

**ORDINANCE NO. 25 - \_\_\_\_\_**

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAL-2024-5**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON 526± ACRES FROM TOURISM-COMMERCIAL CENTER-X (TCCX), AND DEVELOPMENT OF REGIONAL IMPACT-X (DRIX) TO RESIDENTIAL LOW-X (RLX), RESIDENTIAL MEDIUM-X (RMX), AND NEIGHBORHOOD ACTIVITY CENTER-X (NACX). THE SUBJECT SITE IS LOCATED SOUTH OF HWY 544, WEST OF LAKE MARION ROAD, ON BOTH SIDES OF KOKOMO ROAD, NORTH OF LAKE HATCHINEHA ROAD, SOUTHEAST OF AND ABUTTING THE CITY OF HAINES CITY, IN SECTIONS 05, 06, 07, AND 08, TOWNSHIP 28, RANGE 28; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

**WHEREAS**, Section 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

**WHEREAS**, Application LDCPAL-2024-5 is an applicant-initiated application to change the future land designation of 526± acres from Tourism-Commercial Center-X (TCCX), and Development of Regional Impact-X (DRIX) to Residential Low-X (RLX), Residential Medium-X (RMX), and Neighborhood Activity Center-X (NACX) in the Utility Enclave Area (UEA) (the “Amendment”); and

**WHEREAS**, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the Amendment on October 2, 2024; and

**WHEREAS**, pursuant to Section 163.3184, FS, the Board of County Commissioners on November 5, 2024 held an initial public hearing and authorized transmittal of the Amendment to the Florida Commerce for written comment, and

**WHEREAS, DEO**, by letter dated [REDACTED] 2024 transmitted objections, recommendations, and comments on the Amendment; and

**WHEREAS**, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on January 27, 2025; and

**WHEREAS**, the Board of County Commissioners reviewed and considered all comments received during said public hearings, and provided for necessary revisions, if any; and

**WHEREAS**, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

**WHEREAS**, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

**NOW THEREFORE, BE IT ORDAINED** by the Polk County Board of County Commissioners:

**SECTION 1: LEGISLATIVE FINDINGS OF FACT**

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

**SECTION 2: COMPREHENSIVE PLAN AMENDMENT**

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on 526± acres from Tourism-Commercial Center-X (TCCX), and Development of Regional Impact-X (DRIX) to Residential Low-X (RLX), Residential Medium-X (RMX), and Neighborhood Activity Center-X (NACX) on the parcels listed below and graphically depicted on the parcel map in Attachment “A”.

Parcels included (entire or portion of):

**28280600000041010, 28280600000021000, 282805000000032040, 282807000000031010,  
282807000000010000, 282808000000033010, 282807000000021010, 282808000000044020,  
282808000000043020, 282808000000043010, 282808000000044020**

The following legal descriptions describe all or portions of the above Polk County Parcel Numbers.

Legally described as:

**Parcel 1 – Residential Low-X**

A PARCEL OF LAND LYING IN SECTIONS 6 AND 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°06'50"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 40.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N89°38'51"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 482.06 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 89°58'15"; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.11 FEET (CHORD BEARING = S45°27'16"E, CHORD = 42.42 FEET); THENCE RUN S00°15'56"E, A DISTANCE OF 541.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 20°29'26"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 343.32 FEET (CHORD BEARING = S09°57'52"W, CHORD = 341.50 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 960.00 FEET, AND A CENTRAL ANGLE OF 17°57'30";

THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 300.90 FEET (CHORD BEARING = S29°11'20"W, CHORD = 299.69 FEET); THENCE RUN S38°10'05"W, A DISTANCE OF 199.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,039.81 FEET AND A CENTRAL ANGLE OF 38°17'21"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 694.87 FEET (CHORD BEARING = S19°01'25"W, CHORD = 682.02 FEET); THENCE RUN S00°06'50"E, A DISTANCE OF 630.90 FEET; THENCE RUN S00°41'08"E, A DISTANCE OF 426.29 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN S61°31'27"W, A DISTANCE OF 315.25 FEET; THENCE RUN N28°43'39"W, A DISTANCE OF 255.97 FEET; THENCE RUN N28°32'13"W, A DISTANCE OF 99.34 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 181.91 FEET AND A CENTRAL ANGLE OF 25°19'34"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 80.41 FEET (CHORD BEARING = N16°06'09"W, CHORD = 79.76 FEET); THENCE RUN N03°28'54"W, A DISTANCE OF 111.48 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 376.15 FEET AND A CENTRAL ANGLE OF 09°56'48"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.30 FEET (CHORD BEARING = N08°17'52"W, CHORD = 65.22 FEET); THENCE RUN N13°06'59"W, A DISTANCE OF 82.54 FEET; THENCE RUN S87°25'43"W, A DISTANCE OF 36.85 FEET; THENCE RUN N10°21'22"W, A DISTANCE OF 138.04 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 186.33 FEET AND A CENTRAL ANGLE OF 19°17'54"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.76 FEET (CHORD BEARING = N00°40'17"W, CHORD = 62.46 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 186.33 FEET AND A CENTRAL ANGLE OF 18°08'05"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.98 FEET (CHORD BEARING = N19°03'28"E, CHORD = 58.73 FEET); THENCE RUN N27°21'33"E, A DISTANCE OF 68.03 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 258.07 FEET AND A CENTRAL ANGLE OF 12°07'45"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.63 FEET (CHORD BEARING = N21°32'41"E, CHORD = 54.53 FEET);

THENCE RUN N14°54'38"E, A DISTANCE OF 49.11 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 89.39 FEET AND A CENTRAL ANGLE OF 37°42'17"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.83 FEET (CHORD BEARING = N34°03'26"E, CHORD = 57.77 FEET); THENCE RUN N51°51'11"E, A DISTANCE OF 64.24 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 356.17 FEET AND A CENTRAL ANGLE OF 13°50'05"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.00 FEET (CHORD BEARING = N60°31'13"E, CHORD = 85.79 FEET); THENCE RUN N66°44'36"E, A DISTANCE OF 135.88 FEET; THENCE RUN N26°19'51"E, A DISTANCE OF 91.25 FEET; THENCE RUN N80°27'56"W, A DISTANCE OF 291.40 FEET; THENCE RUN N55°35'59"W, A DISTANCE OF 254.45 FEET; THENCE RUN S34°21'23"W, A DISTANCE OF 254.86 FEET; THENCE RUN S03°42'38"W, A DISTANCE OF 280.04 FEET; THENCE RUN S43°59'23"W, A DISTANCE OF 135.64 FEET; THENCE RUN S04°05'01"E, A DISTANCE OF 100.06 FEET; THENCE RUN S27°22'25"E, A DISTANCE OF 229.57 FEET; THENCE RUN S07°21'38"W, A DISTANCE OF 177.59 FEET; THENCE RUN S15°41'52"E, A DISTANCE OF 273.55 FEET; THENCE RUN S13°25'14"E, A DISTANCE OF 461.31 FEET; THENCE RUN S06°13'17"E, A DISTANCE OF 409.68 FEET; THENCE RUN S37°23'34"W, A DISTANCE OF 178.39 FEET; THENCE RUN S17°01'39"W, A DISTANCE OF 123.27 FEET; THENCE RUN S25°46'06"E, A DISTANCE OF 173.77 FEET; THENCE RUN S54°02'36"E, A DISTANCE OF 150.62 FEET; THENCE RUN S56°53'41"E, A DISTANCE OF 122.01 FEET; THENCE RUN S21°34'12"E, A DISTANCE OF 134.21 FEET; THENCE RUN S42°55'19"E, A DISTANCE OF 134; THENCE RUN S58°03'48"W, A DISTANCE OF 314.00 FEET; THENCE RUN S81°37'12"W, A DISTANCE OF 87.04 FEET; THENCE RUN N86°20'53"W, A DISTANCE OF 282.37 FEET; THENCE RUN N69°57'59"W, A DISTANCE OF 109.25 FEET; THENCE RUN N66°52'55"W, A DISTANCE OF 335.20 FEET; THENCE RUN N67°59'05"W, A DISTANCE OF 133.32 FEET; THENCE RUN N73°26'59"W, A DISTANCE OF 137.62 FEET; THENCE RUN N79°20'52"W, A DISTANCE OF 136.95 FEET; THENCE RUN N88°19'36"W, A DISTANCE OF 137.67 FEET; THENCE RUN N89°24'49"W, A DISTANCE OF 485.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF

28°19'53"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 160.71 FEET (CHORD BEARING = N14°13'58"E, CHORD = 159.07 FEET); THENCE RUN N86°04'53"E, A DISTANCE OF 252.43 FEET; THENCE RUN N73°05'20"E, A DISTANCE OF 261.79 FEET; THENCE RUN N54°24'41"E, A DISTANCE OF 260.96 FEET; THENCE RUN N40°22'25"E, A DISTANCE OF 124.48 FEET; THENCE RUN N55°03'19"E, A DISTANCE OF 71.84 FEET; THENCE RUN N61°40'19"E, A DISTANCE OF 38.36 FEET; THENCE RUN N60°28'43"E, A DISTANCE OF 95.07 FEET; THENCE RUN N70°51'20"E, A DISTANCE OF 94.45 FEET; THENCE RUN N80°06'38"E, A DISTANCE OF 94.70 FEET; THENCE RUN N84°49'15"E, A DISTANCE OF 115.26 FEET; THENCE RUN N74°14'16"E, A DISTANCE OF 213.02 FEET; THENCE RUN N15°17'40"E, A DISTANCE OF 140.06 FEET; THENCE RUN N22°41'06"W, A DISTANCE OF 188.27 FEET; THENCE RUN S84°43'17"W, A DISTANCE OF 318.91 FEET; THENCE RUN S74°52'50"W, A DISTANCE OF 523.00 FEET; THENCE RUN S44°37'57"W, A DISTANCE OF 390.10 FEET; THENCE RUN S77°24'43"W, A DISTANCE OF 235.10 FEET; THENCE RUN S14°14'19"W, A DISTANCE OF 249.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 33°57'35"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.27 FEET (CHORD BEARING = S34°02'00"W, CHORD = 219.03 FEET); THENCE RUN N71°10'00"W, A DISTANCE OF 36.07 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 192.22 FEET AND A CENTRAL ANGLE OF 31°11'00"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 104.62 FEET (CHORD BEARING = N55°57'19"W, CHORD = 103.33 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 66.12 FEET AND A CENTRAL ANGLE OF 39°56'32"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.09 FEET (CHORD BEARING = N20°15'52"W, CHORD = 45.17 FEET); THENCE RUN N00°18'59"W, A DISTANCE OF 251.38 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 185.51 FEET AND A CENTRAL ANGLE OF 32°27'17"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.08 FEET (CHORD BEARING = N15°53'20"E, CHORD = 103.68 FEET); THENCE RUN N32°09'43"E, A DISTANCE OF 69.78 FEET TO A POINT ON A NON TANGENT

CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 238.86 FEET AND A CENTRAL ANGLE OF 34°19'58"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 143.13 FEET (CHORD BEARING = N15°07'04"E, CHORD = 141.00 FEET); THENCE RUN N02°21'55"W, A DISTANCE OF 62.54 FEET; THENCE RUN S73°27'06"E, A DISTANCE OF 110.91 FEET; THENCE RUN N31°27'35"E, A DISTANCE OF 209.76 FEET; THENCE RUN N86°40'34"E, A DISTANCE OF 55.00 FEET; THENCE RUN N87°07'57"E, A DISTANCE OF 131.68 FEET; THENCE RUN N18°16'21"E, A DISTANCE OF 67.35 FEET; THENCE RUN N17°22'35"W, A DISTANCE OF 67.08 FEET; THENCE RUN N88°59'38"E, A DISTANCE OF 14.92 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 238.95 FEET AND A CENTRAL ANGLE OF 26°18'42"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.73 FEET (CHORD BEARING = N85°42'10"E, CHORD = 108.77 FEET); THENCE RUN N72°36'58"E, A DISTANCE OF 25.33 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 456.04 FEET AND A CENTRAL ANGLE OF 11°00'01"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.56 FEET (CHORD BEARING = N78°06'00"E, CHORD = 87.42 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 297.89 FEET AND A CENTRAL ANGLE OF 18°43'48"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.38 FEET (CHORD BEARING = N74°04'55"E, CHORD = 96.95 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 185.47 FEET AND A CENTRAL ANGLE OF 21°11'22"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.59 FEET (CHORD BEARING = N54°55'31"E, CHORD = 68.20 FEET); THENCE RUN S34°38'21"E, A DISTANCE OF 25.66 FEET; THENCE RUN S84°56'51"E, A DISTANCE OF 259.92 FEET; THENCE RUN N78°18'27"E, A DISTANCE OF 200.23 FEET; THENCE RUN N15°21'52"E, A DISTANCE OF 99.89 FEET; THENCE RUN N11°15'04"W, A DISTANCE OF 413.07 FEET; THENCE RUN N47°49'54"W, A DISTANCE OF 66.04 FEET; THENCE RUN S42°29'00"W, A DISTANCE OF 136.30 FEET; THENCE RUN N20°08'45"W, A DISTANCE OF 175.53 FEET; THENCE RUN S30°05'46"W, A DISTANCE OF 200.51 FEET; THENCE RUN S44°09'58"W, A DISTANCE OF 229.94 FEET; THENCE RUN S38°31'15"W, A DISTANCE OF 111.72

FEET; THENCE RUN S46°14'01"E, A DISTANCE OF 154.36 FEET; THENCE RUN S38°18'09"W, A DISTANCE OF 38.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 135.47 FEET AND A CENTRAL ANGLE OF 26°31'49"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.73 FEET (CHORD BEARING = S51°34'03"W, CHORD = 62.17 FEET) TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 247.89 FEET AND A CENTRAL ANGLE OF 18°43'42"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 81.03 FEET, (CHORD BEARING= S74°11'49"W, CHORD =80.67 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 506.04 FEET AND A CENTRAL ANGLE OF 10°50'05"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.69 FEET (CHORD BEARING = S79°17'12"W, CHORD = 95.55 FEET); THENCE RUN S72°33'41"W, A DISTANCE OF 25.39 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 188.95 FEET AND A CENTRAL ANGLE OF 26°30'56"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.44 FEET (CHORD BEARING = S84°29'01"W, CHORD = 86.66 FEET); THENCE RUN N80°49'04"W, A DISTANCE OF 24.63 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 521.07 FEET AND A CENTRAL ANGLE OF 10°42'56"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.45 FEET (CHORD BEARING = N76°08'53"W, CHORD = 97.31 FEET); THENCE RUN N71°14'25"W, A DISTANCE OF 16.75 FEET; THENCE RUN N48°22'16"E, A DISTANCE OF 159.45 FEET; THENCE RUN N39°26'01"W, A DISTANCE OF 137.24 FEET; THENCE RUN N48°47'13"W, A DISTANCE OF 125.68 FEET; THENCE RUN N34°51'33"W, A DISTANCE OF 32.88 FEET; THENCE RUN N43°13'43"W, A DISTANCE OF 133.76 FEET; THENCE RUN N38°34'40"E, A DISTANCE OF 30.07 FEET; THENCE RUN N38°49'46"W, A DISTANCE OF 162.26 FEET; THENCE RUN S71°29'27"W, A DISTANCE OF 126.72 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 218.00 FEET AND A CENTRAL ANGLE OF 15°30'50"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.03 FEET (CHORD BEARING = N02°58'41"E, CHORD = 58.85 FEET); THENCE RUN N10°44'06"E, A DISTANCE OF 97.73 FEET TO A POINT ON A NON TANGENT

CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 442.16 FEET AND A CENTRAL ANGLE OF 10°01'41"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.39 FEET (CHORD BEARING = N07°20'00"E, CHORD = 77.29 FEET); THENCE RUN N87°40'03"E, A DISTANCE OF 44.83 FEET; THENCE RUN N21°12'38"E, A DISTANCE OF 140.11 FEET; THENCE RUN N38°32'24"E, A DISTANCE OF 80.46 FEET; THENCE RUN N33°48'51"E, A DISTANCE OF 79.41 FEET; THENCE RUN N54°34'05"E, A DISTANCE OF 195.26 FEET; THENCE RUN N21°27'58"E, A DISTANCE OF 104.64 FEET; THENCE RUN N00°08'58"W, A DISTANCE OF 70.16 FEET; THENCE RUN N00°32'34"W, A DISTANCE OF 125.01 FEET; THENCE RUN N35°12'44"W, A DISTANCE OF 479.67 FEET; THENCE RUN N04°47'51"E, A DISTANCE OF 185.22 FEET; THENCE RUN S78°19'02"E, A DISTANCE OF 54.91 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 247.76 FEET AND A CENTRAL ANGLE OF 31°34'41"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.55 FEET (CHORD BEARING = S62°33'13"E, CHORD = 134.83 FEET); THENCE RUN S46°47'22"E, A DISTANCE OF 282.92 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 83.35 FEET AND A CENTRAL ANGLE OF 36°14'25"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.72 FEET (CHORD BEARING = S64°52'50"E, CHORD = 51.85 FEET); THENCE RUN S17°05'53"E, A DISTANCE OF 505.30 FEET; THENCE RUN S03°41'29"E, A DISTANCE OF 230.01 FEET; THENCE RUN S80°35'12"E, A DISTANCE OF 31.54 FEET; THENCE RUN S01°29'46"E, A DISTANCE OF 6.74 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 235°50'52"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 205.82 FEET (CHORD BEARING = S28°31'18"E, CHORD = 88.36 FEET); THENCE RUN S66°35'17"E, A DISTANCE OF 142.70 FEET; THENCE RUN N18°53'11"E, A DISTANCE OF 268.09 FEET; THENCE RUN N10°51'46"E, A DISTANCE OF 480.04 FEET; THENCE RUN N11°52'23"E, A DISTANCE OF 160.06 FEET; THENCE RUN N10°21'06"E, A DISTANCE OF 159.94 FEET; THENCE RUN N31°43'41"E, A DISTANCE OF 134.75 FEET; THENCE RUN N57°32'44"E, A DISTANCE OF 107.43 FEET; THENCE RUN N47°05'17"E, A DISTANCE OF 65.93 FEET; THENCE RUN N46°12'52"E, A DISTANCE OF 53.18 FEET;

THENCE RUN N28°46'02"E, A DISTANCE OF 154.56 FEET; THENCE RUN N29°08'13"E, A DISTANCE OF 34.43 FEET; THENCE RUN N28°38'35"E, A DISTANCE OF 99.93 FEET; THENCE RUN N16°04'37"W, A DISTANCE OF 119.17 FEET; THENCE RUN N70°30'59"W, A DISTANCE OF 113.27 FEET; THENCE RUN S80°55'40"W, A DISTANCE OF 147.14 FEET; THENCE RUN N10°02'58"W, A DISTANCE OF 270.43 FEET; THENCE RUN S86°54'06"E, A DISTANCE OF 175.71 FEET; THENCE RUN N52°34'54"E, A DISTANCE OF 159.56 FEET; THENCE RUN N86°50'15"E, A DISTANCE OF 187.89 FEET; THENCE RUN N57°57'06"E, A DISTANCE OF 270.08 FEET; THENCE RUN S88°13'08"E, A DISTANCE OF 148.08 FEET; THENCE RUN S57°36'32"E, A DISTANCE OF 163.39 FEET; THENCE RUN N84°43'54"E, A DISTANCE OF 289.13 FEET; THENCE RUN S00°40'30"W, A DISTANCE OF 118.66 FEET; THENCE RUN S29°17'22"W, A DISTANCE OF 156.86 FEET; THENCE RUN S60°42'38"E, A DISTANCE OF 623.43 FEET TO THE POINT OF BEGINNING.  
CONTAINING 140.95 ACRES, MORE OR LESS.

**Parcel 2 – Residential Low-X**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°06'50"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 40.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN S89°38'51"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°38'51"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2,173.57 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°27'20"E, A DISTANCE OF 200.05 FEET; THENCE RUN S48°08'41"W, A DISTANCE OF 150.03 FEET; THENCE RUN S26°08'14"W, A DISTANCE OF 129.81 FEET; THENCE RUN S24°24'10"W, A DISTANCE OF 167.17 FEET; THENCE RUN S03°14'42"W, A DISTANCE OF 178.81 FEET; THENCE RUN S18°26'42"E, A DISTANCE OF 166.69 FEET; THENCE RUN S14°06'24"E, A DISTANCE OF 130.02 FEET; THENCE RUN

S11°01'11"E, A DISTANCE OF 156.09 FEET; THENCE RUN S28°48'27"W, A DISTANCE OF 82.67 FEET; THENCE RUN S78°01'52"E, A DISTANCE OF 27.61 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 297.76 FEET AND A CENTRAL ANGLE OF 31°26'33"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 163.40 FEET (CHORD BEARING = S62°39'48"E, CHORD = 161.36 FEET); THENCE RUN S46°52'10"E, A DISTANCE OF 257.15 FEET; THENCE RUN N00°14'23"E, A DISTANCE OF 134.36 FEET; THENCE RUN N17°49'42"E, A DISTANCE OF 217.59 FEET; THENCE RUN N70°00'38"E, A DISTANCE OF 190.36 FEET; THENCE RUN N51°36'45"E, A DISTANCE OF 250.44 FEET; THENCE RUN N58°57'59"E, A DISTANCE OF 345.19 FEET; THENCE RUN N10°02'58"W, A DISTANCE OF 269.81 FEET; THENCE RUN N51°55'12"W, A DISTANCE OF 225.32 FEET; THENCE RUN N51°19'50"E, A DISTANCE OF 267.88 FEET; THENCE RUN S83°17'09"E, A DISTANCE OF 205.21 FEET; THENCE RUN S18°54'02"E, A DISTANCE OF 24.25 FEET; THENCE RUN N48°08'48"E, A DISTANCE OF 28.30 FEET; THENCE RUN N48°56'51"E, A DISTANCE OF 110.90 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 650.11 FEET AND A CENTRAL ANGLE OF 09°45'58"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.81 FEET (CHORD BEARING = N43°30'19"E, CHORD = 110.68 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 123.62 FEET AND A CENTRAL ANGLE OF 50°54'01"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.82 FEET (CHORD BEARING = N63°57'09"E, CHORD = 106.25 FEET); THENCE RUN N89°26'36"E, A DISTANCE OF 164.85 FEET; THENCE RUN S82°32'09"E, A DISTANCE OF 49.85 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 490.37 FEET AND A CENTRAL ANGLE OF 08°10'16"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.93 FEET (CHORD BEARING = S78°31'04"E, CHORD = 69.87 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.13 FEET AND A CENTRAL ANGLE OF 20°39'49"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.17 FEET (CHORD BEARING = S84°47'45"E, CHORD = 137.43 FEET) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO

THE SOUTH, HAVING A RADIUS OF 125.23 FEET AND A CENTRAL ANGLE OF 45°06'26"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.59 FEET (CHORD BEARING = S72°36'41"E, CHORD = 96.06 FEET); THENCE RUN S50°01'36"E, A DISTANCE OF 52.29 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 131.17 FEET AND A CENTRAL ANGLE OF 48°54'24"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.96 FEET (CHORD BEARING = S74°37'01"E, CHORD = 108.60 FEET); THENCE RUN N81°08'57"E, A DISTANCE OF 120.36 FEET; THENCE RUN N00°40'30"E, A DISTANCE OF 146.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.03 ACRES, MORE OR LESS.

### **Parcel 3 – Residential Medium-X**

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°06'50"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 2,639.15 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°46'22"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 425.95 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°13'38"W, A DISTANCE OF 40.65 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN S00°41'08"E, A DISTANCE OF 1,555.03 FEET; THENCE RUN S89°18'52"W, A DISTANCE OF 5.00 FEET; THENCE RUN S00°41'08"E, A DISTANCE OF 108.44 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ARROWHEAD LANE, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 445.00 FEET AND A CENTRAL ANGLE OF 16°09'26"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.49 FEET (CHORD BEARING = S80°03'13"W, CHORD = 125.07 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE

SOUTHWEST, HAVING A RADIUS OF 267.71 FEET AND A CENTRAL ANGLE OF 20°48'48"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.25 FEET (CHORD BEARING = N26°31'19"W, CHORD = 96.71 FEET); THENCE RUN N39°40'30"W, A DISTANCE OF 25.86 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 155.16 FEET AND A CENTRAL ANGLE OF 29°12'41"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.11 FEET (CHORD BEARING = N22°19'02"W, CHORD = 78.25 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 536.28 FEET AND A CENTRAL ANGLE OF 15°40'51"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.77 FEET (CHORD BEARING = N16°17'31"W, CHORD = 146.31 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 213.64 FEET AND A CENTRAL ANGLE OF 23°56'42"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 89.28 FEET (CHORD BEARING = N12°09'01"W, CHORD = 88.64 FEET); THENCE RUN N00°10'50"W, A DISTANCE OF 336.67 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 144.48 FEET AND A CENTRAL ANGLE OF 27°54'24"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.37 FEET (CHORD BEARING = N13°44'41"E, CHORD = 69.68 FEET); THENCE RUN N27°57'09"E, A DISTANCE OF 99.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 112.93 FEET AND A CENTRAL ANGLE OF 43°28'49"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.70 FEET (CHORD BEARING = N06°17'18"E, CHORD = 83.66 FEET); THENCE RUN N15°32'36"W, A DISTANCE OF 149.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 615.66 FEET AND A CENTRAL ANGLE OF 12°33'30"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.94 FEET (CHORD BEARING = N09°14'33"W, CHORD = 134.67 FEET); THENCE RUN N02°57'31"W, A DISTANCE OF 201.04 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 193.39 FEET AND A CENTRAL ANGLE OF 23°02'46"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.79 FEET

(CHORD BEARING = N14°20'36"W, CHORD = 77.27 FEET); THENCE RUN N61°31'27"E, A DISTANCE OF 315.49 FEET TO THE POINT OF BEGINNING.  
CONTAINING 8.86 ACRES, MORE OR LESS.

**Parcel 4 – Neighborhood Activity Center-X**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN S00°06'50"E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 40.23 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S89°38'51"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5.84 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°40'30"W, A DISTANCE OF 463.13 FEET; THENCE RUN S29°17'22"W, A DISTANCE OF 156.86 FEET; THENCE RUN S60°42'38"E, A DISTANCE OF 623.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 20°29'26"; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 343.32 FEET (CHORD BEARING = N09°57'52"E, CHORD = 341.50 FEET); THENCE RUN N00°15'56"W, A DISTANCE OF 541.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 89°58'15"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.11 FEET (CHORD BEARING = N45°27'16"W, CHORD = 42.42 FEET) TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID COUNTY ROAD 544; THENCE RUN S89°38'51"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 482.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.50 ACRES, MORE OR LESS

**Parcel 6 – Residential Low-X**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 713.47 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°00'00"E, A DISTANCE OF 296.63 FEET; THENCE RUN S16°25'04"E, A DISTANCE OF 329.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S16°25'04"E, A DISTANCE OF 388.00 FEET; THENCE RUN S68°49'14"W, A DISTANCE OF 179.95 FEET; THENCE RUN N60°05'09"W, A DISTANCE OF 233.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,040.00 FEET AND A CENTRAL ANGLE OF 17°56'30"; THENCE RUN NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 325.67 FEET (CHORD BEARING = N08°41'29"E, CHORD = 324.34 FEET); THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN N90°00'00"E, A DISTANCE OF 211.74 FEET TO THE POINT OF BEGINNING. CONTAINING 2.61 ACRES, MORE OR LESS.

**Parcel 7 – Neighborhood Activity Center-X**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 713.47 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°00'00"E, A DISTANCE OF 40.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E, A DISTANCE OF 256.46 FEET; THENCE RUN S16°25'04"E, A DISTANCE

OF 329.59 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 211.74 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 546; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID EAST RIGHT OF WAY LINE: RUN N00°15'56"W, A DISTANCE OF 541.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°01'45"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.14 FEET (CHORD BEARING = N44°32'44"E, CHORD = 42.44 FEET) TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544; THENCE RUN N89°38'50"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 91.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.91 ACRES, MORE OR LESS.

**Parcel 8 – Residential Medium-X**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 2,485.18 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°20'51"E, A DISTANCE OF 877.89 FEET TO THE POINT OF BEGINNING; THENCE RUN S45°35'50"W, A DISTANCE OF 765.56 FEET; THENCE RUN S25°06'20"E, A DISTANCE OF 220.32 FEET; THENCE RUN S66°01'46"E, A DISTANCE OF 313.57 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 103.80 FEET AND A CENTRAL ANGLE OF 60°11'56"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 109.06 FEET (CHORD BEARING = S40°21'35"E, CHORD = 104.11 FEET) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 116.71 FEET AND A CENTRAL ANGLE OF 112°17'25"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.73 FEET (CHORD BEARING = S45°34'06"W, CHORD = 193.84 FEET); THENCE RUN N78°15'34"W, A DISTANCE OF 876.35 FEET; THENCE RUN N88°46'15"W, A DISTANCE OF 265.84 FEET; THENCE RUN N88°59'12"W, A

DISTANCE OF 46.50 FEET; THENCE RUN N88°45'43"W, A DISTANCE OF 120.39 FEET; THENCE RUN N46°38'54"W, A DISTANCE OF 15.62 FEET; THENCE RUN S88°13'23"E, A DISTANCE OF 2.25 FEET; THENCE RUN N06°18'13"W, A DISTANCE OF 371.40 FEET; THENCE RUN N83°13'23"E, A DISTANCE OF 419.61 FEET; THENCE RUN N77°42'27"E, A DISTANCE OF 532.80 FEET; THENCE RUN N52°49'36"E, A DISTANCE OF 568.13 FEET; THENCE RUN N88°45'03"E, A DISTANCE OF 188.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.62 ACRES, MORE OR LESS.

**Parcel 9 – Residential Medium-X**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 713.47 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°00'00"E, A DISTANCE OF 40.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544, PER STATE ROAD MAP SECTION 16841-2601, AS RECORDED IN MAP BOOK 2, PAGES 29-31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°00'00"E, A DISTANCE OF 256.46 FEET; THENCE RUN N86°47'50"E, A DISTANCE OF 695.36 FEET; THENCE RUN S69°12'35"E, A DISTANCE OF 146.08 FEET; THENCE RUN N79°32'38"E, A DISTANCE OF 129.54 FEET; THENCE RUN N61°11'05"E, A DISTANCE OF 158.06 FEET; THENCE RUN S68°37'38"E, A DISTANCE OF 127.28 FEET; THENCE RUN S00°17'33"W, A DISTANCE OF 52.38 FEET; THENCE RUN N89°39'56"E, A DISTANCE OF 554.49 FEET; THENCE RUN N22°31'45"E, A DISTANCE OF 47.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53°58'05"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.55 FEET (CHORD BEARING = N04°27'17"W, CHORD = 22.69 FEET) TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 18°55'02"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 19.81 FEET, (CHORD

BEARING = N21°58'49"W, CHORD = 19.72 FEET) TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 61°29'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 26.83 FEET, (CHORD BEARING = N43°16'13"W, CHORD = 25.56 FEET); THENCE RUN N19°20'30"E, A DISTANCE OF 40.06 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°43'49"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.30 FEET (CHORD BEARING = N70°36'51"E, CHORD = 29.29 FEET); THENCE RUN N34°44'57"E, A DISTANCE OF 153.60 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544; THENCE RUN S89°38'50"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,889.39 FEET TO THE POINT OF BEGINNING.  
CONTAINING 10.35 ACRES, MORE OR LESS.

**Parcel 10 – Residential Low-X**

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF UNPLATTED LANDS LYING IN SAID SECTIONS 5, 6, 7, AND 8, TOGETHER WITH A PORTION OF GRENELEFE ESTATES PHASE "D," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 20-21, TOGETHER WITH A PORTION OF GRENELEFE CLUB ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 27-28, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet to the POINT OF BEGINNING; thence run S72°31'31"E, a distance of 169.96 feet; thence run S26°07'58"E, a distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point on THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING ON a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of 07°27'14"; thence run THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of

said curve, a distance of 79.74 feet (Chord Bearing = N03°38'28"W, Chord = 79.69 feet); thence run N00°04'03"E, a distance of 2,068.42 feet; thence run N89°50'07"E, a distance of 5.02 feet; thence run N00°04'56"E, a distance of 2,611.15 feet; thence RUN N00°06'45"W, a distance of 896.68 feet; thence run N02°58'31"W, a distance of 400.42 feet; thence run N00°06'46"W, a distance of 1,281.68 feet TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 544; thence run S89°39'08"W ALONG SAID SOUTH RIGHT OF WAY LINE, a distance of 980.72 feet; thence DEPARTING SAID SOUTH RIGHT OF WAY LINE run S34°44'57"W, a distance of 153.61 feet to the Point of Curvature of a curve concave to the North, having a Radius of 25.00 feet and a Central Angle of 71°43'49"; thence run Westerly along the Arc of said curve, a distance of 31.30 feet (Chord Bearing = S70°36'51"W, Chord = 29.29 feet); thence run S19°20'30"W, a distance of 40.06 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 61°29'51"; thence run Southeasterly along the arc of said curve, a distance of 26.83 feet (Chord Bearing = S43°16'13"E, Chord = 25.56 feet) to a point of reverse curve concave to the East having a Radius of 60.00 feet and a Central Angle of 18°55'02"; thence Southerly along the arc, a distance of 19.81 feet, (Chord Bearing = S21°58'49"E, Chord = 19.72 feet) to a point of reverse curve concave to the West having a Radius of 25.00 feet and a Central Angle of 53°58'05"; thence Southerly along the arc, a distance of 23.55 feet, (Chord Bearing = S04°27'17"E, Chord = 22.69 feet); thence run S22°31'45"W, a distance of 47.28 feet; thence run S89°39'56"W, a distance of 554.49 feet; thence run S00°17'33"W, a distance of 29.75 feet; thence run S19°53'57"W, a distance of 105.77 feet; thence run S63°35'14"W, a distance of 974.37 feet; thence run S00°38'03"E, a distance of 72.39 feet; thence run N70°56'18"E, a distance of 588.02 feet; thence run N74°54'02"E, a distance of 823.39 feet; thence run S11°42'22"W, a distance of 341.13 feet; thence run N88°45'03"E, a distance of 188.56 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 223.37 feet and a Central Angle of 40°51'43"; thence run Southeasterly along the arc of said curve, a distance of 159.30 feet (Chord Bearing = S22°35'21"E, Chord = 155.95 feet); thence run S02°05'52"E, a distance of 55.18 feet to a point on a non-tangent curve, concave to the West, having a Radius of 3,796.31 feet and a Central Angle of 05°35'57"; thence run Southerly along the arc of said curve, a distance of 370.99 feet (Chord Bearing = S00°36'39"W, Chord = 370.84 feet) to a point on a non-tangent curve, concave to the East, having a Radius of 88.00 feet and a Central Angle of 31°39'35"; thence run Southerly along the arc of said curve, a distance of 48.63 feet (Chord Bearing = S12°33'54"E, Chord = 48.01

feet); thence run S28°16'11"E, a distance of 136.71 feet to a point on a non-tangent curve, concave to the West, having a Radius of 104.60 feet and a Central Angle of 43°39'48"; thence run Southerly along the arc of said curve, a distance of 79.71 feet (Chord Bearing = S06°22'49"E, Chord = 77.80 feet); thence run S15°24'47"W, a distance of 214.94 feet; thence run S18°27'47"W, a distance of 94.34 feet; thence run S30°58'39"W, a distance of 134.17 feet to a point on a non-tangent curve, concave to the East, having a Radius of 101.18 feet and a Central Angle of 52°36'28"; thence run Southerly along the arc of said curve, a distance of 92.90 feet (Chord Bearing = S04°39'57"W, Chord = 89.67 feet); thence run S21°32'54"E, a distance of 160.16 feet to a point on a non-tangent curve, concave to the West, having a Radius of 372.90 feet and a Central Angle of 30°42'49"; thence run Southerly along the arc of said curve, a distance of 199.89 feet (Chord Bearing = S06°15'14"E, Chord = 197.51 feet); thence run N44°51'40"W, a distance of 135.66 feet; thence run S71°10'49"W, a distance of 447.40 feet; thence run S79°18'01"W, a distance of 315.43 feet; thence run S54°56'32"W, a distance of 610.71 feet; thence run N10°06'22"W, a distance of 569.61 feet; thence run N06°32'14"W, a distance of 584.65 feet; thence run N46°38'54"W, a distance of 141.91 feet; thence run N88°13'23"W, a distance of 274.41 feet; thence run N17°43'50"W, a distance of 615.98 feet; thence run N60°12'20"W, a distance of 35.41 feet to a point on THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 546, SAID POINT LYING ON a non-tangent curve, concave to the Northwest, having a Radius of 1,040.00 feet and a Central Angle of 08°25'49"; thence run THE FOLLOWING FIVE (5) COURSES ALONG SAID EAST RIGHT OF WAY LINE: RUN Southwesterly along the arc of said curve, a distance of 153.02 feet (Chord Bearing = S33°57'11"W, Chord = 152.88 feet); thence run S38°10'05"W, a distance of 199.57 feet to the Point of Curvature of a curve concave to the East, having a Radius of 959.81 feet and a Central Angle of 38°17'23"; thence run Southerly along the Arc of said curve, a distance of 641.42 feet (Chord Bearing = S19°01'23"W, Chord = 629.55 feet); thence run S00°06'51"E, a distance of 630.68 feet; thence run S00°41'08"E, a distance of 2,539.46 feet; thence DEPARTING SAID EAST RIGHT OF WAY LINE N89°05'41"E, a distance of 40.14 feet; thence run S54°55'57"E, a distance of 95.14 feet; thence run S24°27'13"E, a distance of 106.17 feet; thence run S22°47'53"E, a distance of 132.40 feet; thence run S32°27'28"E, a distance of 19.89 feet; thence run S80°16'51"E, a distance of 76.10 feet; thence run N86°59'06"E, a distance of 479.93 feet; thence run S86°40'28"E, a distance of 350.13 feet; thence run S85°36'28"E, a distance of 456.79 feet to a point on a non-tangent curve, concave to the North, having a Radius of 303.88 feet and a Central Angle

of 11°22'50"; thence run Easterly along the arc of said curve, a distance of 60.36 feet (Chord Bearing = N88°50'34"E, Chord = 60.26 feet) to a point on a non-tangent curve, concave to the South, having a Radius of 290.45 feet and a Central Angle of 18°03'10"; thence run Easterly along the arc of said curve, a distance of 91.51 feet (Chord Bearing = S87°52'37"E, Chord = 91.14 feet); thence run N65°49'00"E, a distance of 217.69 feet; thence run N87°02'24"E, a distance of 824.31 feet; thence run N01°25'13"E, a distance of 121.24 feet; thence run N89°50'10"E, a distance of 542.04 feet; thence run S00°00'27"W, a distance of 686.09 feet; thence run S00°02'43"E, a distance of 738.59 feet; thence run S17°22'30"W, a distance of 337.27 feet; thence run S64°32'36"W, a distance of 302.66 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 190.20 feet and a Central Angle of 39°03'09"; thence run Southwesterly along the arc of said curve, a distance of 129.64 feet (Chord Bearing = S50°30'26"W, Chord = 127.14 feet); thence run S71°00'00"W, a distance of 64.12 feet; thence run N31°33'08"W, a distance of 224.75 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 140.10 feet and a Central Angle of 69°52'32"; thence run Northeasterly along the arc of said curve, a distance of 170.86 feet (Chord Bearing = N31°24'01"E, Chord = 160.47 feet); thence run N03°35'29"W, a distance of 777.22 feet; thence run N45°05'46"W, a distance of 67.92 feet; thence run S51°30'56"W, a distance of 86.78 feet; thence run S37°14'10"E, a distance of 15.89 feet; thence run S56°41'37"W, a distance of 151.89 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 160.87 feet and a Central Angle of 23°54'37"; thence run Southwesterly along the arc of said curve, a distance of 67.13 feet (Chord Bearing = S38°53'34"W, Chord = 66.65 feet); thence run S88°36'26"E, a distance of 134.79 feet; thence run S01°26'18"W, a distance of 260.01 feet; thence run N89°19'22"W, a distance of 150.01 feet; thence run S01°26'18"W, a distance of 20.00 feet; thence run S89°19'22"E, a distance of 150.01 feet; thence run S01°25'23"W, a distance of 219.89 feet; thence run S24°49'54"W, a distance of 163.56 feet; thence run S67°57'02"W, a distance of 270.09 feet; thence run N22°02'58"W, a distance of 239.94 feet; thence run N50°07'15"E, a distance of 91.40 feet; thence run N41°44'56"W, a distance of 5.00 feet; thence run N50°04'36"E, a distance of 37.27 feet; thence run N01°31'10"E, a distance of 218.98 feet; thence run N81°24'52"W, a distance of 166.39 feet; thence run S04°55'35"W, a distance of 529.67 feet; thence run S85°04'25"E, a distance of 30.00 feet; thence run S04°55'35"W, a distance of 250.00 feet; thence run N85°04'25"W, a distance of 338.00 feet; thence run S04°55'35"W, a distance of 10.00 feet; thence run N85°04'25"W, a distance of 10.00 feet; thence run N04°55'35"E, a

distance of 15.00 feet; thence run S85°23'16"E, a distance of 2.94 feet; thence run N04°54'10"E, a distance of 320.13 feet; thence run S85°29'02"E, a distance of 40.01 feet; thence run N05°44'15"E, a distance of 9.75 feet; thence run N85°11'37"W, a distance of 39.83 feet; thence run N04°55'11"E, a distance of 789.83 feet; thence run S85°10'08"E, a distance of 200.27 feet; thence run S04°59'02"W, a distance of 90.17 feet; thence run S85°05'09"E, a distance of 403.50 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 210.87 feet and a Central Angle of 21°41'14"; thence run Northeasterly along the arc of said curve, a distance of 79.82 feet (Chord Bearing = N39°38'58"E, Chord = 79.34 feet); thence run N56°05'39"E, a distance of 73.57 feet; thence run N33°42'32"W, a distance of 82.77 feet; thence run N82°39'18"W, a distance of 29.33 feet; thence run N63°40'09"W, a distance of 168.50 feet; thence run N61°23'42"W, a distance of 331.48 feet; thence run N61°52'01"W, a distance of 324.88 feet; thence run N83°13'31"W, a distance of 173.18 feet; thence run S87°03'08"W, a distance of 281.34 feet; thence run S66°13'31"W, a distance of 250.18 feet; thence run S65°29'40"W, a distance of 248.85 feet; thence run S61°41'46"W, a distance of 64.29 feet; thence run S08°56'57"E, a distance of 83.22 feet; thence run N72°22'02"E, a distance of 170.10 feet; thence run S00°08'49"E, a distance of 190.80 feet; thence run S24°38'26"E, a distance of 222.27 feet; thence run S53°19'37"W, a distance of 281.00 feet; thence run S78°46'11"W, a distance of 255.76 feet; thence run N45°47'37"W, a distance of 112.88 feet; thence run N59°31'39"W, a distance of 101.57 feet; thence run N00°49'52"W, a distance of 377.58 feet; thence run N07°31'16"W, a distance of 358.89 feet; thence run N02°42'00"E, a distance of 56.83 feet to a point on a non-tangent curve, concave to the Northeast, having a Radius of 165.00 feet and a Central Angle of 22°04'54"; thence run Northwesterly along the arc of said curve, a distance of 63.59 feet (Chord Bearing = N42°03'25"W, Chord = 63.20 feet); thence run N31°54'56"W, a distance of 146.49 feet; thence run N22°24'34"W, a distance of 135.95 feet; thence run N24°47'07"W, a distance of 91.51 feet; thence run N54°43'34"W, a distance of 64.37 feet; thence run S89°34'31"W, a distance of 24.46 feet TO A POINT ON AFORESAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 546; thence run THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE: RUN S00°41'08"E, a distance of 1,533.49 feet to a point on a non-tangent curve, concave to the West, having a Radius of 1,185.92 feet and a Central Angle of 14°43'38"; thence run Southerly along the arc of said curve, a distance of 304.83 feet (Chord Bearing =

S06°40'53"W, Chord = 303.99 feet); thence run S00°35'24"E, a distance of 18.80 feet to the POINT OF BEGINNING.

LESS OUT 5

A PARCEL OF LAND LYING IN SECTIONS 5, 6, AND 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF UNPLATTED LANDS LYING IN SAID SECTION 7, TOGETHER WITH GRENELEFE ABBEY COURT, UNIT 1, PHASE 1, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 5-7, TOGETHER WITH GRENELEFE ABBEY COURT, UNIT 1, PHASE 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 12-14, TOGETHER WITH GRENELEFE CAMELOT, UNIT 4, PHASE 1, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 4, PAGES 24-28, TOGETHER WITH GRENELEFE CAMELOT, UNIT 4, PHASE 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 4, PAGES 33-38, TOGETHER WITH GRENELEFE CAMELOT, UNIT 4, PHASES 3-5, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 4, PAGES 42-47, AS AMENDED IN CONDOMINIUM BOOK 4, PAGES 50-52, TOGETHER WITH GRENELEFE CAMELOT, UNIT 5, PHASE 1, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 41-43, TOGETHER WITH GRENELEFE CAMELOT, UNIT 5, PHASE 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 48-51, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet; thence DEPARTING SAID WEST LINE run S72°31'31"E, a distance of 169.96 feet; thence run S26°07'58"E, a distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point ON THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING on a non-tangent curve, concave to the East, having a Radius

of 612.96 feet and a Central Angle of  $07^{\circ}27'14''$ "; thence run THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing =  $N03^{\circ}38'28''W$ , Chord = 79.69 feet); thence run  $N00^{\circ}04'03''E$ , a distance of 2,068.42 feet; thence run  $N89^{\circ}50'07''E$ , a distance of 5.02 feet; thence run  $N00^{\circ}04'56''E$ , a distance of 2,144.69 feet; thence DEPARTING SAID WEST RIGHT OF WAY LINE run  $N89^{\circ}55'04''W$ , a distance of 1,185.22 feet to the POINT OF BEGINNING; thence run  $N27^{\circ}45'26''E$ , a distance of 360.91 feet; thence run  $N14^{\circ}38'20''E$ , a distance of 214.31 feet; thence run  $N76^{\circ}23'57''W$ , a distance of 109.10 feet; thence run  $S59^{\circ}55'36''W$ , a distance of 194.59 feet; thence run  $S75^{\circ}04'48''W$ , a distance of 494.08 feet; thence run  $S67^{\circ}15'28''W$ , a distance of 475.53 feet; thence run  $S60^{\circ}05'15''W$ , a distance of 289.33 feet; thence run  $N17^{\circ}05'45''W$ , a distance of 77.67 feet; thence run  $N76^{\circ}22'12''W$ , a distance of 126.48 feet; thence run  $N20^{\circ}05'53''W$ , a distance of 365.70 feet; thence run  $N01^{\circ}38'35''W$ , a distance of 476.29 feet; thence run  $N12^{\circ}03'08''W$ , a distance of 201.10 feet; thence run  $N70^{\circ}52'52''W$ , a distance of 273.37 feet; thence run  $N63^{\circ}21'58''W$ , a distance of 377.04 feet; thence run  $S17^{\circ}41'01''W$ , a distance of 113.21 feet; thence run  $S37^{\circ}10'58''E$ , a distance of 93.70 feet; thence run  $S16^{\circ}39'37''E$ , a distance of 338.85 feet; thence run  $S01^{\circ}55'25''W$ , a distance of 332.81 feet; thence run  $S32^{\circ}27'49''W$ , a distance of 331.28 feet; thence run  $S15^{\circ}36'15''W$ , a distance of 181.74 feet; thence run  $S86^{\circ}38'01''E$ , a distance of 60.17 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 89.84 feet and a Central Angle of  $82^{\circ}00'09''$ "; thence run Southeasterly along the arc of said curve, a distance of 128.58 feet (Chord Bearing =  $S45^{\circ}41'33''E$ , Chord = 117.88 feet); thence run  $S04^{\circ}50'03''E$ , a distance of 947.14 feet; thence run  $S28^{\circ}24'45''W$ , a distance of 338.12 feet; thence run  $S07^{\circ}20'26''W$ , a distance of 375.40 feet; thence run  $S25^{\circ}44'44''W$ , a distance of 52.60 feet; thence run  $S47^{\circ}20'16''E$ , a distance of 233.78 feet; thence run  $S75^{\circ}37'50''E$ , a distance of 767.75 feet; thence run  $N08^{\circ}07'58''E$ , a distance of 138.69 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 142.83 feet and a Central Angle of  $84^{\circ}58'23''$ "; thence run Northeasterly along the arc of said curve, a distance of 211.83 feet (Chord Bearing =  $N50^{\circ}36'02''E$ , Chord = 192.94 feet) to a point on a non-tangent curve, concave to the West, having a Radius of 33.70 feet and a Central Angle of  $142^{\circ}32'46''$ "; thence run Northerly along the arc of said curve, a distance of 83.84 feet (Chord Bearing =  $N21^{\circ}56'48''E$ , Chord = 63.83 feet); thence run  $N43^{\circ}25'18''W$ , a distance of 351.20 feet; thence run  $N10^{\circ}40'08''E$ , a distance of 429.43 feet; thence run  $N02^{\circ}52'16''E$ , a distance of 397.74 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of

65.00 feet and a Central Angle of  $128^{\circ}39'12''$ ; thence run Northeasterly along the arc of said curve, a distance of 145.95 feet (Chord Bearing =  $N67^{\circ}09'18''E$ , Chord = 117.17 feet); thence run  $S84^{\circ}05'07''E$ , a distance of 91.33 feet; thence run  $N62^{\circ}48'18''E$ , a distance of 67.13 feet to a point on a non-tangent curve, concave to the Southeast, having a Radius of 110.00 feet and a Central Angle of  $156^{\circ}38'02''$ ; thence run Northeasterly along the arc of said curve, a distance of 300.72 feet (Chord Bearing =  $N56^{\circ}39'06''E$ , Chord = 215.44 feet); thence run  $S37^{\circ}19'20''E$ , a distance of 397.29 feet; thence run  $S77^{\circ}32'47''E$ , a distance of 496.75 feet; thence run  $N40^{\circ}34'46''E$ , a distance of 74.88 feet to a point on a non-tangent curve, concave to the Northeast, having a Radius of 172.05 feet and a Central Angle of  $41^{\circ}23'55''$ ; thence run Northwesterly along the arc of said curve, a distance of 124.31 feet (Chord Bearing =  $N32^{\circ}52'25''W$ , Chord = 121.63 feet); thence run  $N12^{\circ}26'57''E$ , a distance of 714.02 feet to the POINT OF BEGINNING.

#### LESS OUT 6

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run  $N00^{\circ}35'24''W$  ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet; thence DEPARTING SAID WEST LINE run  $S72^{\circ}31'31''E$ , a distance of 169.96 feet; thence run  $S26^{\circ}07'58''E$ , a distance of 163.75 feet; thence run  $S00^{\circ}36'18''E$ , a distance of 142.63 feet; thence run  $N89^{\circ}35'20''E$ , a distance of 2,345.55 feet; thence run  $N89^{\circ}57'54''E$ , a distance of 961.80 feet to a point ON THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING on a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of  $07^{\circ}27'14''$ ; thence run THE FOLLOWING SIX (6) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing =  $N03^{\circ}38'28''W$ , Chord = 79.69 feet); thence run  $N00^{\circ}04'03''E$ , a distance of 2,068.42 feet; thence run  $N89^{\circ}50'07''E$ , a distance of 5.02 feet; thence run  $N00^{\circ}04'56''E$ , a distance of 2,636.15 feet; thence RUN  $N00^{\circ}06'45''W$ , a distance of 921.68 feet; thence run  $N02^{\circ}58'31''W$ , a distance of 201.89 feet; thence DEPARTING SAID WEST RIGHT OF WAY LINE run  $S87^{\circ}01'29''W$ , a distance of 645.40 feet to the POINT OF BEGINNING; thence run  $N24^{\circ}05'05''W$ , a distance of 115.00 feet;

thence run S64°01'28"W, a distance of 271.24 feet; thence run S24°05'24"E, a distance of 130.24 feet; thence run N65°54'36"E, a distance of 46.46 feet; thence run N38°56'30"E, a distance of 39.54 feet; thence run N64°01'28"E, a distance of 189.49 feet to the POINT OF BEGINNING.

#### LESS OUT 7

A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING ALL OF GRENELEFE TENNIS VILLAGE CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 1-2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet; thence DEPARTING SAID WEST LINE run S72°31'31"E, a distance of 169.96 feet; thence run S26°07'58"E, a distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point ON THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING on a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of 07°27'14"; thence run THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing = N03°38'28"W, Chord = 79.69 feet); thence run N00°04'03"E, a distance of 2,068.42 feet; thence run N89°50'07"E, a distance of 5.02 feet; thence run N00°04'56"E, a distance of 2,636.15 feet; thence RUN N00°06'45"W, a distance of 921.68 feet; thence run N02°58'31"W, a distance of 400.42 feet; thence run N00°06'46"W, a distance of 126.59 feet; thence DEPARTING SAID WEST RIGHT OF WAY LINE run S89°53'14"W, a distance of 331.15 feet to the POINT OF BEGINNING; thence run N04°54'22"W, a distance of 254.73 feet; thence run S68°33'34"W, a distance of 283.63 feet; thence run S24°21'56"W, a distance of 87.06 feet; thence run S81°46'56"W, a distance of 222.69 feet; thence run S76°23'39"W, a distance of 110.68 feet to a point on a non-tangent curve, concave to the West, having a Radius of 3,846.31 feet and a Central Angle of 04°06'05"; thence run Southerly along the arc of said curve, a distance of 275.33 feet (Chord Bearing = S01°18'53"W, Chord = 275.27 feet) to a point on a non-tangent curve,

concave to the East, having a Radius of 37.99 feet and a Central Angle of 31°52'10"; thence run Southerly along the arc of said curve, a distance of 21.13 feet (Chord Bearing = S11°14'16"E, Chord = 20.86 feet); thence run S28°12'51"E, a distance of 31.28 feet to a point on a non-tangent curve, concave to the North, having a Radius of 25.00 feet and a Central Angle of 87°42'34"; thence run Easterly along the arc of said curve, a distance of 38.27 feet (Chord Bearing = S72°08'42"E, Chord = 34.64 feet); thence run N64°01'35"E, a distance of 478.76 feet; thence run N63°33'47"E, a distance of 159.84 feet; thence run N50°31'49"E, a distance of 27.35 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 26.60 feet and a Central Angle of 55°03'39"; thence run Northeasterly along the arc of said curve, a distance of 25.56 feet (Chord Bearing = N22°47'09"E, Chord = 24.59 feet) to the POINT OF BEGINNING.

#### LESS OUT 8

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING GRENELEFE ABBEY COURT, UNIT 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 6, PAGES 4-6, TOGETHER WITH A PORTION OF GRENELEFE ESTATES, PHASE "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 20-21, TOGETHER WITH ASPENWOOD AT GRENELEFE PHASE 1, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 9, PAGES 5-8, TOGETHER WITH ASPENWOOD AT GRENELEFE PHASE 2, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 9, PAGES 20-25, TOGETHER WITH ASPENWOOD AT GRENELEFE PHASE 3, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 9, PAGE 32, TOGETHER WITH ASPENWOOD AT GRENELEFE PHASE 5, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 10, PAGE 10, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

Commence AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 28 EAST; thence run N00°35'24"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, a distance of 839.32 feet; thence DEPARTING SAID WEST LINE run S72°31'31"E, a distance of 169.96 feet; thence run

S26°07'58"E, a distance of 163.75 feet; thence run S00°36'18"E, a distance of 142.63 feet; thence run N89°35'20"E, a distance of 2,345.55 feet; thence run N89°57'54"E, a distance of 961.80 feet to a point ON THE WEST RIGHT OF WAY LINE OF WEST LAKE MARION ROAD, SAID POINT LYING on a non-tangent curve, concave to the East, having a Radius of 612.96 feet and a Central Angle of 07°27'14"; thence run THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN Northerly along the arc of said curve, a distance of 79.74 feet (Chord Bearing = N03°38'28"W, Chord = 79.69 feet); thence run N00°04'03"E, a distance of 2,068.42 feet; thence run N89°50'07"E, a distance of 5.02 feet; thence run N00°04'56"E, a distance of 473.95 feet; thence DEPARTING SAID WEST RIGHT OF WAY LINE run N89°55'04"W, a distance of 702.87 feet to the POINT OF BEGINNING; thence run N22°24'37"W, a distance of 395.92 feet to a point on a non-tangent curve, concave to the East, having a Radius of 144.88 feet and a Central Angle of 53°36'18"; thence run Northerly along the arc of said curve, a distance of 135.55 feet (Chord Bearing = N04°21'33"E, Chord = 130.66 feet); thence run N31°10'36"E, a distance of 194.57 feet; thence run N23°58'01"W, a distance of 144.53 feet to a point on a non-tangent curve, concave to the Northeast, having a Radius of 108.61 feet and a Central Angle of 114°49'41"; thence run Northwesterly along the arc of said curve, a distance of 217.67 feet (Chord Bearing = N67°28'59"W, Chord = 183.03 feet); thence run N10°08'35"W, a distance of 238.56 feet; thence run S84°13'10"W, a distance of 69.30 feet; thence run S07°49'15"W, a distance of 139.34 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 112.30 feet and a Central Angle of 82°37'04"; thence run Southwesterly along the arc of said curve, a distance of 161.93 feet (Chord Bearing = S49°08'57"W, Chord = 148.26 feet); thence run S05°36'54"E, a distance of 68.47 feet; thence run S66°18'22"E, a distance of 168.29 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 67.74 feet and a Central Angle of 80°19'48"; thence run Southeasterly along the arc of said curve, a distance of 94.97 feet (Chord Bearing = S26°05'58"E, Chord = 87.38 feet); thence run S13°50'37"W, a distance of 9.09 feet; thence run N30°35'18"W, a distance of 19.95 feet; thence run N89°59'45"W, a distance of 597.19 feet; thence run N79°17'55"W, a distance of 242.06 feet; thence run N40°45'19"W, a distance of 524.94 feet; thence run S68°38'36"W, a distance of 122.28 feet; thence run S23°25'47"E, a distance of 145.31 feet; thence run S10°29'24"E, a distance of 218.48 feet; thence run S45°48'37"E, a distance of 78.63 feet; thence run S44°11'23"W, a distance of 28.74 feet; thence run S18°24'55"W, a distance of 12.42 feet; thence run N78°56'25"W, a distance of 170.01 feet; thence run S01°55'53"W, a

distance of 255.11 feet; thence run S37°19'41"E, a distance of 150.09 feet; thence run S65°58'02"E, a distance of 389.76 feet; thence run S38°15'52"E, a distance of 297.09 feet; thence run S05°06'38"E, a distance of 64.96 feet; thence run S42°11'26"W, a distance of 139.89 feet; thence run S03°29'03"W, a distance of 140.00 feet; thence run S75°22'41"E, a distance of 183.83 feet; thence run N87°28'35"E, a distance of 121.64 feet; thence run N75°33'48"E, a distance of 83.39 feet; thence run N14°31'38"W, a distance of 115.23 feet; thence run N43°46'20"W, a distance of 67.01 feet; thence run N69°35'05"E, a distance of 45.31 feet to a point on a non-tangent curve, concave to the East, having a Radius of 117.91 feet and a Central Angle of 19°57'22"; thence run Northerly along the arc of said curve, a distance of 41.07 feet (Chord Bearing = N11°01'26"W, Chord = 40.86 feet); thence run N01°06'14"W, a distance of 82.00 feet; thence run N88°53'46"E, a distance of 51.80 feet; thence run N75°17'42"E, a distance of 94.95 feet; thence run S61°55'56"E, a distance of 29.96 feet to a point on a non-tangent curve, concave to the Northeast, having a Radius of 185.04 feet and a Central Angle of 56°24'33"; thence run Southeasterly along the arc of said curve, a distance of 182.18 feet (Chord Bearing = S33°05'24"E, Chord = 174.91 feet); thence run N30°31'44"E, a distance of 144.86 feet to a point on a non-tangent curve, concave to the East, having a Radius of 116.60 feet and a Central Angle of 53°36'18"; thence run Northerly along the arc of said curve, a distance of 109.09 feet (Chord Bearing = N00°21'31"W, Chord = 105.15 feet) to a point on a non-tangent curve, concave to the South, having a Radius of 122.86 feet and a Central Angle of 87°36'43"; thence run Easterly along the arc of said curve, a distance of 187.87 feet (Chord Bearing = N69°59'19"E, Chord = 170.09 feet); thence run S66°18'45"E, a distance of 219.29 feet; thence run N46°15'53"E, a distance of 123.07 feet to the POINT OF BEGINNING.

CONTAINING 295.95 ACRES, MORE OR LESS.

**Parcel 13 – Residential Low-X**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 28 EAST, BEING A PORTION OF GRENELEFE SHERWOOD LANE CONDOMINIUM, ACCORDING TO THE CONDOMINIUM BOOK THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 15-16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE RUN N89°39'09"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, A DISTANCE OF 713.47 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°00'00"E, A DISTANCE OF 296.63 FEET TO THE NORTHWEST CORNER OF SAID GRENELEFE SHERWOOD LANE CONDOMINIUM; THENCE RUN S16°25'04"E ALONG THE WEST LINE OF SAID GRENELEFE SHERWOOD LANE CONDOMINIUM, A DISTANCE OF 692.49 FEET TO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE PERIMETER OF SAID GRENELEFE SHERWOOD LANE CONDOMINIUM: CONTINUE S16°25'04"E, A DISTANCE OF 25.10 FEET; THENCE RUN N68°23'48"E, A DISTANCE OF 112.01 FEET; THENCE RUN N00°38'03"W, A DISTANCE OF 26.77 FEET; THENCE DEPARTING SAID PERIMETER RUN S68°23'48"W, A DISTANCE OF 119.33 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.07 ACRES, MORE OR LESS.

**Water Plant Parcel – Residential Low-X**

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE RUN N89°50'10"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 194.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°50'10"E ALONG SAID NORTH LINE, A DISTANCE OF 541.80 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°02'43"E, A DISTANCE OF 686.09 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 317.07 FEET; THENCE RUN N32°15'17"W, A DISTANCE OF 145.75 FEET; THENCE RUN N88°01'37"W, A DISTANCE OF 159.57 FEET; THENCE RUN N01°14'12"E, A DISTANCE OF 555.92 FEET TO THE POINT OF BEGINNING.  
CONTAINING 8.07 ACRES, MORE OR LESS.

Summary of Land Use and Parcels:

Residential Low-X: Parcels 1, 2, 6, 10, 13, Water Plant Parcel

Residential Medium-X: Parcels 3, 8, 9

Neighborhood Activity Center-X: Parcels 4, 7

**SECTION 3: SEVERABILITY**

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

**SECTION 4: EFFECTIVE DATE**

This ordinance shall be effective 31 days after the Department of Economic Opportunity notifies the County that the plan amendment package is complete. If timely challenged, this amendment becomes effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**SECTION 5: FILING WITH THE DEPARTMENT OF STATE:**

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

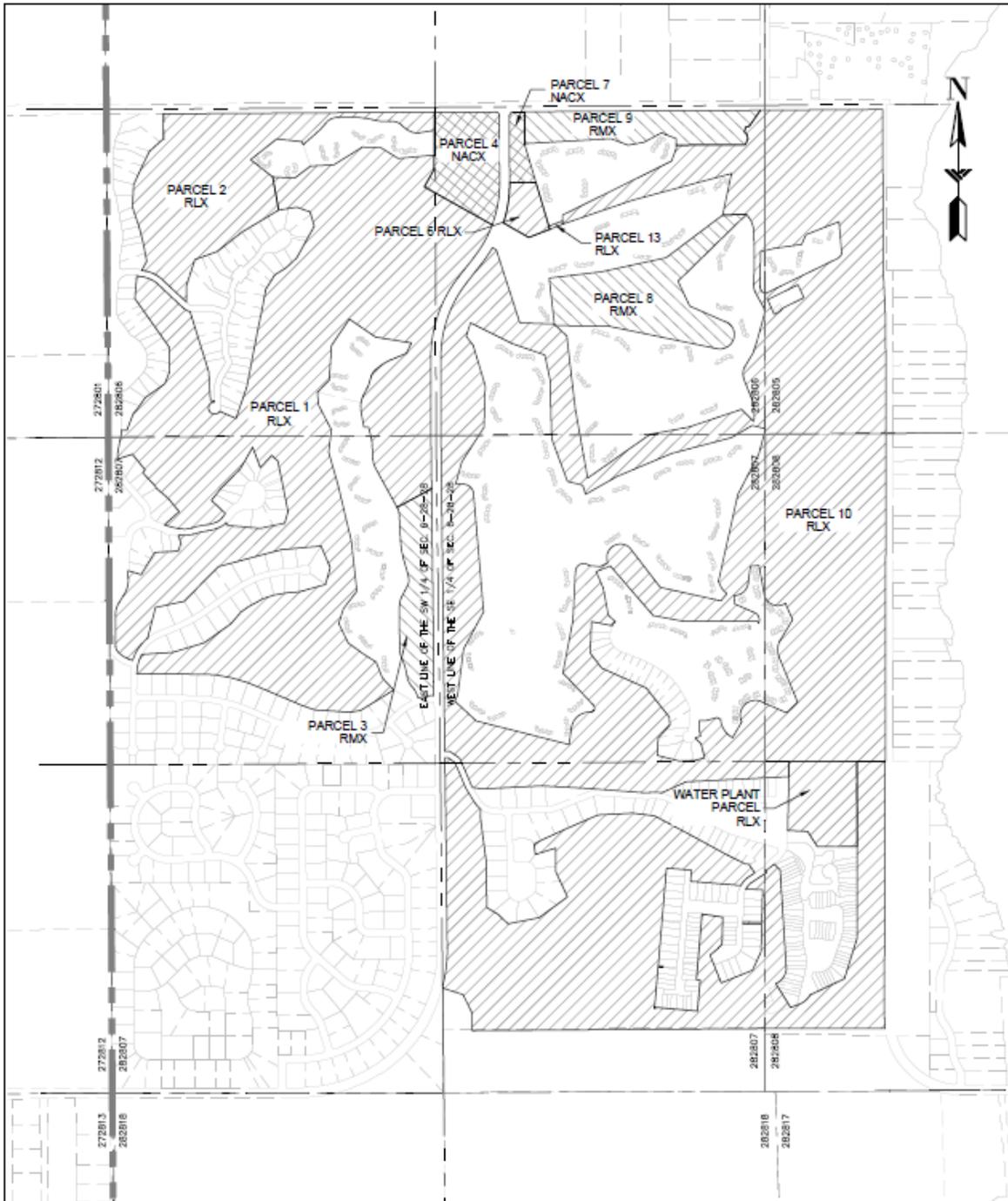
**ADOPTED**, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 27<sup>th</sup> day of January 2025.

**CPAL-2024-5**

**Land Use:** TCCX, DRIX to RLX, RMX, NACX

**Location:** The site is south of HWY 544, west of Lake Marion Road, on both sides of Kokomo Road, north of Lake Hatchineha Road, southeast of and abutting the City of Haines City.

**Sections-05, 06, 07, 08 Township-28 Range-28**



**Parcel Detail**

Note: Not to Scale