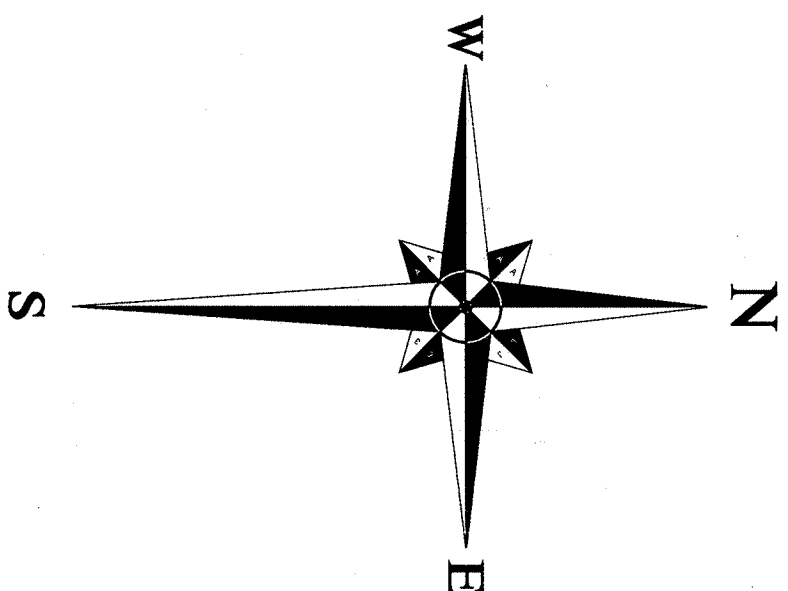
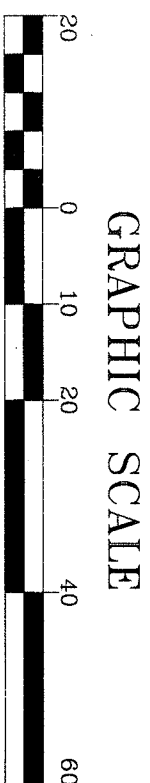




- LEGEND OF SYMBOLS:
- SET PRM - PERMANENT REFERENCE MONUMENT
 - 4"x4" CONCRETE MONUMENT PRM / PCP LS 9919"
 - SET P-K MASONRY NAIL & DISC - PRM / PCP LS 9919"
 - SET 5/8" IRON ROD & CAP SURVEY MARKER LS 9919"
 - FOUND RAILROAD SPIKE - NO IDENTIFICATION
 - FOUND 1/2" IRON ROD - NO IDENTIFICATION
 - FOUND 3" IRON PIPE - NO IDENTIFICATION
 - X CALCULATED POSITION - NO MARKER FOUND OR SET

- ABBREVIATIONS:
- | | | |
|---|------------------------------------|--------------------------------------|
| A = BROKEN STATEMENT TO SCALE | D = DETECTION | P.O.B. = POINT OF BEGINNING |
| B = BENCHMARK | IBC = IRON ROD AND CAP | PCP = PERMANENT CONTROL POINT |
| (D) = DESCRIBED DESCRIPTION MEASUREMENT | LB = LICENSED BUSINESS | PRM = PERMANENT REFERENCE MONUMENT |
| (F) = FIELD MEASUREMENT | LIC = LIMITED LIABILITY COMPANY | RS = REGISTERED LAND SURVEYOR |
| B.M. = BENCHMARK (VERTICAL CONTROL POINT) | LS = LICENSED SURVEYOR | PSL = PROFESSIONAL LAND SURVEYOR |
| CL = CENTERLINE OF RIGHT-OF-WAY | MD = MEASURED | PSM = PROFESSIONAL SURVEYOR & MAPPER |
| CM = CONCRETE MONUMENT | N = NORTH | RNG = RANGE |
| E = ELEVATION | NSG = NATIONAL GEODETIC SURVEY | S = SOUTH |
| FEET = FEET | ORR = OFFICIAL RECORDS BOOK | SEC = SECTION |
| FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY | P-K = PAPER-KALAMAZOO MASONRY NAIL | WP = TOWNSHIP |
| GPS = GLOBAL POSITIONING SYSTEM | PLS = PLASTER OR LIMES PLASTER | |
| I.A.C. = INTERNATIONAL AGRICULTURAL CORPORATION | ± = PLUS OR MINUS APPROXIMATE | |

LEGAL DESCRIPTION:
(AS RECORDED IN O.R.B. 13134, PAGES 0072 - 0073, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.)
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 03, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE NORTH 0°02'30" WEST 314.48 FEET; THENCE NORTH 89°58'27" EAST 344.06 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 89°58'27" EAST 175.0 FEET; THENCE SOUTH 0°03'08" EAST 280.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD MEDULLA ROAD, THENCE WEST WITH SAID RIGHT-OF-WAY LINE 175.0 FEET; THENCE NORTH 0°03'08" WEST 288.83 FEET TO THE POINT OF BEGINNING, LESS THE WEST 280 FEET THEREOF FOR ROAD RIGHT-OF-WAY, WEST AND LESS THE SOUTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY, THENCE SOUTH 0°03'08" WEST 288.83 FEET TO THE POINT OF BEGINNING, FOR POLK RECORDS OF POLK COUNTY, FLORIDA, BEING PART OF TRACT K OF UNRECORDED GREEN ACRES, SAID PARCEL CONTAINING 41.239 SQUARE FEET, MORE OR LESS, OR 0.947 ACRE, MORE OR LESS.

SURVEYOR'S NOTES:

- THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH CHAPTER 117, FLORIDA STATUTES, 2. BEARINGS ARE REFERENCED TO THE WESTERLY BOUNDARY OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, HAVING AN ASSIGNED BEARING OF NORTH 0°02'30" EAST, AS PER FIRST BEARING CALL OF THE LEGAL DESCRIPTION. 3. ELEVATIONS ARE BASED ON CITY OF LAKELAND BENCHMARK 140267, HAVING A PUBLISHED ELEVATION OF 131.706', REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.D. 88). 4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1988 (N.A.D. 88), AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 959 889.424 (POINT IDENTIFICATION NUMBER 49100). 5. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 121050480G AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISED DATE DECEMBER 22, 2016. 6. UNLESS OTHERWISE NOTED, ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION OF LINES WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A PRM OR PCP HAVE BEEN MARKED WITH A 5/8" IRON ROD & CAP MARKED SURVEY MARKER PLS 9919. 7. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION (MOWING) IN THE PLATTED 5' PUBLIC UTILITY EASEMENT AREAS LYING WITHIN THEIR RESPECTIVE LOT. 8. CONSIDERATION MUST BE MADE WHEN SCALING DATA FROM THIS PLAT, AS ANY REPRODUCTION IS LIKELY TO ALTER THE SCALE.

SURVEYOR'S NOTES PERTAINING TO TITLE SEARCH:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE OPINION PREPARED BY JONATHAN R. CRENSHAW, P.A., DATED MAY 06, 2025, WHICH WAS HELD UPON AS BEING CORRECT AND COMPLETE, BASED UPON A SEARCH OF TITLE TO THE PROPERTY FROM MARCH 01, 1987, THROUGH MAY 07, 2025, AT 8:00 A.M., TITLE TO THE PROPERTY IS VESTED IN TOWER HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

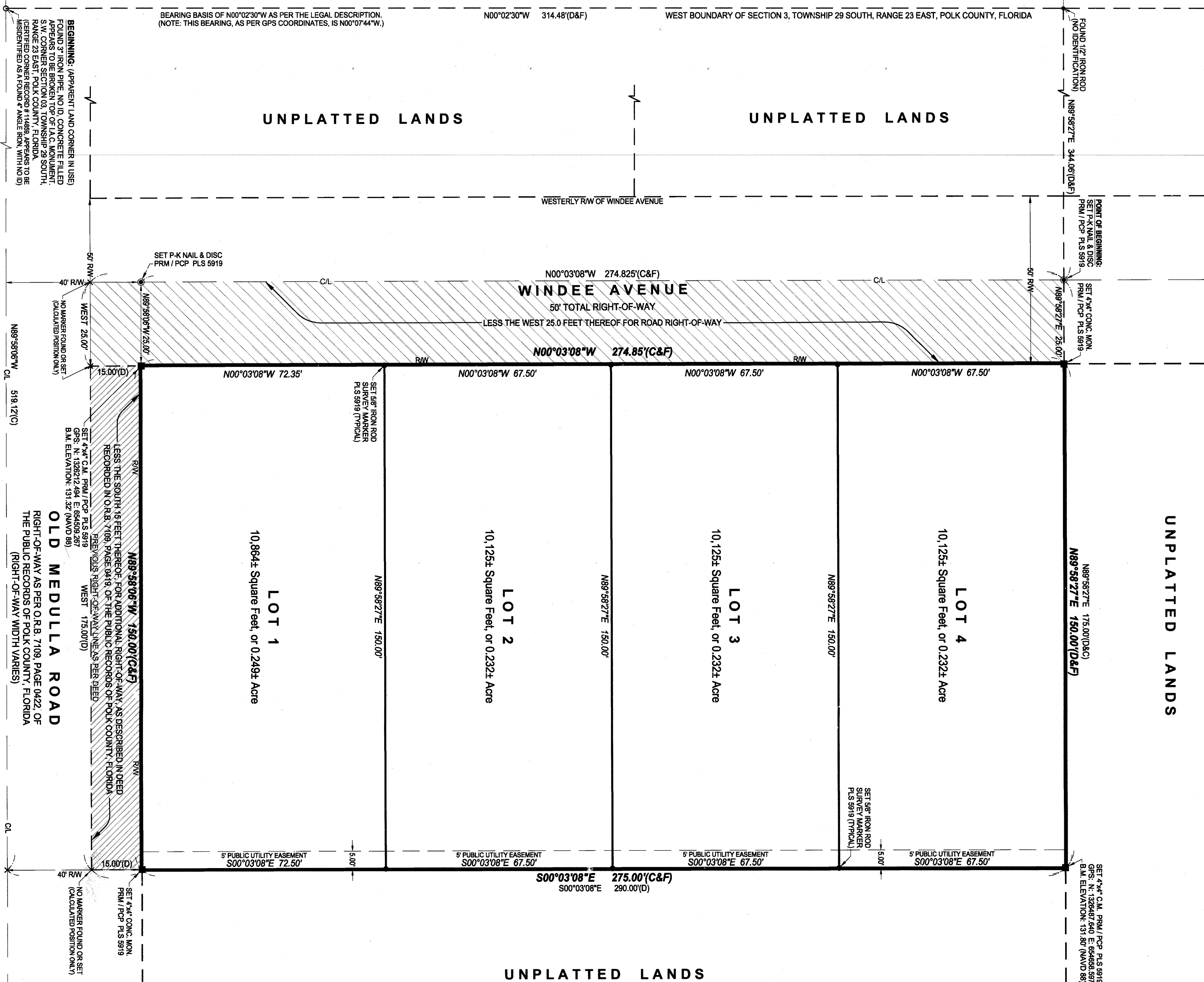
- THE PROPERTY IS SUBJECT TO THE FOLLOWING:
1. POSSIBLE UNRECORDED MATTERS AND ZONING AND OTHER GOVERNMENTAL REGULATIONS OF LAND USE:
 - A. POSSIBLE UNRECORDED RIGHTS OF TENANTS OR ADVERSE CLAIMANTS IN POSSESSION.
 - B. POSSIBLE UNRECORDED EASEMENTS.
 - C. POSSIBLE UNRECORDED RIGHTS, WALLS, FENCES, AND PLANTINGS.
 - D. POSSIBLE UNRECORDED EASEMENTS.
 - E. MATTERS WHICH WOULD BE REVEALED BY AN ACCURATE SURVEY AND PERSONAL INSPECTION OF THE LAND.
 - F. ZONING AND OTHER RESTRICTIONS, PROHIBITIONS, AND REGULATIONS IMPOSED BY GOVERNMENTAL AUTHORITIES AND RELATED TO THE LAND USE.

2. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
4. TAXES FOR THE YEAR 2025 AND ALL SUBSEQUENT YEARS.
5. DECLARATION OF RESTRICTIONS RECORDED IN O.R.B. 01115, PAGE 0889, AS AMENDED BY INSTRUMENT RECORDED IN O.R.B. 01281, PAGE 0130, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
6. NO DETERMINATION HAS BEEN MADE BY THIS OFFICE REGARDING SAID DECLARATION OF RESTRICTIONS.
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5. FOOT UTILITY EASEMENT NOTE: (3.00' WEST OF AND PARALLEL TO THE EAST PLATTED BOUNDARY HEREON) THIS PLATTED 5' FOOT UTILITY EASEMENT SHALL PROVIDE THAT SAID EASEMENT SHALL ALSO BE AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO CABLE TELEVISION SERVICES SHALL BE PROVIDED TO ANY OTHER PARCELS ADJACENT TO THE EASEMENT. THE CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

WINDIEE TOWER ESTATES

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.



COUNTY SURVEYOR'S APPROVAL:
STATE OF FLORIDA, COUNTY OF POLK
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 117, OF THE FLORIDA STATUTES, RELATING TO MAKING MAPS AND PLATS. THIS
DATE 6-6-2025 DAY OF JUNE, A.D. 2025.
RICHARD J. BENTON, J.S.M.
FLORIDA REGISTRATION NO. 6447

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL:
STATE OF FLORIDA, COUNTY OF POLK
THIS PLAT IS CONDITIONALLY APPROVED THIS 9th DAY OF JUNE, A.D. 2025, IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA. THE PLAT WILL NOT RECEIVE FINAL APPROVAL, NOR CAN IT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED.

BOARD OF COUNTY COMMISSIONERS
BY: Stacy M. Butterfield ATTEST:
CLERK Steph M. Butterfield

COUNTY COMMISSIONERS' APPROVAL:
STATE OF FLORIDA, COUNTY OF POLK
THIS PLAT HAS RECEIVED FINAL APPROVAL THIS 9th DAY OF JUNE, A.D. 2025, BY THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, IN ACCORDANCE WITH THE PROCEDURES ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS
BY: Stacy M. Butterfield ATTEST:
CLERK Steph M. Butterfield

CERTIFICATION:
STATE OF FLORIDA, COUNTY OF POLK
I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT OF "WINDIEE TOWER ESTATES" HAS BEEN APPROVED FOR RECORDING THIS 9th DAY OF JUNE, A.D. 2025.
BY: Stacy M. Butterfield CLERK OF THE CIRCUIT COURT
CLERK Steph M. Butterfield

DEDICATION:
STATE OF FLORIDA, COUNTY OF POLK
KNOW ALL MEN BY THESE PRESENTS THAT TOWER HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, HAS CAUSED THIS PLAT OF "WINDIEE TOWER ESTATES" TO BE MADE AND HEREBY DEDICATES THIS PLAT FOR RECORDING A PUBLIC UTILITY EASEMENT. THE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED TO (i) THE PROVIDERS OF PUBLIC UTILITIES (ii) THE CITY OF LAKELAND, FLORIDA, AND POLK COUNTY, FLORIDA AND ALL OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF UTILITY SERVICES AND UTILITIES; AND (iii) THE PRESENT AND FUTURE OWNERS OF LOTS 1, 2, 3 AND 4, AS WELL AS THEIR GUESTS AND INVITES, FOR PURPOSES OF CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF SAID UTILITIES.

BY: William E. Tower, Jr. WITNESS: William E. Tower, Jr.
PRINTED NAME William E. Tower, Jr. PRINTED NAME William E. Tower, Jr.
TITLE Owner WITNESS Danielle Lucius

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF POLK
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (i) PHYSICAL PRESENCE, OR () ONLINE NOTARIZATION, THIS 5 DAY OF JUNE, A.D. 2025, BY William E. Tower, Jr. OWNER/MANAGER OF Tower Homes, LLC, ON BEHALF OF THE COMPANY, WHO () IS PERSONALLY KNOWN TO ME OR (i) HAS PRODUCED FLDL AS IDENTIFICATION.

NOTARY PUBLIC
BY: Kristina Parker
PRINTED NAME Kristina Parker
DATE May 31, 2029
MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT:
STATE OF FLORIDA, COUNTY OF POLK
HEREBY STATE THAT THIS PLAT OF "WINDIEE TOWER ESTATES" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH THE FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MARKERS (PRM'S), PERMANENT CONTROL POINTS (PCP'S), BENCHMARKS (B.M'S) AND LOT CORNERS WILL BE SET.

M. STEWART McDONALD
DATE JUNE 04, 2025
M. Stewart McDonald - Florida Professional Land Surveyor #5919
Address: 1425 S. Combe Rd. Ste. 2 • Lakeland, FL 33801-7101
Phone: (863) 853-9100 • Fax: (863) 853-9300
Email: landsurveyor29@gmail.com