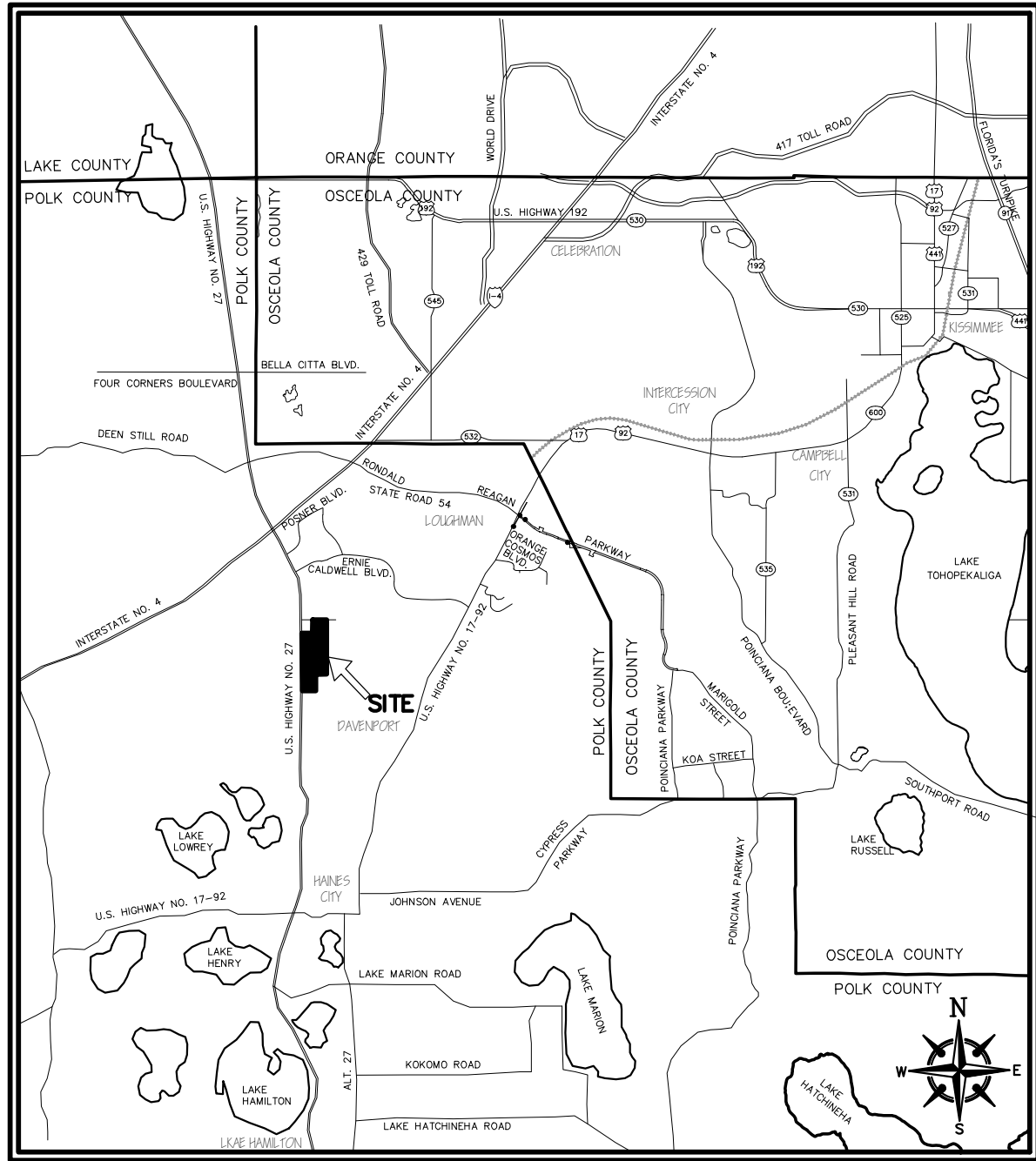


VICINITY MAP

NOT TO SCALE



COTTONWOOD

A REPLAT OF A PORTION OF TRACTS 1, 2, 15 AND 16
FLORIDA DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGES 60 THROUGH 63
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

SHEET 1 OF 2

PLAT
BOOK

PAGE

DEDICATION
COTTONWOOD

KNOW ALL MEN BY THESE PRESENTS, That COTTONWOOD 27 DEVELOPMENT, LLC, a Florida Limited Liability Company, being the owner in fee simple of the lands shown hereon has caused this plat of COTTONWOOD to be made and the UTILITY EASEMENTS shown hereon are dedicated to the providers of public utilities forever, along with a utility easement over, under, and across TRACT A for the purposes of the installation, operation, repair and maintenance of public utilities, together with a perpetual non-exclusive ingress and egress easement over TRACT A shown hereon for the purpose of accessing said utility easements. A perpetual non-exclusive easement for ingress/egress across TRACT A shown hereon is dedicated to Polk County, its successors and assigns, and to other applicable authorities for the benefit of delivery and pickup services, fire protection, emergency medical and law enforcement services and other authorities of law, including but not limited to United States mail carriers. A perpetual non-exclusive ingress and egress easement across TRACT A shown hereon is dedicated to the lot owners, their successors, assignees, guest and invitees.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be signed and sealed by the person(s) named below on _____, 2025.

COTTONWOOD 27 DEVELOPMENT, LLC,
a Florida limited liability company
By: 27 Miller Investors, LLC,
a Florida limited liability company
Its Manager

By: _____
Randall R. Hodge Vice President

Signed and sealed in the presence of:
Witness: _____
Signature _____
Print Name _____

STATE OF FLORIDA COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY Randall R. Hodge, as Vice President of 27 Miller Investors, LLC, a Florida limited liability company as Manager of Cottonwood 27 Development, LLC, a Florida limited liability company, AND SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
NOTARY PUBLIC

NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS NGS BENCHMARK Y 705 (PID DL5535), A STAINLESS STEEL ROD WITH MARKER "Y 705 2008", ELEVATION = 177.63'.
- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 27 AS BEING S00°09'33"E.
- HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) DERIVED FROM LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12105C0225 G DATED DECEMBER 22, 2016, THE LANDS SHOWN HEREON ARE WITHIN ZONE "X".
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL CURVILINEAR LOT LINES SHOWN HEREON ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
- UTILITY EASEMENTS SHOWN HEREON ARE FOR THE USE OF THE PROVIDERS OF PUBLIC UTILITIES.
- LOT AND TRACT CORNERS SHOWN HEREON SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES.

LEGEND

P.B. PLAT BOOK D.B. DEED BOOK B.K. BOOK P.G. PAGE SEC. SECTION TWP. TOWNSHIP RNG. RANGE COR. CORNER P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	CB CHORD BEARING CD CHORD (NR) NON RADIAL + DEGREES ' MINUTES " SECONDS FND. FOUND C. CENTERLINE NT NON-TANGENT	U.E. UTILITY EASEMENT ± MORE OR LESS L.B. LICENSED BUSINESS L.S. LICENSED SURVEYOR CONC. CONCRETE P.I. POINT OF INTERSECTION P.T. POINT OF TANGENCY P.C. POINT OF CURVE P.C.C. POINT OF COMPOUND CURVATURE P.R.C. POINT OF REVERSE CURVATURE IR IRON ROD	O.R.B. OFFICIAL RECORDS BOOK D.U.E. DRAINAGE AND UTILITY EASEMENT ID IDENTIFICATION R/W RIGHT OF WAY MON. MONUMENT D.A.E. DRAINAGE AND ACCESS EASEMENT CCR CERTIFIED CORNER RECORD F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION SQ. FT. SQUARE FEET O/A OVERALL DISTANCE
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- DENOTES SET 4"x4" CONCRETE MONUMENT "PRM L.B. 966"
○ DENOTES 1/2" IRON ROD W/CAP "L.B. 966"

PROPERTY INFORMATION:

THIS PLAT IS SUBJECT TO AND/OR BENEFITED BY THE FOLLOWING MATTERS OF RECORD. THOSE ITEMS THAT CAN BE GRAPHICALLY DEPICTED ARE SHOWN HEREON.

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Matters contained on the plat of Florida Development Co. Tract in Section 29, Township 26 South, Range 27 East, recorded in Plat Book 3, Page 60, Public Records of Pasco County, Florida.

2. Easement Agreement recorded January 27, 2006 in Official Records Book 6609, Page 1246, as amended in First Amendment to Easement Agreement recorded November 28, 2023 in Official Records Book 12921, Page 188, Public Records of Pasco County, Florida.

3. Easement Agreement with Covenants and Restrictions recorded November 7, 2013 in Official Records Book 10308, Page 568, Public Records of Pasco County, Florida.

F. Other information regarding said property includes:

1. Recorded Notice of Environmental Resource Permit recorded June 20, 2023 in Official Records Book 12735, Page 767, Public Records of Pasco County, Florida.

COUNTY SURVEYORS APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177 Part I, Florida Statutes, relating to the making of maps and plats.

By: _____
Richard M. "Mike" Benton, P.S.M.
Florida Registration No. 6447
County Surveyor

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Land Development Division.

By: _____ Date: _____
Land Development Division Director

COUNTY COMMISSIONERS APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat has received final approval this _____ day of _____, 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 ATTEST:

By: _____ Clerk
Chairperson

CLERK OF CIRCUIT COURT:
STATE OF FLORIDA
COUNTY OF POLK

I, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida do hereby certify that this plat has been approved for recording this _____ day of _____, A.D. 2025.

By: _____
Stacy M. Butterfield, Clerk of the Circuit Court

JOHNSTON'S
SURVEYING, LLC
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 966
RICHARD D. BROWN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5700

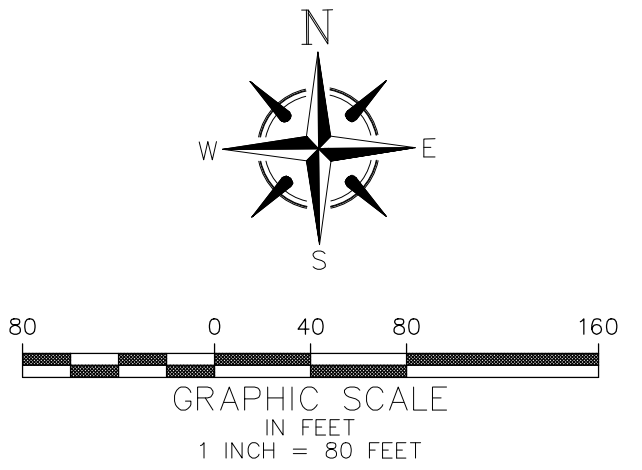
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SHEET 2 OF 2

PLAT
BOOK

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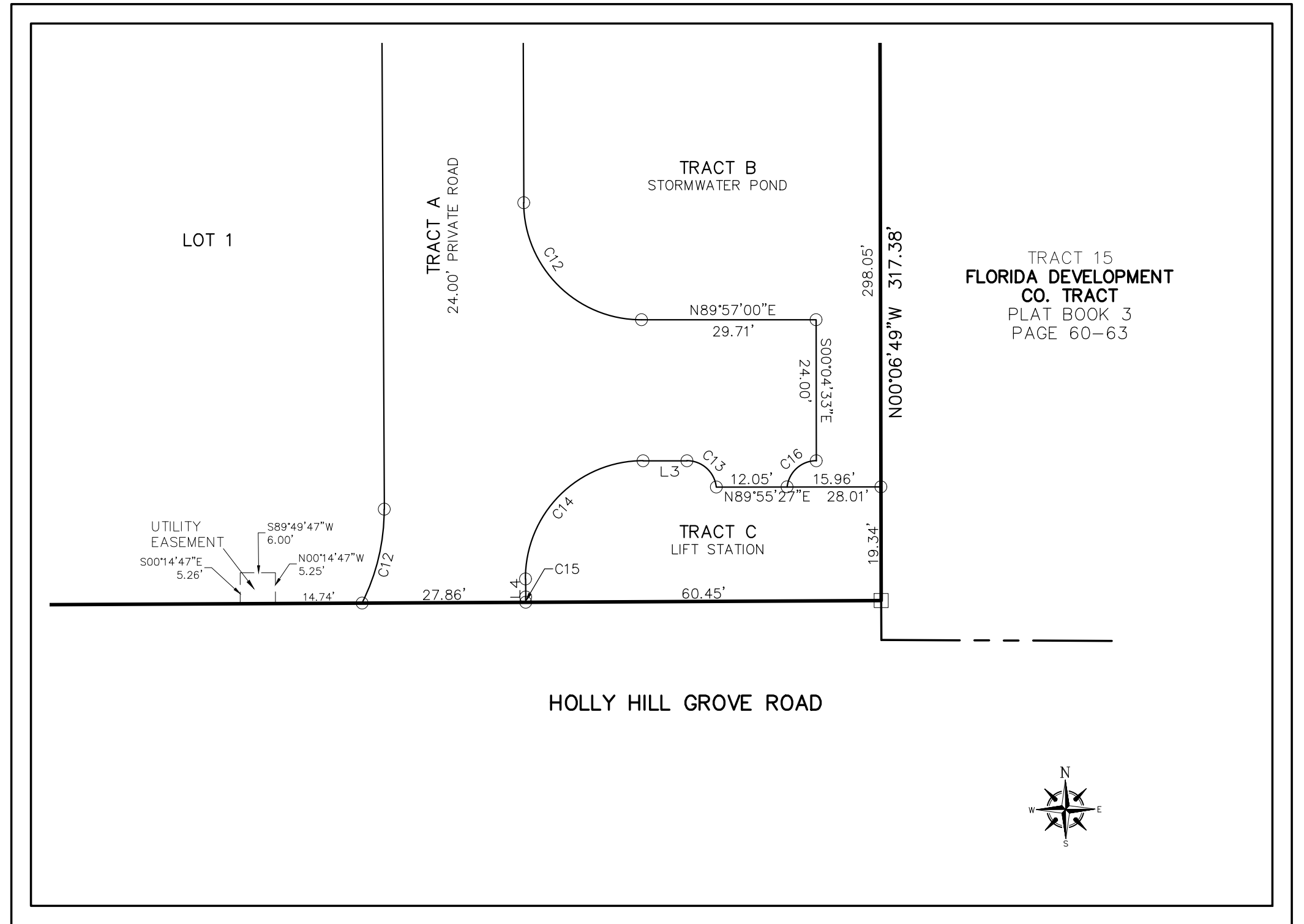


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°57'00"E	29.71'
L2	S00°04'33"E	24.00'
L3	S89°56'36"W	7.48'
L4	S00°15'57"E	3.05'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	35.00'	27°40'35"	16.91'	S13°56'12"W	16.74'
C2	35.00'	28°17'59"	17.29'	N14°03'05"W	17.11'
C3	50.00'	89°38'09"	78.22'	N44°54'59"E	70.49'
C4	74.00'	89°38'09"	115.77'	N44°54'59"E	104.32'
C5	35.00'	82°13'14"	50.23'	S49°09'20"E	46.03'
C6	35.00'	86°56'14"	53.11'	S46°15'57"W	48.16'
C7	150.00'	19°44'25"	51.68'	N09°34'55"E	51.42'
C8	126.00'	19°44'25"	43.41'	N09°34'55"E	43.20'
C9	108.00'	19°43'04"	37.17'	S09°35'36"W	36.98'
C10	132.00'	19°43'04"	45.43'	S09°35'36"W	45.20'
C11	20.00'	89°47'27"	31.34'	S45°09'40"E	28.23'
C12	35.00'	27°05'18"	16.55'	N13°16'42"E	16.39'
C13	5.00'	83°49'34"	7.32'	N48°08'37"W	6.68'
C14	20.00'	90°12'33"	31.49'	S44°50'20"W	28.34'
C15	20.00'	2°37'05"	0.91'	S01°34'29"E	0.91'

UNPLATTED

DETAIL 1"=20'



JOHNSTON'S
SURVEYING, LLC

900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966