DEDICATION: STATE OF FLORIDA COUNTY OF POLK KNOW ALL MEN BY THESE PRESENTS THAT _____ AS OF MILLAN INVESTMENTS US L.L.C., THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED THIS PLAT OF "MILLAN OAKS" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING: TO THE PUBLIC; THE RIGHT OF WAY OF COUNTRY BEND SOUTH; TO THE PROVIDERS OF PUBLIC UTILITIES; THE UTILITY EASEMENTS DEPICTED HEREON; TO THE MILLAN OAKS HOMEOWNERS ASSOCIATION, INC.; THE PRIVATE DRAINAGE EASEMENTS DEPICTED HEREON AND TRACTS A AND B FOR THE PURPOSES INDICATED. TO POLK COUNTY, ITS SUCCESSORS AND ASSIGNS; AN EASEMENT ACROSS TRACT A AND TRACT B FOR EMERGENCY MAINTENANCE AND REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES AS IS NECESSARY TO PROTECT PUBLIC IMPROVEMENTS TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE AND REPAIRS TO THE STORMWATER MANAGEMENT FACILITIES. MILLAN INVESTMENTS US L.L.C. WITNESS PRINTED NAME: WITNESS MILLAN INVESTMENTS US L.L.C. PRINTED NAME: **ACKNOWLEDGEMENT:** STATE OF FLORIDA COUNTY OF POLK THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE () OR ONLINE NOTARIZATION APPEARED ______ AS _____OF MILLAN INVESTMENTS US L.L.C. HE IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION. MY COMMISSION EXPIRES: ______ (SIGNATURE OF NOTARY PUBLIC) (PRINTED NAME NOTARY PUBLIC) MORTGAGEE JOINDER AND CONSENT TO DEDICATION: STATE OF FLORIDA COUNTY OF POLK KNOW ALL MEN BY THESE PRESENTS THAT THOMAS F. BRANNEN SR., THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 12335. PAGE 1796 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THIS DEDICATION. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF A.D. 2024. WITNESS PRINTED NAME: BY: THOMAS BRANNEN SR. 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 APPEARED THOMAS F. BRANNEN SR. HE IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

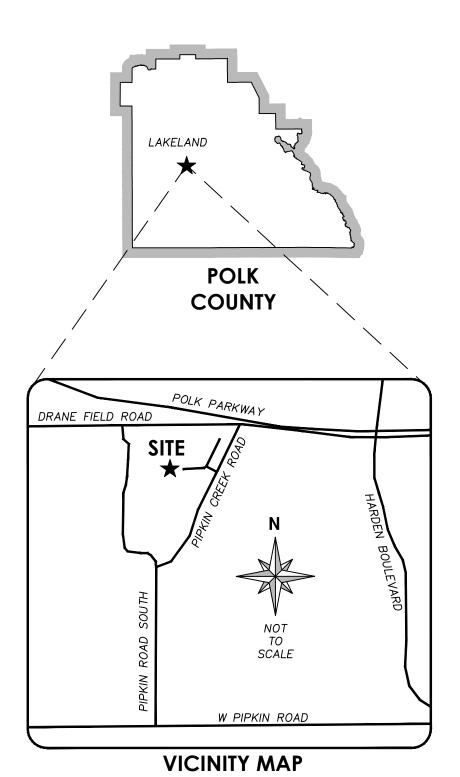
(SIGNATURE OF NOTARY PUBLIC)

(PRINTED NAME NOTARY PUBLIC)

MY COMMISSION EXPIRES: ______

Millan Oaks

BEING LOCATED IN SECTION 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA



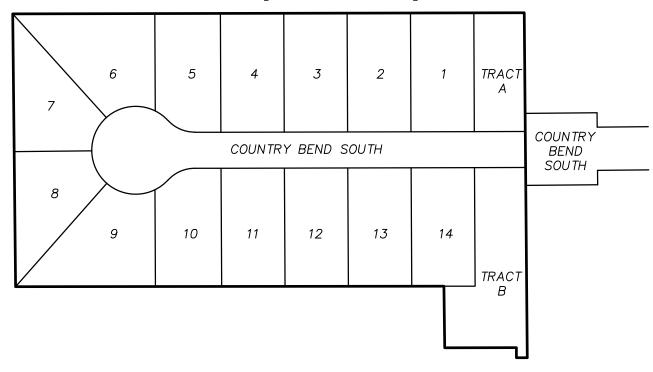
LEGAL DESCRIPTION:

One Square Acre in the Southwest corner of the NE 1/4 of the NE 1/4 of Section 3, Township 29 South, Range 23 East, Polk County, Florida.

AND

The South 380 feet of the West 710 feet of the NE 1/4 of the NE 1/4 of Section 3, Township 29 South, Range 23 East, LESS the South 208.71 feet of the West 208.71 feet thereof, AND the North 100 feet of the East 115 feet of the West 710 feet of the SE 1/4 of the NE 1/4 of Section 3, Township 29 South, Range 23 East, LESS AND EXCEPT: Tract A: Commencing at the NW corner of the SE 1/4 of the NE 1/4 of Section 3, Township 29 South, Range 23 East, run thence South 89°39'14" East 595.00 feet; thence run South 86.00 feet to the Point of Beginning; thence run South 89°39'14" East 100.00 feet; thence run South 14.00 feet; thence run North 89°39'14" West 100.00 feet; thence run North 14 feet to the Point of Beginning.

SITE MAP (SEE SHEET 2):



LEGEND:

O.R.B. OFFICIAL RECORDS BOOK

REPORT OF TITLE ENCUMBRANCES:

THE EASEMENT ENCUMBERS A PORTION OF LOTS 6 & 7 AS SHOWN.

PER THE MILLER-TROIANO TITLE OPINION REPORT, FILE NUMBER 4-30447, FUND FILE NUMBER 1348668, THE FOLLOWING ENCUMBRANCES ARE LISTED FOR THE PLATTED PROPERTY:

EASEMENT RECORDED IN O.R.B. 12320, PAGE 1621, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THE EASEMENT ABUTS THE WEST BOUNDARY OF LOTS 7 & 8 AS SHOWN. THE PLATTED PROPERTY IS NOT ENCUMBERED.

EASEMENT IN FAVOR OF THE CITY OF LAKELAND RECORDED IN O.R.B. 1466, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THE EASEMENT ENCUMBERS A PORTION OF THE PLATTED LANDS ALONG THE EAST AND SOUTH BOUNDARIES AS SHOWN.

EASEMENT IN FAVOR OF POLK CABLEVISION, INC. RECORDED IN O.R.B. 1926, PAGE 1996, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

EASEMENT IN FAVOR OF THE CITY OF LAKELAND RECORDED IN O.R.B. 1640, PAGE 2103, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THE EASEMENT ENCUMBERS A PORTION OF THE PLATTED LANDS ALONG THE WEST, NORTH & SOUTH BOUNDARIES AS SHOWN.

EASEMENT IN FAVOR OF POLK COUNTY RECORDED IN O.R.B. 1768, PAGE 1284, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. THE EASEMENT ENCUMBERS THE NORTH 7.5 FEET OF THE PLATTED LANDS AS SHOWN.

NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R.B. 12535, PAGE 825, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. NOTHING TO SHOW.

SURVEYOR'S NOTES:

1) NORTH, THE BEARINGS AND THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT OF 2011. THE BEARING OF SOUTH 89°55'29" WEST ALONG THE NORTH LINE OF THE PLAT OF SUGAR CREEK ESTATES PER PLAT BOOK 65, PAGE 15 IS HELD AS REFERENCE.

ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATION "V 742", HAVING AN ELEVATION OF 106.87"

2) PROPERTY IS LOCATED IN FLOOD ZONE "X — AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 12105C0480G, WITH AN EFFECTIVE DATE OF 12/22/16.

3) A 5/8" STEEL ROD AND CAP STAMPED "CORNER LB 8474" HAS BEEN SET AT ALL LOT CORNERS NOT ALREADY OCCUPIED BY A PRM.

4) PER FLORIDA STATUTE 177.091 (28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

5) 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.

6) 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 SEWER SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

PLAT BOOK	
PAGE	

\sim 1			CIRCUIT COURT:	
' '	IPVK	()	CIRCIIII CCIIIRI	
\sim			CINCUII COUNT.	

SHEET 1 OF 2

COUNTY OF POLK		
-	CLERK OF THE CIRCUIT COURT OF POLK COUNTY, I T THIS PLAT HAS BEEN APPROVED FOR RECORDING	

_____, DAY OF _____, A.D. 2024.

BOARD OF COUNTY COMMISSIONERS ATTEST:

BY: CHAIRPERSON CLERK

COUNTY COMMISSIONERS CONDITIONAL APPROVAL:

STATE OF FLORIDA COUNTY OF POLK

STATE OF FLORIDA

THIS PLAT IS CONDITIONALLY APPROVED THIS _____ DAY OF _____, A 2024 IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA. THIS 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 _____,
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.

CLERK

BOARD OF COUNTY COMMISSIONERS ATTEST:

COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA

BY: CHAIRPERSON

COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER THIS _____ DAY

OF _____, A.D. 2024.

BY: COUNTY ENGINEER

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION

THIS _____, DAY OF _____, A.D. 2024.

BY: LAND DEVELOPMENT DIRECTOR

APPROVAL REVIEWED FOR CONFORMITY:

STATE OF FLORIDA

COUNTY OF POLK

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER HAS REVIEWED THIS PLAT FOR CONFORMITY TO FLORIDA STATUTES 177, PART 1, AND FOUND IT TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID STATUTE.

RICHARD M. "MIKE" BENTON, PSM FLORIDA REGISTRATION NO. 6447 DATE

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT OF "MILLAN OAKS" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

ERIC M. PRESNELL, PSM FLORIDA REGISTRATION NO. 5568 30 SOUTH, LLC



30 SOUTH, LLC. 425 SOUTH FIRST AVENUE BARTOW, FLORIDA 33830 PHONE: (863)-800-3539 LICENSED BUSINESS No. LB 8474

Millan Oaks PLAT BOOK Curve Table Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance BEING LOCATED IN SECTION 3, **PAGE** C1 | 292.76' | 61.00' | 274°59'12" 82.43' C2 | 22.39' | 61.00' | 21°02'04" N53°09'22"W 22.27 **TOWNSHIP 29 SOUTH, RANGE 23 EAST,** 68**°**21'49" S82°08'42"W 68.54 SHEET 2 OF 2 C4 | 51.69' | 61.00' | S23°41'22"W 50.15 48**°**32'51" **POLK COUNTY, FLORIDA** GRAPHIC & INTENDED DISPLAY SCALE 47°59'24" 49.61 71.62' | 61.00' | 67'16'24" S82°12'39"E 67.58 -CALCULATED NW CORNER OF 23.19' | 61.00' | 21°46'41" N53°15'48"E 23.05 NE 1/4 OF NE 1/4 OF C8 | 41.45' | 50.00' | 47°29'36" N66°07'16"E 40.27 SECTION 3 BASED ON CCR 109442 & 109441 1 inch = 30 feet.C9 | 41.45' | 50.00' | 47°29'36" | N66°23'08"W | 40.27 **LEGEND:** FND FOUND SR STEEL ROD IP IRON PIPE UNRECORDED COUNTRY VILLAGE UNRECORDED COUNTRY VILLAGE UNPLATTED LANDS CM CONCRETE MONUMENT UNPLATTED LANDS UNRECORDED COUNTRY VILLAGE UNPLATTED LANDS RR RAILROAD N89°52'04"E 710.32'-CERTIFIED CORNER RECORD FND 5/8" SR -FND 5/8" SR UTILITY EASEMENT PER O.R.B. 1640, PAGE 2103 UTILITY EASEMENT FND 5/8" SR -FND 1/2" SR & CAP "LB 7936" (NO ID.) RIGHT OF WAY PER O.R.B. 1640, (NO ID.) PAGE 2103 IDENTIFYING # SET PRM · OFFICIAL RECORDS BOOK 88.00' 88.00**'** CERTIFIED CORNER RECORD SET PRM TO REPLACE DRAINAGE EASEMENT PER O.R.B. 1768, PAGE 1284 PERMANENT REFERENCE MONUMENT A FND 1/2" SR & 4.0'-SET 4"X4" CM & CAP "PRM LB 8474" DRAINAGE EASEMENT CAP "PLS 3417" 15.0' UTILITY EASEMENT DRAINAGE EASEMENT 45' PRIVATE PER O.R.B. 1640, N 1330546.84 DRAINAGE EASEMENT E 658831.75 PERMANENT CONTROL POINT ELEVATION 143.50' SET NAIL & DISK "PCP LB 8474" 5' CABLEVISION EASEMENT PER O.R.B. 1926, PAGE 1996 UTILITY EASEMENT **TRACT** PER O.R.B. 1433, **SURVEYOR'S NOTES:** 1) NORTH, THE BEARINGS AND ORDED COORDINATES SHOWN HEREON REFERENCED TO THE WEST ZONE OF THE DRAINAGE/ FLORIDA STATE PLANE COORDINATE SYSTEM, RETENTION NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT OF 2011. THE BEARING OF SOUTH 89°55'29" WEST ALONG THE NORTH SOUTH 380' LINE OF THE PLAT OF SUGAR CREEK ESTATES PER PLAT BOOK 65, PAGE 15 IS HELD AS OF WEST 710' REFERENCE. OF NE 1/4 5.0'-- OF NE 1/4 12' UTILITY EASEMENT ELEVATIONS ARE REFERENCED TO NORTH 12' UTILITY EASEMENT AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATION "V 742", HAVING AN ELEVATION OF 106.87' 2) PROPERTY IS LOCATED IN FLOOD ZONE "X FND 3"x3" CM -S89°52'04"W 459.08' $\stackrel{-}{-}$ AREA DETERMINED TO BE OUTSIDE OF 0.2% (NO ID.) ANNUAL CHANCE FLOODPLAIN" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP **COUNTRY COUNTRY BEND SOUTH** 12105C0480G, WITH AN EFFECTIVE DATE OF **BEND SOUTH** 12/22/16. S89°24'56"W 108.00' SET EXISTING R/W 3) A 5/8" STEEL ROD AND CAP STAMPED - ABUTTING -ESS/UTLITY EASEMENT R.B. 12320, PAGE 1621 "CORNER LB 8474" HAS BEEN SET AT ALL LOT CORNERS NOT ALREADY OCCUPIED BY A N89°52'04"E 459.41' 70.85 88.00**'** 12' UTILITY EASEMENT 4) PER FLORIDA STATUTE 177.091 (28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, 12' UTILITY EASEMENT INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. 5) 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 ONE SQUARE ACRE IN — GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS SW CORNER OF THAT ARE NOT RECORDED ON THIS PLAT THAT NE 1/4 OF NE 1/4 MAY BE FOUND IN THE PUBLIC RECORDS OF OF SECTION 3 THIS COUNTY. SOUTH 208.71' OF 5' CABLEVISION EASEMENT 6) FLOOD HAZARD WARNING: THIS PROPERTY WEST 208.71' MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, TRAC1 SANITARY SEWER SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN 10.0' 15' UTILITY EASEMENT RAIN EVENTS. PER O.R.B. 1640, PAGE 2103 5' CABLEVISION EASEMENT PER O.R.B. 1926, DRAINAGE/ RETENTION CORNER FALLS IN TREE SET WITNESS PRM 20' PRIVATE DRAINAGE EASEMENT S AT 3.0' OFFSET TO WEST DRAINAGE EASEMENT N89°55'29"E 71.50' N89°40'32"E 617.17' S89°55'29"W 595.00' (S89°39'14"E 595.00') −S89°55'29"W 43.34' - POINT OF COMMENCEMENT N 1330167.03 FND 5/8" SR UNPLATTED LANDS LESS & EXCEPT PARCEL E 658720.30 (NO ID.) FND 4"x4" CM (NO ID.) ► FND 5/8" SR ELEVATION 142.62' NORTH 100' AT NW CORNER OF PLAT OF (NO ID.) OF EAST 115' SUGAR CREEK ESTATES & SUGAR NW CORNER OF SE 1/4 OF OF WEST 710' **CREEK** NE 1/4 OF SECTION 3 OF SE 1/4 HELD AS PRM **LOT 29** LANE LOT 18 OF NE 1/4 EXISTING R/W **SUGAR CREEK** 5' CABLEVISION EASEMENT **SUGAR CREEK ESTATES** PER O.R.B. 1926, PAGE 1996 SUGAR CREEK ESTATES DRIVE PLAT BOOK 65, PAGE 15 - SET WITNESS PRM ON LINE 2.00' S OF CORNER PLAT BOOK 65, PAGE 15 POINT OF BEGINNING OBSTRUCTED BY POST LESS PARCEL SET PRM S89°55'31"W 99.45' - CORNER FALLS IN EDGE OF ADJACENT POLE BARN, UNABLE TO SET . LESS & EXCEPT (NORTH 14.00') N00°47'32"W 14.42' HELD PRM 15.00'W AS WITNESS (N89°39'14"W 100.00') N00°25'16"W 14.00'— 30 SOUTH, LLC. 425 SOUTH FIRST AVENUE (SOUTH 14.00') BARTOW, FLORIDA 33830 Surveying & Mapping PHONE: (863)-800-3539 LICENSED BUSINESS No. LB 8474