

ASCEND SAND MINE

A PORTION OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA

ASCEND SAND MINE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned DHIC - Highlands Reserve, LLC, a Delaware limited liability company, being the Owner in fee simple of ASCEND SAND MINE, being all the lands described herein does hereby declare and dedicate the following for the purposes thereon expressed, subject to the general notes contained herein.

1. To POLK COUNTY, FLORIDA, its successors and/or assigns the following:
(A) All potable water lines, reclaimed water lines, fire hydrants and related appurtenances, accept those lying in Tract A (Multi-family) and Tracts FD-1 and FD-2 (Future Development Tracts).

2. To the ASCEND SAND MINE PROPERTY OWNERS ASSOCIATION, INC., as established in official Records Book ____ Page ____ of the Public Records of Polk County, Florida, assigns the following:

(i) Tracts C and D (Open Space/ Retention), Tract E (Lift Station), Tract F (Open Space) for the purposes stated.

(ii) Tract B (Private Right of Way/Utilities/Drainage), said Tract is subject to the following: (i) a perpetual non-exclusive easement for ingress and egress across all private roads and rights-of-way shown hereon in favor of the Lot Owners of ASCEND HIGHLANDS RESERVE, their tenants, their successors, assignees, guest, invitees and licensees and further together with; (ii) a perpetual non-exclusive ingress/egress easement is dedicated to Polk County, its successors and assigns, and other applicable authorities for the purposes of delivery and pickup services, fire protection, emergency medical, law enforcement services, and other authorities of law, including but not limited to United States mail carriers; (iii) a perpetual non-exclusive ingress/egress and utility easement over said Tract B (Private Right-of-Way/Utility) streets and rights-of-way is dedicated to Polk county, its successors and assigns forever, together with a perpetual non-exclusive ingress and egress easement over, under and across the private roads, streets and rights-of-way and over all utility easements shown hereon to the providers of public utilities for the purposes of accessing said utility easements for the installation, operation, repair and maintenance of public utilities; (iv) a perpetual non-exclusive ingress and egress easement over said Tract RW (Private Right-of-Way/Utility) to the District for the purposes of installation, operation, repair and maintenance of drainage facilities.

3. The utility easements shown hereon are dedicated to the providers of public utilities forever, along with a utility easement over, under and across all private roads and rights-of-way for the purposes of the installation, operation, repair and maintenance of public utilities, together with a perpetual non-exclusive ingress and egress easement over the private roads and rights-of-way shown hereon for the purpose of accessing said utility easements.

4. POLK COUNTY, FLORIDA, its officers, employees, agents, contractors or subcontractors ("County"), is granted a right of entry over and upon the Tract B (private right-of-way) for the purpose of removing and clearing debris impacting the roadways and/or structures thereon. Such grant, however, does not create any obligation on the county to perform such removal and clearing of debris.

5. To the OWNERS of Tracts FD-1 and FD-2 (Future Development Tracts). To own and maintain.

6. To the individual tract OWNERS, their successors and/or assigns the following:
(A) The landscape buffers for the purpose of installing, accessing and maintaining said landscape.
(B) All potable water lines, reclaimed water lines, sanitary line and related appurtenances lying within said tracts.

7. POLK COUNTY, FLORIDA, shall have the right, but not the obligation to access, maintain, repair, replace or otherwise care for or cause to be cared for the sanitary systems.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ____ day of _____, 2024.

1. _____ DHIC - HIGHLANDS RESERVE, LLC,
Signature a Delaware limited liability company
By: _____
Printed Name DHIC COMMUNITIES II, LLC,
a Delaware limited liability
company, its sole member
2. _____
Signature
Printed Name
Signature
Printed Name: Matthew L. Mitchell
Title: Vice President

State of Florida,
County of Polk County
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2024, by Matthew L. Mitchell, as Vice President of DHIC COMMUNITIES II, LLC, a Delaware limited liability company, its sole member, such person [] is personally known to me or [] has produced _____ as identification.

Signature of Notary: _____
Printed Name of Notary: _____
My Commission Expires: _____

POLK COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK
This plat is hereby approved by the Polk County Engineer
By: _____ Date: _____ 2024
County Engineer

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 accepted for recording this ____ day of _____, 2024.
By: _____
Clerk of Court Polk County, Florida

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT D, HIGHLANDS RESERVE - PHASE 1 AS RECORDED IN PLAT BOOK 107, PAGES 9 THROUGH 12 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST CORNER OF HIGHLANDS RESERVE PHASE 6 AS RECORDED IN PLAT BOOK 117, PAGES 46 THROUGH 49 OF SAID PUBLIC RECORDS AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF GREEN SWAMP PARKWAY AS ACCORDING TO SAID PLAT OF HIGHLANDS RESERVE PHASE 6; THENCE RUN NORTH 16° 59' 20" WEST ALONG THE EAST LINE OF SAID HIGHLANDS RESERVE PHASE 6 AND SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 83.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 4000.00 FEET, WITH A CHORD BEARING OF NORTH 10° 16' 55" WEST, AND A CHORD DISTANCE OF 934.33 FEET; THENCE RUN NORTHERLY ALONG SAID EAST LINE, SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 24' 50" FOR A DISTANCE OF 936.47 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF ACCORDING TO OFFICIAL RECORDS BOOK 8282, PAGE 1731 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE OF HIGHLANDS RESERVE PHASE 6 AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF GREEN SWAMP PARKWAY RUN NORTH 86° 28' 22" EAST FOR A DISTANCE OF 58.80 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 4220.80 FEET, WITH A CHORD BEARING OF NORTH 01° 54' 08" WEST, AND A CHORD DISTANCE OF 223.26 FEET; THENCE RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 01' 52" FOR A DISTANCE OF 223.29 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 00° 19' 45" WEST FOR A DISTANCE OF 524.37 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAND MINE ROAD ACCORDING TO DEED BOOK 5338, PAGE 1711 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89° 41' 01" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 873.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (STATE ROAD 25) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 16180-2510 (SHEETS 14 AND 15); THENCE RUN SOUTH 08° 13' 55" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1557.57 FEET TO THE NORTHEAST CORNER OF TRACT A, OF AFORESAID HIGHLANDS RESERVE - PHASE 1; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID HIGHLANDS RESERVE - PHASE 1: SOUTH 81° 46' 05" WEST A DISTANCE OF 498.99 FEET; THENCE RUN SOUTH 72° 49' 01" WEST FOR A DISTANCE OF 480.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 36.77 ACRES MORE OR LESS.

SYMBOL AND ABBREVIATION LEGEND:

- | | | | |
|------|-----------------------------|--------|---|
| ☉ | CENTER LINE | LB. | LANDSCAPE BUFFER |
| R/W | RIGHT OF WAY | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| P.I. | POINT OF INTERSECTION | LB | LICENSED BUSINESS |
| P.C. | POINT OF CURVATURE | OR. | OFFICIAL RECORDS BOOK |
| P.T. | POINT OF TANGENCY | P.B. | PLAT BOOK |
| N.R. | NON-RADIAL | PG(S). | PAGE(S) |
| R | RADIUS | CCR | CERTIFIED CORNER RECORD |
| L | ARC LENGTH | DB. | DEED BOOK |
| Δ | CENTRAL ANGLE | PLS | PROFESSIONAL LAND SURVEYOR |
| C | CHORD DISTANCE | ■ | SET 4"x4" CONCRETE MONUMENT LB #6723 PERMANENT REFERENCE MONUMENT (PRM) |
| CB | CHORD BEARING | □ | RECOVERED 4"x4" CONCRETE MONUMENT AS NOTED |
| U.E. | UTILITY EASEMENT | ● | SET NAIL & DISK LB #6723 PERMANENT CONTROL POINT (PCP) |
| Ⓢ | STATEPLANE LABEL COORDINATE | | |

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE HIGHLANDS RESERVE-PHASE 1 PER P.B. 107, PGS. 9-12, AS HAVING AN ASSUMED BEARING OF S81°46'05"W.
- THE LANDS SHOWN HEREON LIE IN ZONE X UNSHADED, DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE, PER FLOOD INSURANCE RATE MAP (FIRM) NO. 12105C0100G, WITH AN EFFECTIVE MAP DATE OF 12/22/2016. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY DATUM PER BENCH MARK NUMBER D 711, ELEVATION=171.13, NORTH AMERICAN VERTICAL DATUM OF 1988.
- ALL TRACT LINES INTERSECTING CURSES ARE RADIAL, UNLESS OTHERWISE NOTED N.R. (NON-RADIAL)
- ALL PROPERTY AND TRACT CORNERS SHALL BE SET WITHIN THE STIPULATED TIME RELATIVE TO THE RECORDING OF THIS PLAT AND IN ACCORD WITH THE BOND.
- ALL PLATTED UTILITY 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.
- THE STATEPLANE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA WEST ZONE NAD 1983/1990 ZONE ADJUSTMENT. THE COORDINATES ARE FOR GIS PURPOSES ONLY AND NOT TO BE USED TO RECONSTRUCT THE BOUNDARY.
- THE PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 11406662, EFFECTIVE DATE: JULY 5, 2024 AT 5:00 P.M., LISTS THE FOLLOWING DOCUMENTS, RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AS AFFECTING THE PROPERTY DESCRIBED HEREON:
 - AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 12905, PAGE 1140. AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, AND THERE ARE NO PLOTTABLE EASEMENTS
 - NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 12833, PAGE 1544. AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, AND THERE ARE NO PLOTTABLE EASEMENTS
 - EASEMENT RECORDED JULY 8, 2024 IN OFFICIAL RECORDS BOOK 13179, PAGE 808. AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, AND THERE ARE NO PLOTTABLE EASEMENTS

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK
Examined and Approved
By: _____ Date: _____ 2024
Land Development Division Director

APPROVAL: REVIEWED FOR CONFORMITY

STATE OF FLORIDA
COUNTY OF POLK
The undersigned Professional Surveyor and Mapper, under contract to the Board of County Commissioners of Polk County, Florida, has reviewed this plat for conformity to Florida Statutes Chapter 177, Part 1, and found it to be substantially in compliance with the provisions of said Statute.
Gary L. Allen, P.L.S. Date: _____
Florida Registration No. 4756
CivilSurv Design Group, Inc.
Florida Registration No. LB 7805

COUNTY COMMISSIONERS CONDITIONAL APPROVAL:

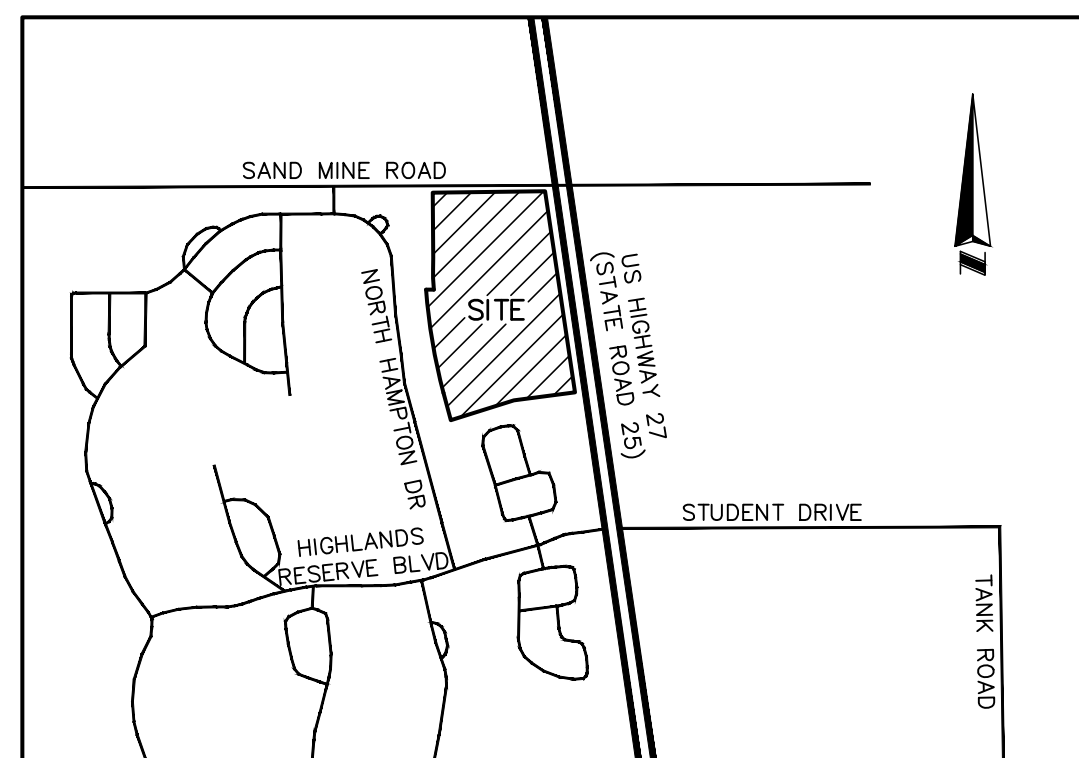
STATE OF FLORIDA
COUNTY OF POLK
This plat is conditionally approved this ____ day of _____, 2024 in open meeting of the Board of county Commissioners of Polk County, Florida. The plat will not receive final approval, nor can it be recorded until all conditions have been satisfied
BOARD OF COUNTY COMMISSIONERS ATTEST:
By: _____ By: _____
Chairperson Clerk

COUNTY COMMISSIONERS APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK
This plat has received final approval this ____ day of _____, 2024 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: _____ By: _____
Chairperson Clerk

CERTIFICATE OF SURVEYOR:

STATE OF FLORIDA
COUNTY OF ORANGE
KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed and registered professional surveyor & mapper, fully licensed to practice in the State of Florida. Does hereby certify that this plat was prepared under his supervision and that this plat complies with all the provisions of Chapter 177 Florida Statutes.
Date: _____ 2024 Signature: _____
James L. Rickman P.S.M. #5633
Allen & Company
16 East Plant Street
Winter Garden, Florida 34787
Licensed Business No. 6723



VICINITY MAP: NOT TO SCALE

SHEET INDEX

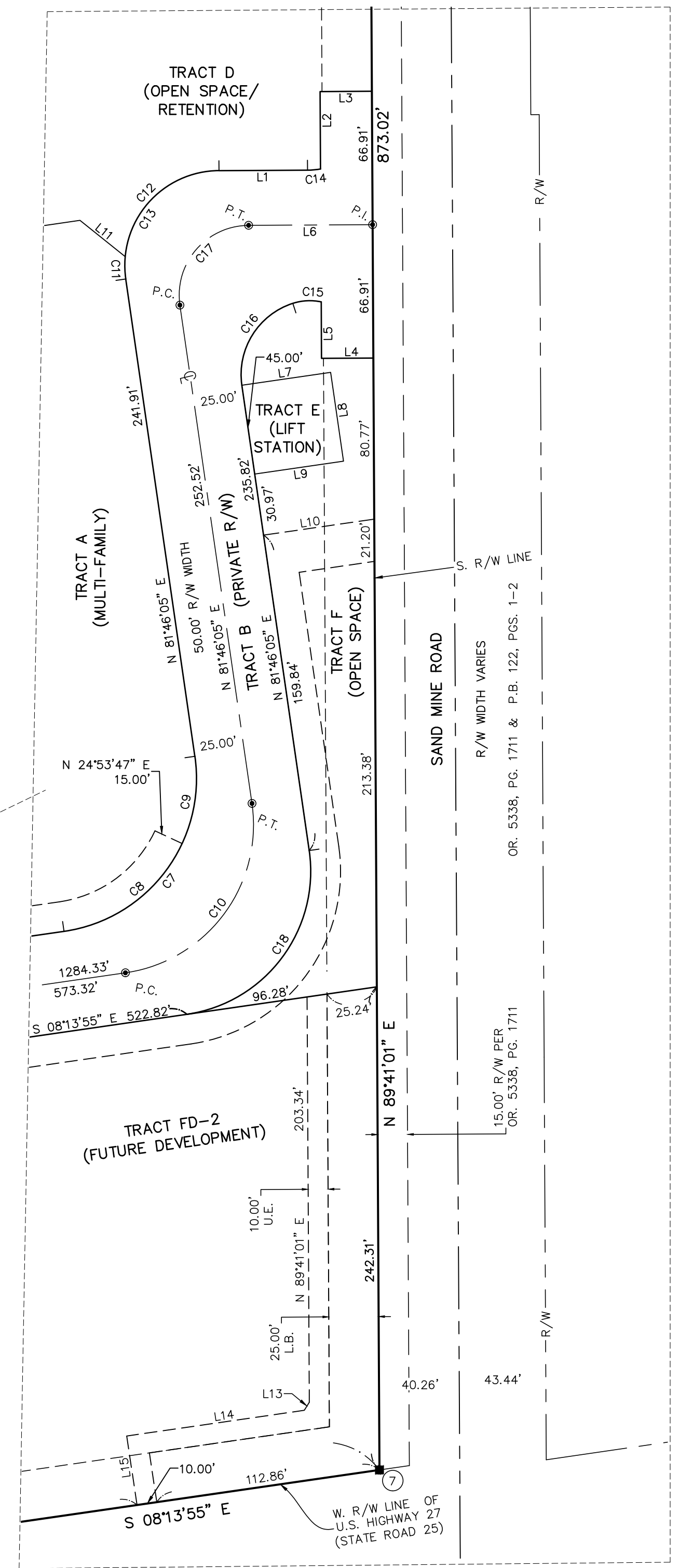
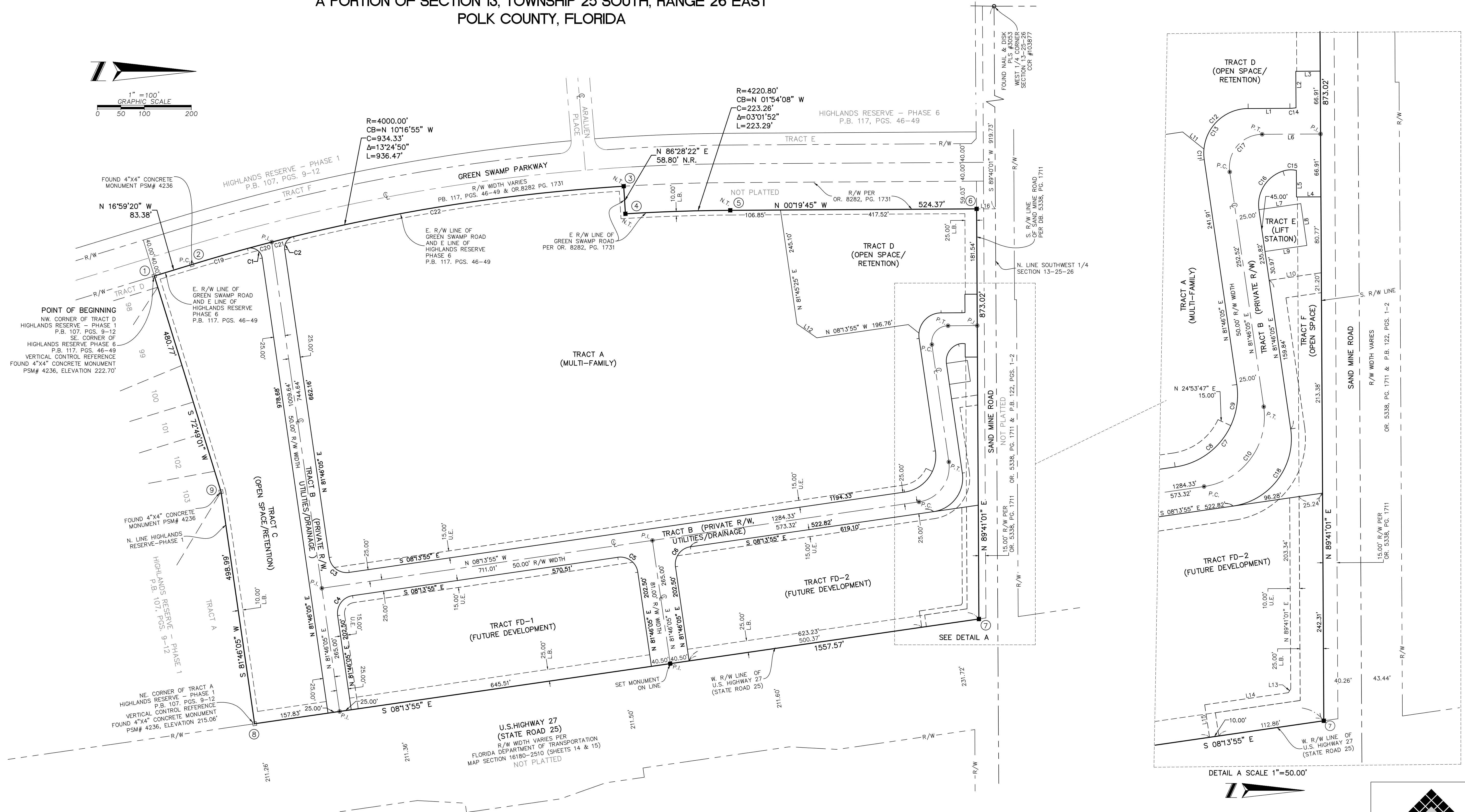
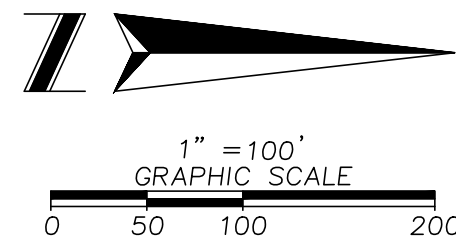
SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION, NOTES, LEGEND
SHEET 2 OF 2 - BOUNDARY INFORMATION, LOT & TRACT GEOMETRY

ALLEN & COMPANY
Founded in 1988

**SURVEYING • MAPPING
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LICENSED BUSINESS #6723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 FAX (407) 654-5356

ASCEND SAND MINE

A PORTION OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA



LINE	BEARING	LENGTH
L1	S00°18'59"E	44.42'
L2	S89°41'01"W	38.84'
L3	N00°18'59"W	25.98'
L4	N00°18'59"W	25.98'
L5	N89°41'01"E	28.29'
L6	S00°18'59"E	62.20'
L7	N08°13'55"W	45.00'
L8	N81°46'05"E	45.00'

LINE	BEARING	LENGTH
L9	S08°13'55"E	45.00'
L10	S08°13'55"E	56.09'
L11	N38°42'51"E	29.06'
L12	N34°55'42"E	51.52'
L13	S57°48'38"E	4.73'
L14	S08°13'55"E	90.01'
L15	N81°28'05"E	35.00'
L16	N00°19'59"W	40.02'

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	25.00'	S33°16'23"W	37.44'	096°59'24"	42.32'
C2	25.00'	S56°00'07"E	33.61'	084°27'36"	36.85'
C3	37.50'	N36°46'05"E	53.03'	090°00'00"	58.90'
C4	37.50'	S53°13'55"E	53.03'	090°00'00"	58.90'
C5	37.50'	S36°46'05"W	53.03'	090°00'00"	58.90'
C6	37.50'	S53°13'55"E	53.03'	090°00'00"	58.90'
C7	77.50'	N53°13'55"W	109.60'	090°00'00"	121.74'
C8	77.50'	N36°40'04"W	73.81'	056°52'17"	76.93'
C9	77.50'	N81°40'04"W	44.19'	033°07'43"	44.81'
C10	75.00'	N53°13'55"W	106.07'	090°00'00"	117.81'
C11	47.50'	N88°32'37"E	11.21'	013°33'04"	11.23'

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C12	47.50'	S42°29'55"E	63.79'	084°21'52"	69.94'
C13	47.50'	S49°16'27"E	71.65'	097°54'56"	81.18'
C14	37.50'	N05°18'43"W	6.53'	009°59'27"	6.54'
C15	27.50'	S02°54'35"E	14.26'	030°03'33"	14.43'
C16	37.50'	S58°05'08"E	48.36'	080°17'34"	52.55'
C17	35.00'	S49°16'27"E	52.80'	097°54'56"	59.81'
C18	72.50'	N53°13'55"W	102.53'	090°00'00"	113.88'
C19	4000.00'	S16°06'20"E	123.34'	001°46'01"	123.35'
C20	4000.00'	S14°50'23"E	53.40'	000°45'54"	53.40'
C21	4000.00'	S14°06'53"E	47.84'	000°41'07"	47.84'
C22	4000.00'	S08°40'25"E	710.94'	010°11'49"	711.88'

POINT NUMBER	NORTHING	EASTING
1	1443838.38	762294.80
2	1443918.12	762270.44
3	1444837.45	762103.67
4	1444841.07	762162.36
5	1445064.20	762154.95
6	1445588.56	762151.94
7	1445593.39	763024.95
8	1444051.86	763247.96
9	1443980.41	762754.11

SHEET INDEX
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