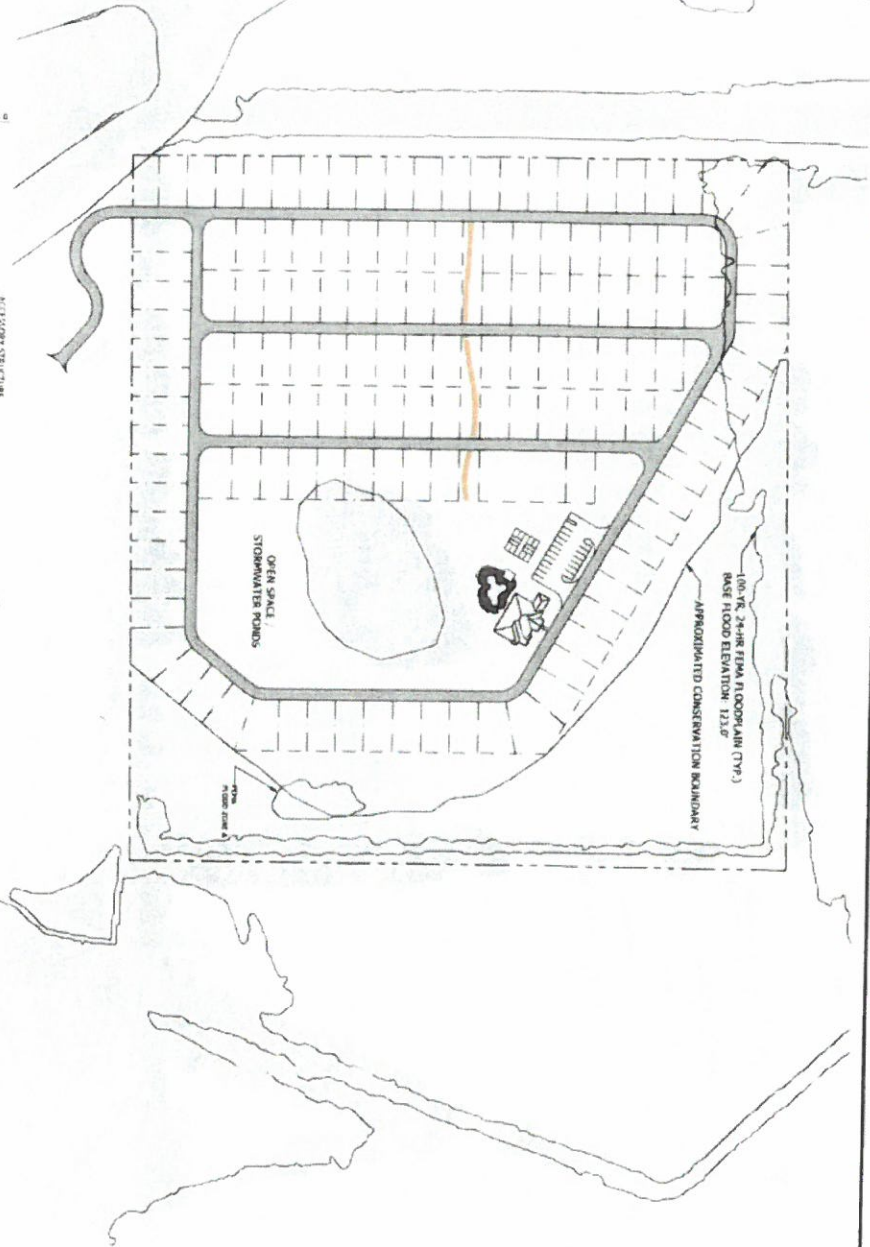




# EXHIBIT C



## TYPICAL LOT LAYOUTS



### SITE PLAN SUMMARY

General Property Information  
Total Land Area (ac.) 35.09  
Parcel ID Number 27282900000004020

Proposed Housing Types  
Mobile Home Lots 145  
Total Proposed Housing Units 145  
Proposed Residential Density 4.19 units / ac.



This is an aerial map of Dundee, Ontario, showing property boundaries, lot numbers, and street names. The map includes labels for 'Dundee', 'Haven', and 'Dundee'. It also shows various lot numbers and street names like 'Dundee', 'Haven', and 'Dundee'. The map is oriented with North at the top.

Key features and labels on the map include:

- Streets:** Dundee, Haven, Dundee.
- Lot Numbers:** 000000, 000001, 000002, 000003, 000004, 000005, 000006, 000007, 000008, 000009, 000010, 000011, 000012, 000013, 000014, 000015, 000016, 000017, 000018, 000019, 000020, 000021, 000022, 000023, 000024, 000025, 000026, 000027, 000028, 000029, 000030, 000031, 000032, 000033, 000034, 000035, 000036, 000037, 000038, 000039, 000040, 000041, 000042, 000043, 000044, 000045, 000046, 000047, 000048, 000049, 000050, 000051, 000052, 000053, 000054, 000055, 000056, 000057, 000058, 000059, 000060, 000061, 000062, 000063, 000064, 000065, 000066, 000067, 000068, 000069, 000070, 000071, 000072, 000073, 000074, 000075, 000076, 000077, 000078, 000079, 000080, 000081, 000082, 000083, 000084, 000085, 000086, 000087, 000088, 000089, 000090, 000091, 000092, 000093, 000094, 000095, 000096, 000097, 000098, 000099, 000100, 000101, 000102, 000103, 000104, 000105, 000106, 000107, 000108, 000109, 000110, 000111, 000112, 000113, 000114, 000115, 000116, 000117, 000118, 000119, 000120, 000121, 000122, 000123, 000124, 000125, 000126, 000127, 000128, 000129, 000130, 000131, 000132, 000133, 000134, 000135, 000136, 000137, 000138, 000139, 000140, 000141, 000142, 000143, 000144, 000145, 000146, 000147, 000148, 000149, 000150, 000151, 000152, 000153, 000154, 000155, 000156, 000157, 000158, 000159, 000160, 000161, 000162, 000163, 000164, 000165, 000166, 000167, 000168, 000169, 000170, 000171, 000172, 000173, 000174, 000175, 000176, 000177, 000178, 000179, 000180, 000181, 000182, 000183, 000184, 000185, 000186, 000187, 000188, 000189, 000190, 000191, 000192, 000193, 000194, 000195, 000196, 000197, 000198, 000199, 000200, 000201, 000202, 000203, 000204, 000205, 000206, 000207, 000208, 000209, 000210, 000211, 000212, 000213, 000214, 000215, 000216, 000217, 000218, 000219, 000220, 000221, 000222, 000223, 000224, 000225, 000226, 000227, 000228, 000229, 000230, 000231, 000232, 000233, 000234, 000235, 000236, 000237, 000238, 000239, 000240, 000241, 000242, 000243, 000244, 000245, 000246, 000247, 000248, 000249, 000250, 000251, 000252, 000253, 000254, 000255, 000256, 000257, 000258, 000259, 000260, 000261, 000262, 000263, 000264, 000265, 000266, 000267, 000268, 000269, 000270, 000271, 000272, 000273, 000274, 000275, 000276, 000277, 000278, 000279, 000280, 000281, 000282, 000283, 000284, 000285, 000286, 000287, 000288, 000289, 000290, 000291, 000292, 000293, 000294, 000295, 000296, 000297, 000298, 000299, 000300, 000301, 000302, 000303, 000304, 000305, 000306, 000307, 000308, 000309, 000310, 000311, 000312, 000313, 000314, 000315, 000316, 000317, 000318, 000319, 000320, 000321, 000322, 000323, 000324, 000325, 000326, 000327, 000328, 000329, 000330, 000331, 000332, 000333, 000334, 000335, 000336, 000337, 000338, 000339, 000340, 000341, 000342, 000343, 000344, 000345, 000346, 000347, 000348, 000349, 000350, 000351, 000352, 000353, 000354, 000355, 000356, 000357, 000358, 000359, 000360, 000361, 000362, 000363, 000364, 000365, 000366, 000367, 000368, 000369, 000370, 000371, 000372, 000373, 000374, 000375, 000376, 000377, 000378, 000379, 000380, 000381, 000382, 000383, 000384, 000385, 000386, 000387, 000388, 000389, 000390, 000391, 000392, 000393, 000394, 000395, 000396, 000397, 000398, 000399, 000400, 000401, 000402, 000403, 000404, 000405, 000406, 000407, 000408, 000409, 000410, 000411, 000412, 000413, 000414, 000415, 000416, 000417, 000418, 000419, 000420, 000421, 000422, 000423, 000424, 000425, 000426, 000427, 000428, 000429, 000430, 000431, 000432, 000433, 000434, 000435, 000436, 000437, 000438, 000439, 000440, 000441, 000442, 000443, 000444, 000445, 000446, 000447, 000448, 000449, 000450, 000451, 000452, 000453, 000454, 000455, 000456, 000457, 000458, 000459, 000460, 000461, 000462, 000463, 000464, 000465, 000466, 000467, 000468, 000469, 000470, 000471, 000472, 000473, 000474, 000475, 000476, 000477, 000478, 000479, 000480, 000481, 000482, 000483, 000484, 000485,

☐ Surrounding Counties    ☒ Conservation Easement  
☐ PI SS Townships    11/11/2007

☐ Please Sections

Dimensions\_ParcelFabric — PLS Boundaries

## Railroads

## Parcels

HALF-0012023

 Red: Band\_1

Green: Band\_2

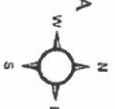
■ Blue: Band 3

10

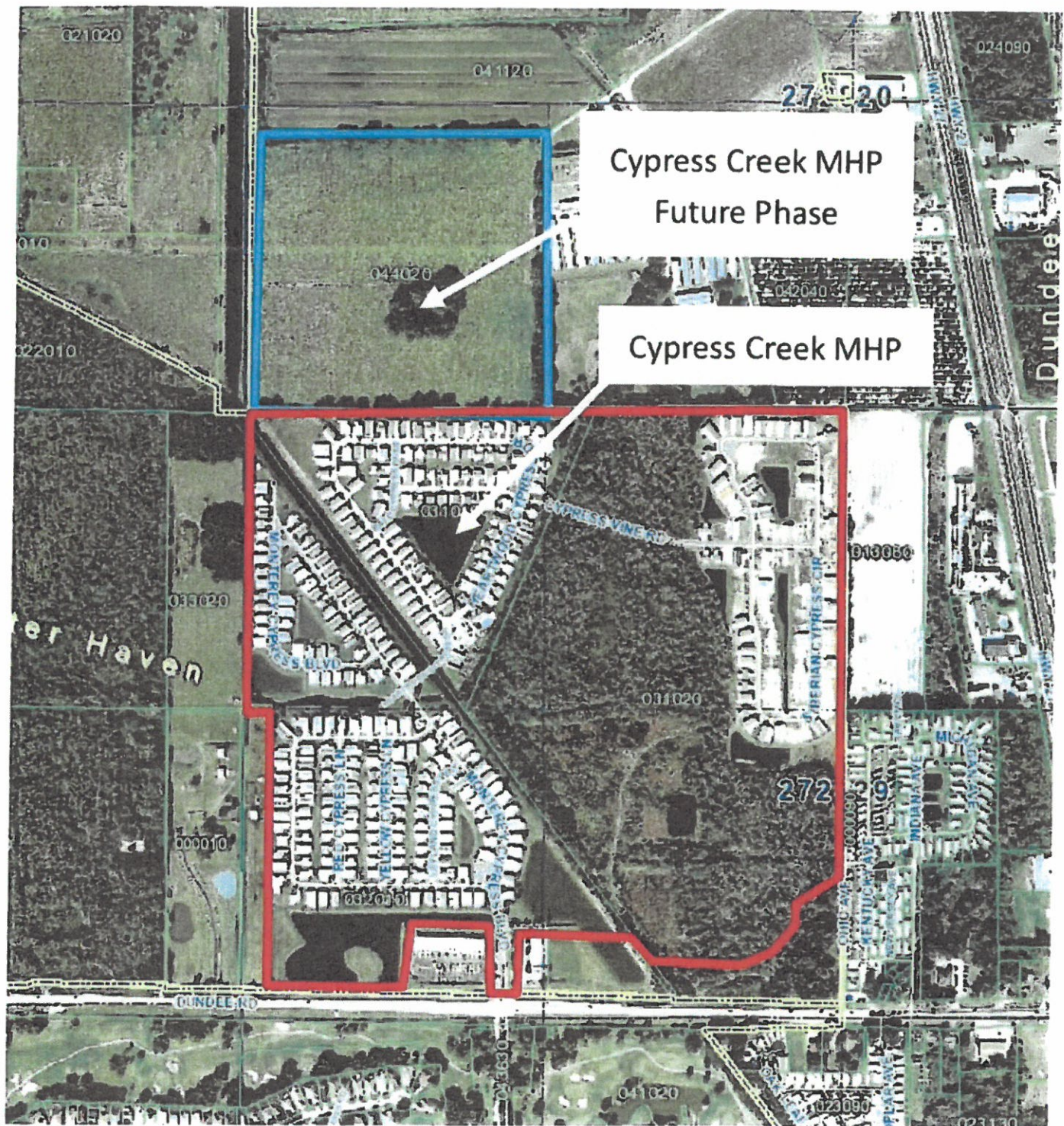
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."



**Marsha M. Faux, CFA, ASA**  
**Property Appraiser**  
**Polk County, Florida**







Cypress Creek MHP  
Future Phase

Cypress Creek MHP



