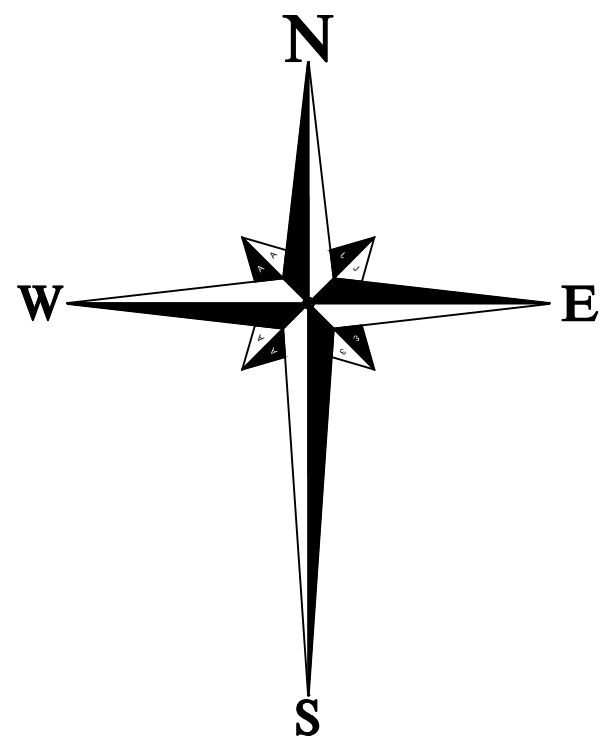
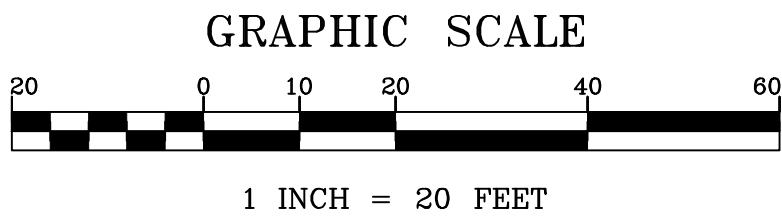




LEGEND:

- = SET PRM - PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT "SURVEY MARKER LS 5919"
- = SET 5/8" IRON ROD & CAP "SURVEY MARKER LS 5919"
- = FOUND RAILROAD SPIKE NO IDENTIFICATION
- = FOUND 5/8" IRON ROD (AS DESCRIBED)
- = FOUND 3/4" IRON PIPE NO IDENTIFICATION
- ✕ = NO MARKER FOUND OR SET
(CALCULATED POSITION ONLY)

ABBREVIATIONS:

- | | | |
|---|---------------------------------|--------------------------------------|
| (C) = CALCULATED | IRC = IRON ROD AND CAP | P.O.L. = POINT ON LINE |
| (D) = DESCRIPTION / DESCRIBED | LB = LICENSED BUSINESS | PRM = PERMANENT REFERENCE MONUMENT |
| COR. = CORNER | LLC = LIMITED LIABILITY COMPANY | PG(S) = PAGE(S) |
| FEMA = FEDERAL EMERGENCY
MANAGEMENT AGENCY | LS = LICENSED SURVEYOR | PLS = REGISTERED LAND SURVEYOR |
| FDOT = FL DEPARTMENT OF TRANSPORTATION | NGS = NATIONAL GEODETIC SURVEY | PLS = PROFESSIONAL LAND SURVEYOR |
| FIR = FOUND IRON ROD | NTS = NOT TO SCALE | PSM = PROFESSIONAL SURVEYOR & MAPPER |
| FIRC = FOUND IRON ROD & CAP | ORB = OFFICIAL RECORDS BOOK | R/W = RIGHT-OF-WAY |
| FL = FLORIDA | P.B. = PLAT BOOK | RNG. = RANGE |
| GIS = GEOGRAPHIC INFORMATION SYSTEM | PK = PARKER KALON NAIL | SEC. = SECTION |
| ID = IDENTIFICATION | P.O.B. = POINT OF BEGINNING | TWP. = TOWNSHIP |
| | P.O.C. = POINT OF COMMENCEMENT | U.S. = UNITED STATES |

LEGAL DESCRIPTION:

(AS RECORDED IN O.R. BOOK 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 00°03'08" EAST 290.0 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 00°03'08" WEST 289.83 FEET TO THE **POINT OF BEGINNING**, LESS THE WEST 25.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY AND LESS THE SOUTH 15 FEET THEREOF FOR ADDITIONAL RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN O.R. BOOK 7109, PAGE 0419, PUBLIC 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:

- THE BEARINGS HEREON ARE REFERENCED TO THE WESTERLY BOUNDARY OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, OF POLK COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF N 00°02'30" E.
- ATTENTION IS DIRECTED TO THE FACT THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS FACT MUST BE CONSIDERED WHEN OBTAINING SCALED DATA FROM THIS MAP.
- ANY UNDERGROUND IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS AND/OR UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON. UNDERGROUND FIELD VERIFICATION IS REQUIRED, PRIOR TO ANY CONSTRUCTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE TOTAL SQUARE FOOTAGE HEREON IS CALCULATED NORTHWARD AND EASTWARD, FROM THE ESTABLISHED RIGHT-OF-WAYS, AS SHOWN HEREON.
- THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 121050C0480G, MAP DATED 12/22/2016. THE UNDERSIGNED MAKES NO GUARANTEES TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEDERAL EMERGENCY MANAGEMENT AGENCY REPRESENTATIVE SHOULD BE CONTACTED FOR VERIFICATION.
- THE AERIAL SHOWN HEREON WAS DOWNLOADED FROM THE LABINS WEBSITE, PROVIDED DATE BY LABINS FOR THE IMAGE IS 2020.

SURVEYOR'S NOTES PERTAINING TO TITLE SEARCH:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE OPINION PREPARED BY: PUTNAM & CREIGHTON, P.A., DATED: OCTOBER 31, 2024, WHICH WAS RELIED UPON AS BEING CORRECT AND COMPLETE.

BASED UPON A SEARCH OF TITLE TO THE PROPERTY FROM MARCH 1, 1967, THROUGH OCTOBER 28, 2024, 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:

- POSSIBLE UNRECORDED MATTERS AND ZONING AND OTHER GOVERNMENTAL REGULATIONS OF LAND USE:
 - POSSIBLE UNRECORDED RIGHTS OF TENANTS OR ADVERSE CLAIMANTS IN POSSESSION;
 - POSSIBLE UNRECORDED EASEMENTS;
 - POSSIBLE UNRECORDED RIGHTS;
 - POSSIBLE MISPLACED BUILDINGS, WALLS, FENCES, AND PLANTINGS;
 - MATTERS WHICH WOULD BE REVEALED BY AN ACCURATE SURVEY AND PERSONAL INSPECTION OF THE LAND;
 - ZONING AND OTHER RESTRICTIONS, PROHIBITIONS, AND REGULATIONS IMPOSED BY GOVERNMENTAL AUTHORITIES AND RELATED TO THE LAND USE.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
- 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.
- TAXES FOR THE YEAR 2024 AND ALL SUBSEQUENT YEARS.
- DECLARATION OF RESTRICTIONS RECORDED IN O.R. BOOK 1115, PAGE 0889, AS AMENDED BY INSTRUMENT RECORDED IN O.R. BOOK 1281, PAGE 130, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- EASEMENT AGREEMENT RECORDED IN O.R. BOOK 1352, PAGE 085, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- THE PROPERTY LIES WITHIN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND IS SUBJECT TO THE RULES AND REGULATIONS OF, AND FUTURE ASSESSMENTS, IF ANY, BY SAID DISTRICT.

EXCEPT AS INDICATED ABOVE, OUR TITLE SEARCH OF THE PROPERTY REVEALS NO OTHER INSTRUMENTS AFFECTING THE SUBJECT PROPERTY THROUGH OCTOBER 28, 2024, AT 8:00 A.M. OUR OPINION OF TITLE IS BASED ON A TITLE SEARCH REPORT OBTAINED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED UNDER ITS FILE NUMBER 24113606.

DECLARATION OF EASEMENT NOTE:

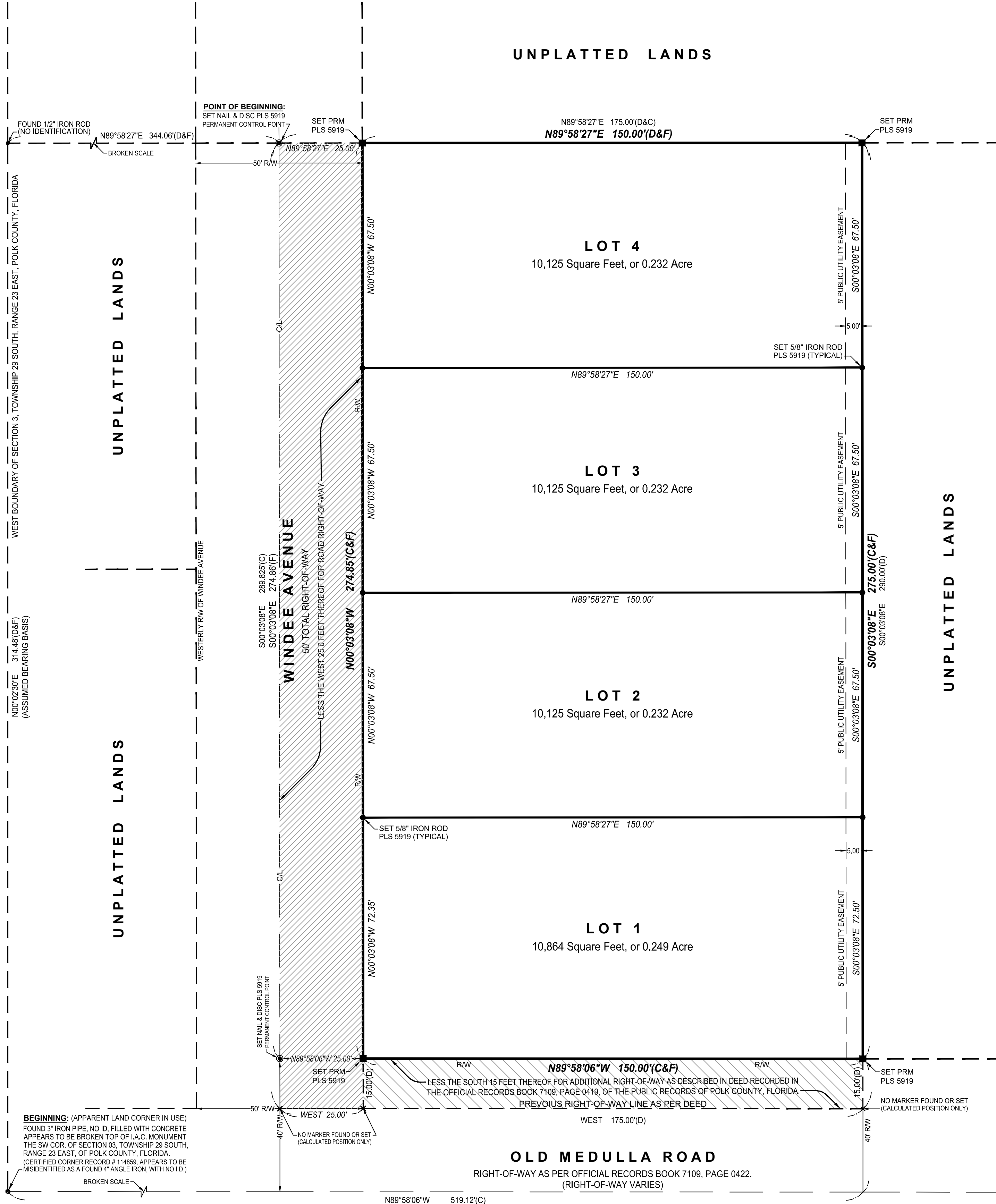
A DECLARATION OF A PUBLIC 5 FOOT UTILITY EASEMENT, FOR THE BENEFIT OF LOTS 1 THROUGH 4, THROUGH AND ACROSS THE EASTERLY 5 FEET OF LOTS 1 THROUGH 4 HAS BEEN MADE BY JMT ENTERPRISES OF POLK COUNTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER") AND HAS BEEN RECORDED IN OFFICIAL RECORDS BOOK XXXXX, PAGES XXXX THRU XXXX, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

5 FOOT UTILITY EASEMENT NOTE:

THE 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 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.

WINDEE TOWER ESTATES

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



BEGINNING: (APPARENT LAND CORNER IN USE)
FOUND 3" IRON PIPE, NO ID, FILLED WITH CONCRETE
APPEARS TO BE BROKEN TOP OF I.A.C. MONUMENT
THE SW COR. OF SECTION 03, TOWNSHIP 29 SOUTH,
RANGE 23 EAST, OF POLK COUNTY, FLORIDA.
(CERTIFIED CORNER RECORD # 114859, APPEARS TO BE
MISIDENTIFIED AS A FOUND 4" ANGLE IRON, WITH NO ID.)

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.

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTION BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING THE POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS, SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS, WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

PLAT BOOK _____ PAGE _____
SHEET 1 OF 1

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 177, OF THE FLORIDA STATUTES, RELATING TO MAKING MAPS AND PLATS. THIS _____ DAY OF NOVEMBER, A.D. 2024.

RICHARD M. "MIKE" BENTON, P.S.M.
FLORIDA REGISTRATION NO. 6447

DATE

COUNTY COMMISSIONERS CONDITIONAL APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS _____ DAY OF NOVEMBER, A.D. 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:

CHAIRPERSON

CLERK

COUNTY COMMISSIONERS APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS _____ DAY OF NOVEMBER, A.D. 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:

CHAIRPERSON

CLERK

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

"WINDEE TOWER ESTATES" HAS BEEN APPROVED FOR RECORDING THIS _____ DAY OF NOVEMBER, A.D. 2024.

CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT, JMT ENTERPRISES OF POLK COUNTY, 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 "WINDEE TOWER ESTATES" TO BE MADE AND HEREBY DEDICATE THIS PLAT FOR RECORDING.

BY:

WILLIAM E. TOWER, JR.

WITNESS

PRINTED NAME

PRINTED NAME

TITLE

WITNESS

PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE, OR [] ONLINE

NOTARIZATION, THIS _____ DAY OF NOVEMBER, A.D. 2024, BY _____ AS _____

OF _____, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN TO ME, OR [] HAS

PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINTED NAME

MY COMMISSION EXPIRES

SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "WINDEE TOWER ESTATES" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES, AND THAT P.R.M.'S, VERTICAL CONTROL POINTS AND LOT CORNERS WILL BE SET.

NOVEMBER 11, 2024

M. STEWART MCDONALD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5919

M. Stewart McDonald - Florida Professional Land Surveyor #5919
Mailing Address: P. O. Box 0616 • Kathleen, FL 33849-0616
Office Address: 3318 Scenic Way • Lakeland, FL 33810-2665
PHONE: (863) 853-9100 • FAX: (863) 853-9300