

LEGAL DESCRIPTION:

(PHASE 1B)

A PORTION OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, RUN S00°01'41"E, A DISTANCE OF 1119.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°01'41"E, A DISTANCE OF 1312.63 FEET; THENCE DEPARTING SAID EAST LINE, RUN S79°27'14"W, A DISTANCE OF 57.35 FEET; THENCE RUN N81°51'52"W, A DISTANCE OF 58.37 FEET; THENCE RUN S77°27'47"W, A DISTANCE OF 28.73 FEET; THENCE RUN N83°39'20"W, A DISTANCE OF 27.97 FEET; THENCE RUN N30°23'40"W, A DISTANCE OF 34.21 FEET; THENCE RUN N52°47'49"W, A DISTANCE OF 48.31 FEET; THENCE RUN N80°07'40"W, A DISTANCE OF 85.93 FEET; THENCE RUN N15°37'56"W, A DISTANCE OF 33.11 FEET; THENCE RUN S80°57'17"W, A DISTANCE OF 69.59 FEET; THENCE RUN N45°08'25"W, A DISTANCE OF 180.75 FEET; THENCE RUN N00°00'00"E, A DISTANCE OF 28.78 FEET; THENCE RUN N26°05'56"E, A DISTANCE OF 51.86 FEET; THENCE RUN N28°56'08"E, A DISTANCE OF 107.43 FEET; THENCE RUN N23°01'54"W, A DISTANCE OF 67.93 FEET; THENCE RUN N40°48'17"E, A DISTANCE OF 51.17 FEET; THENCE RUN N12°14'53"W, A DISTANCE OF 71.86 FEET; THENCE RUN N06°47'22"E, A DISTANCE OF 53.03 FEET; THENCE RUN N40°52'35"W, A DISTANCE OF 52.01 FEET; THENCE RUN N46°57'21"W, A DISTANCE OF 37.27 FEET; THENCE RUN N19°33'40"W, A DISTANCE OF 52.16 FEET; THENCE RUN N60°26'41"W, A DISTANCE OF 41.69 FEET; THENCE RUN N47°00'27"W, A DISTANCE OF 148.14 FEET; THENCE RUN N61°23'57"W, A DISTANCE OF 76.29 FEET; THENCE RUN N50°44'21"W, A DISTANCE OF 28.98 FEET; THENCE RUN N51°01'32"W, A DISTANCE OF 54.27 FEET; THENCE RUN N16°46'13"W, A DISTANCE OF 45.57 FEET; THENCE RUN N15°47'50"W, A DISTANCE OF 91.63 FEET; THENCE RUN N36°33'03"W, A DISTANCE OF 72.56 FEET; THENCE RUN N71°01'18"W, A DISTANCE OF 110.10 FEET; THENCE RUN N79°59'17"W, A DISTANCE OF 73.35 FEET; THENCE RUN N07°17'08"E, A DISTANCE OF 21.02 FEET; THENCE RUN S79°59'17"E, A DISTANCE OF 104.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 203.00 FEET, HAVING A CENTRAL ANGLE OF 39°48'18", HAVING A CHORD BEARING OF S60°05'08"E AND A CHORD DISTANCE OF 138.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 141.03 TO A POINT OF TANGENCY; THENCE RUN S40°10'59"E, A DISTANCE OF 5.27 FEET; THENCE RUN N49°49'01"E, A DISTANCE OF 121.00 FEET; THENCE RUN S40°10'59"E, A DISTANCE OF 38.20 FEET; THENCE RUN N49°49'01"E, A DISTANCE OF 52.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, HAVING A CENTRAL ANGLE OF 84°51'42", HAVING A CHORD BEARING OF N02°14'52"E AND A CHORD DISTANCE OF 33.74 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 226.00 FEET, HAVING A CENTRAL ANGLE OF 20°22'35"; HAVING A CHORD BEARING OF N34°39'22"E AND A CHORD DISTANCE OF 78.69 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.39 FEET TO A POINT OF TANGENCY; THENCE RUN N24°38'09"E, A DISTANCE OF 15.86 FEET; THENCE RUN S65°21'51"E, A DISTANCE OF 121.00 FEET; THENCE RUN N24°38'09"E, A DISTANCE OF 245.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 941.00 FEET, HAVING A CENTRAL ANGLE OF 03°05'37", HAVING A CHORD BEARING OF N23°05'21"E AND A CHORD DISTANCE OF 50.80 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.81 TO A POINT OF NON-TANGENCY; THENCE RUN S68°27'28"E, A DISTANCE OF 65.29 FEET; THENCE RUN S57°06'05"W, A DISTANCE OF 76.23 FEET; THENCE RUN S23°02'15"W, A DISTANCE OF 33.16 FEET; THENCE RUN S26°05'56"W, A DISTANCE OF 36.22 FEET; THENCE RUN S08°31'31"E, A DISTANCE OF 65.39 FEET; THENCE RUN S34°37'44"E, A DISTANCE OF 81.14 FEET; THENCE RUN S28°57'05"E, A DISTANCE OF 34.52 FEET; THENCE RUN S42°29'29"E, A DISTANCE OF 110.10 FEET; THENCE RUN S58°09'20"E, A DISTANCE OF 78.69 FEET; THENCE RUN S65°21'51"E, A DISTANCE OF 121.00 FEET; THENCE RUN S88°30'26"E, A DISTANCE OF 105.05 FEET; THENCE RUN N79°35'08"E, A DISTANCE OF 51.60 FEET; THENCE RUN N63°47'06"E, A DISTANCE OF 67.93 FEET; THENCE RUN N52°14'05"E, A DISTANCE OF 49.44 FEET; THENCE RUN N21°55'31"E, A DISTANCE OF 80.54 FEET; THENCE RUN N47°53'31"E, A DISTANCE OF 11.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PORTION OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, RUN S00°01'41"E, A DISTANCE OF 1532.97 FEET; THENCE DEPARTING SAID EAST LINE, RUN S89°58'19"W, A DISTANCE OF 88.65 FEET TO THE POINT OF BEGINNING; THENCE RUN S18°43'47"W, A DISTANCE OF 41.29 FEET; THENCE RUN S33°40'21"W, A DISTANCE OF 75.69 FEET; THENCE RUN S68°11'08"W, A DISTANCE OF 52.18 FEET; THENCE RUN S82°06'42"W, A DISTANCE OF 37.79 FEET; THENCE RUN S87°18'52"W, A DISTANCE OF 38.60 FEET; THENCE RUN N71°33'13"W, A DISTANCE OF 47.92 FEET; THENCE RUN N44°29'58"W, A DISTANCE OF 56.60 FEET; THENCE RUN N11°09'27"W, A DISTANCE OF 53.56 FEET; THENCE RUN N17°29'05"E, A DISTANCE OF 60.87 FEET; THENCE RUN N40°25'39"E, A DISTANCE OF 48.16 FEET; THENCE RUN N49°42'05"E, A DISTANCE OF 50.36 FEET; THENCE RUN N88°10'50"E, A DISTANCE OF 79.15 FEET; THENCE RUN S65°20'38"E, A DISTANCE OF 74.07 FEET; THENCE RUN S34°58'27"E, A DISTANCE OF 54.82 FEET; THENCE RUN S15°34'59"E, A DISTANCE OF 34.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.11 ACRES MORE OR LESS.

TOGETHER WITH:

(PHASE 3)

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

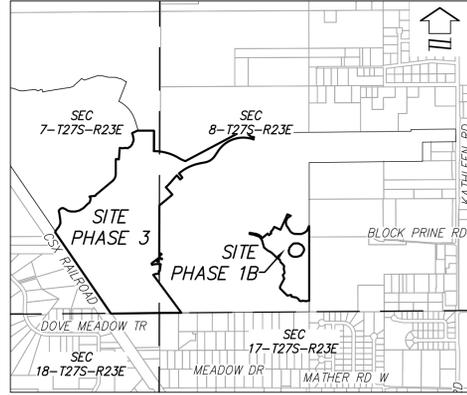
BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7 RUN S89°19'21"W, A DISTANCE OF 852.55 FEET TO THE EAST RIGHT OF WAY OF CSX RAILROAD (FORMER SEABOARD COASTLINE RAILROAD) BEING A 200.00 FOOT RIGHT OF WAY; THENCE DEPARTING SAID SOUTH LINE, RUN N34°33'24"W ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 1740.18 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY, RUN N29°20'29"E, A DISTANCE OF 48.02 FEET; THENCE RUN N38°30'42"E, A DISTANCE OF 72.04 FEET; THENCE RUN N23°19'13"E, A DISTANCE OF 66.10 FEET; THENCE RUN N03°03'52"W, A DISTANCE OF 64.65 FEET; THENCE RUN N09°09'23"W, A DISTANCE OF 33.35 FEET; THENCE RUN N08°25'17"W, A DISTANCE OF 84.81 FEET; THENCE RUN N13°18'58"W, A DISTANCE OF 34.38 FEET; THENCE RUN N16°41'19"E, A DISTANCE OF 9.70 FEET; THENCE RUN N39°16'15"E, A DISTANCE OF 16.65 FEET; THENCE RUN N34°50"E, A DISTANCE OF 28.81 FEET; THENCE RUN N76°49'08"E, A DISTANCE OF 35.04 FEET; THENCE RUN S65°21'51"E, A DISTANCE OF 43.72 FEET; THENCE RUN S57°10'59"E, A DISTANCE OF 57.45 FEET; THENCE RUN S77°11'15"E, A DISTANCE OF 53.25 FEET; THENCE RUN S89°12'13"E, A DISTANCE OF 79.71 FEET; THENCE RUN N75°32'48"E, A DISTANCE OF 77.51 FEET; THENCE RUN N55°41'43"E, A DISTANCE OF 28.16 FEET; THENCE RUN N71°33'13"E, A DISTANCE OF 16.26 FEET; THENCE RUN N55°23'24"E, A DISTANCE OF 41.64 FEET; THENCE RUN N46°11'59"E, A DISTANCE OF 36.65 FEET; THENCE RUN N43°28'25"E, A DISTANCE OF 53.50 FEET; THENCE RUN N53°22'29"E, A DISTANCE OF 49.91 FEET; THENCE RUN N20°18'39"E, A DISTANCE OF 39.38 FEET; THENCE RUN N09°05'04"E, A DISTANCE OF 38.12 FEET; THENCE RUN N33°24'26"W, A DISTANCE OF 38.27 FEET; THENCE RUN N83°04'04"E, A DISTANCE OF 105.25 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 199.00 FEET, A CENTRAL ANGLE OF 10°40'15"; A CHORD BEARING OF N39°15'22"E AND A CHORD DISTANCE OF 37.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.06 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N50°20'16"E, A DISTANCE OF 365.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 153.00 FEET, A CENTRAL ANGLE OF 50°11'42", A CHORD BEARING OF N25°14'25"E AND A CHORD DISTANCE OF 129.79 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.04 FEET TO A POINT OF TANGENCY; THENCE RUN N00°08'34"E, A DISTANCE OF 237.47 FEET; THENCE RUN N07°50'09"E, A DISTANCE OF 30.46 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 804.00 FEET, A CENTRAL ANGLE OF 03°36'34", A CHORD BEARING OF S83°58'08"E AND A CHORD DISTANCE OF 50.64 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.65 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N04°13'35"E, A DISTANCE OF 202.49 FEET; THENCE RUN S82°52'13"E, A DISTANCE OF 49.24 FEET; THENCE RUN N84°13'25"E, A DISTANCE OF 50.92 FEET; THENCE RUN S82°46'15"E, A DISTANCE OF 42.77 FEET; THENCE RUN N57°43'58"E, A DISTANCE OF 65.25 FEET; THENCE RUN N33°17'55"E, A DISTANCE OF 51.65 FEET; THENCE RUN N17°58'55"E, A DISTANCE OF 72.78 FEET; THENCE RUN N10°44'38"W, A DISTANCE OF 92.03 FEET; THENCE RUN N25°29'57"W, A DISTANCE OF 29.37 FEET; THENCE RUN N64°30'03"E, A DISTANCE OF 104.39 FEET; THENCE RUN N89°59'45"E, A DISTANCE OF 292.42 FEET TO THE WEST RIGHT OF WAY OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION RIGHT-OF-WAY EASEMENT PER OFFICIAL RECORDS BOOK 2190, PAGE 2138, AND OFFICIAL RECORDS BOOK 2392, PAGE 958 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY, RUN S00°08'18"W, A DISTANCE OF 361.16 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 839.50 FEET, A CENTRAL ANGLE OF 32°17'26", A CHORD BEARING OF S72°27'53"E AND A CHORD DISTANCE OF 166.89 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY, RUN N07°12'26"E, A DISTANCE OF 473.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 460.50 FEET, A CENTRAL ANGLE OF 14°55'07", A CHORD BEARING OF S65°46'43"E AND A CHORD DISTANCE OF 119.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 119.90 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N62°13'49"E, A DISTANCE OF 1055.17 FEET; THENCE RUN N89°22'45"E, A DISTANCE OF 147.50 FEET; THENCE RUN S51°01'31"E, A DISTANCE OF 81.24 FEET; THENCE RUN S59°43'37"E, A DISTANCE OF 37.19 FEET; THENCE RUN S90°00'00"E, A DISTANCE OF 37.63 FEET; THENCE RUN S12°44'26"W, A DISTANCE OF 43.46 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 537.00 FEET, A CENTRAL ANGLE OF 75°59'43", A CHORD BEARING OF S71°42'48"W AND A CHORD DISTANCE OF 661.19 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 112.26 FEET TO A POINT OF TANGENCY; THENCE RUN S33°42'57"W, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 45°23'46", A CHORD BEARING OF S56°24'50"W AND A CHORD DISTANCE OF 202.97 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 208.38 FEET TO A POINT OF TANGENCY; THENCE RUN S79°06'42"W, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 797.00 FEET, A CENTRAL ANGLE OF 29°34'20", A CHORD BEARING OF S64°19'33"W AND A CHORD DISTANCE OF 406.81 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 411.36 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S38°37'15"E, A DISTANCE OF 95.59 FEET; THENCE RUN S51°22'45"W, A DISTANCE OF 52.00 FEET; THENCE RUN N38°37'15"W, A DISTANCE OF 92.22 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 797.00 FEET, A CENTRAL ANGLE OF 04°53'49", A CHORD BEARING OF S43°20'40"W AND A CHORD DISTANCE OF 68.10 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 68.12 FEET TO A POINT OF TANGENCY; THENCE RUN S40°53'45"W, A DISTANCE OF 104.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 853.00 FEET, A CENTRAL ANGLE OF 07°32'31", A CHORD BEARING OF S44°40'00"W AND A CHORD DISTANCE OF 112.20 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 112.28 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S41°33'44"E, A DISTANCE OF 173.00 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1026.00 FEET, A CENTRAL ANGLE OF 01°34'00", A CHORD BEARING OF S40°33'42"W AND A CHORD DISTANCE OF 34.02 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.03 FEET TO A POINT OF TANGENCY; THENCE RUN S50°20'16"W, A DISTANCE OF 266.94 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, ALSO BEING THE EAST RIGHT OF WAY OF AFOREMENTIONED FLORIDA POWER CORPORATION RIGHT-OF-WAY EASEMENT; THENCE RUN ALONG SAID EAST RIGHT OF WAY THE FOLLOWING TWENTY-ONE (21) CALLS S00°09'33"W, A DISTANCE OF 850.11 FEET; THENCE RUN N53°20'16"E, A DISTANCE OF 16.96 FEET; THENCE RUN S36°39'44"E, A DISTANCE OF 10.00 FEET; THENCE RUN S53°20'16"W, A DISTANCE OF 24.44 FEET; THENCE RUN S00°09'33"W, A DISTANCE OF 15.99 FEET; THENCE RUN N53°20'16"E, A DISTANCE OF 46.97 FEET; THENCE RUN S36°39'44"E, A DISTANCE OF 10.00 FEET; THENCE RUN S53°20'16"W, A DISTANCE OF 54.46 FEET; THENCE RUN S00°09'33"W, A DISTANCE OF 21.41 FEET; THENCE RUN S63°15'35"E, A DISTANCE OF 58.15 FEET; THENCE RUN S26°44'29"W, A DISTANCE OF 10.00 FEET; THENCE RUN N63°15'35"W, A DISTANCE OF 57.50 FEET; THENCE RUN S53°20'16"W, A DISTANCE OF 22.13 FEET; THENCE RUN S00°08'34"W, A DISTANCE OF 53.74 FEET; THENCE RUN N89°51'26"W, A DISTANCE OF 10.00 FEET; THENCE RUN N00°08'34"E, A DISTANCE OF 46.26 FEET; THENCE RUN S53°20'16"W, A DISTANCE OF 15.99 FEET; THENCE RUN S00°08'34"W, A DISTANCE OF 23.74 FEET; THENCE RUN N89°51'26"W, A DISTANCE OF 10.00 FEET; THENCE RUN N00°08'34"E, A DISTANCE OF 16.26 FEET; THENCE RUN S53°20'16"W, A DISTANCE OF 99.65 FEET; THENCE DEPARTING SAID RIGHT OF WAY EASEMENT, RUN S16°53'57"E, A DISTANCE OF 28.09 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 347.00 FEET, HAVING A CENTRAL ANGLE OF 25°36'29", HAVING A CHORD BEARING OF N85°54'22"E AND A CHORD DISTANCE OF 153.82 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.11 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S08°42'42"W, A DISTANCE OF 121.00 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 226.00 FEET, HAVING A CENTRAL ANGLE OF 03°37'14", HAVING A CHORD BEARING OF N83°05'57"W AND A CHORD DISTANCE OF 14.28 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.29 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S05°05'24"W, A DISTANCE OF 52.00 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 174.00 FEET, HAVING A CENTRAL ANGLE OF 32°04'52"; HAVING A CHORD BEARING OF S79°02'58"W AND A CHORD DISTANCE OF 96.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.43 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S36°39'44"E, A DISTANCE OF 832.14 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 8; THENCE ALONG SAID SOUTH LINE, RUN S89°33'58"W, A DISTANCE OF 394.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 96.94 ACRES MORE OR LESS.

TOTAL COMBINED AREAS CONTAIN 112.05 ACRES MORE OR LESS.

FOX BRANCH RANCH PHASES 1B AND 3

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA



VICINITY MAP NOT TO SCALE

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 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.

SHEET INDEX

Table with 2 columns: SHEET and COVER SHEET, LEGAL DESCRIPTION NOTES. Rows include SHEET 1, SHEET 2, SHEET 3, SHEET 4-11, and SHEET 12.

POLK COUNTY ENGINEER 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, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS DAY OF , A.D. 2024.

SIGNED: COUNTY ENGINEER DATE:

LAND DEVELOPMENT DIVISION 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, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS DAY OF , A.D. 2024.

SIGNED: (LAND DEVELOPMENT DIVISION DIRECTOR) DATE:

LEGEND AND ABBREVIATIONS:

Legend table with columns for abbreviations and full names. Includes items like LB LICENSED BUSINESS, LS LAND SURVEYOR, ORB OFFICIAL RECORDS BOOK, etc.

JOINER AND CONSENT

THE UNDERSIGNED, COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, DOES HEREBY JOIN IN, AND BY ITS JOINER, RATIFY, APPROVE, CONFIRM, AND CONSENT TO THE PLAT OF FOX BRANCH RANCH PHASE 3, AND ALL DEDICATIONS AND RESERVATIONS THEREON.

AUTHORIZED REPRESENTATIVE DATE

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL

STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS DAY OF , A.D. 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

BY: CHAIRMAN ATTEST: 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 PROCEDURE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS

BY: CHAIRMAN ATTEST: CLERK

COUNTY SURVEYOR 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, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS DAY OF , A.D. 2024.

SIGNED: RICHARD M. BENTON, PSM #6447 (COUNTY SURVEYOR) DATE:

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS DAY OF , A.D. 2024.

SIGNED: CLERK OF THE CIRCUIT COURT

FOX BRANCH RANCH PHASES 1B AND 3 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT ENTITLED FOX BRANCH RANCH PHASES 1B AND 3 AS SET FORTH BELOW:

ALL TRACTS IDENTIFIED ON THE "TRACT SUMMARY" TABLE ARE DEDICATED TO THE PARTY IDENTIFIED IN THAT TABLE, AND FOR THE PURPOSES AND USES SET FORTH THEREIN. THE APPLICABLE PARTY, AS IDENTIFIED IN THE TRACT SUMMARY TABLE, SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

ALL RIGHT-OF-WAY TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (INCLUDING, "CDD"). THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

THE ESTABLISHED FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER AND SEWER AND RECLAIM UTILITIES WITHIN ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS. THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TURN THEM OVER TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.

THE ESTABLISHED FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STREET LIGHT IMPROVEMENTS AND ELECTRICAL CONDUIT WITHIN ALL UTILITY EASEMENTS.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER, FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, INCLUDING THE MAINTENANCE THEREOF. THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

AN EASEMENT IS HEREBY DEDICATED TO POLK COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS AND DRAINAGE TRACTS FOR THE PURPOSE OF PERFORMING EMERGENCY MAINTENANCE AND REPAIRS WHEN THE COUNTY DEEMS IT NECESSARY TO PROTECT PUBLIC IMPROVEMENTS. THE COUNTY SHALL HAVE THE DISCRETION TO MAKE SUCH REPAIRS, BUT IN NO EVENT WILL THE COUNTY HAVE AN ONGOING OBLIGATION TO MAINTAIN ANY DRAINAGE EASEMENT OR DRAINAGE TRACT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON , A.D. 2024.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

NAME: CHRIS TYREE

SIGNED: _____

TITLE: VICE PRESIDENT

WITNESS (SIGNATURE)

WITNESS (PRINTED)

WITNESS (SIGNATURE)

WITNESS (PRINTED)

STATE OF FLORIDA, COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2024, BY CHRIS TYREE, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY

NOTARY PRINTED NAME

MY COMMISSION EXPIRES

MY COMMISSION NO.

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED FOX BRANCH RANCH PHASE 1B AND 3, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

WILLIAM P. HINKLE, (PSM) DATE: PROFESSIONAL SURVEYOR AND MAPPER, NO. 4633 DEWBERRY ENGINEERS, INC. (SEAL) 131 WEST KALEY STREET, ORLANDO, FLORIDA 32806 CERTIFICATE OF AUTHORIZATION, LB 8011

FOX BRANCH RANCH PHASES 1B AND 3

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF S00°1'41"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST AND A BEARING OF S89°19'22"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 23 EAST.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
- ALL STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R.).
- 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.
- FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE ESTABLISHED FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT.
- A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS ACROSS ALL PRIVATE/CDD ROADS AND RIGHTS-OF-WAY 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.
- LANDS IN THE VICINITY OF STORMWATER RETENTION/DETENTION POND, WATER BODIES, DITCHES OR SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL RETENTION/DETENTION PONDS, DITCHES AND SWALES IN TRACTS OR EASEMENTS, WHICH ARE DEDICATED OR DEEDED TO THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT, AS SHOWN ON THIS PLAT; INCLUDING THE RECERTIFICATION OF ALL STORM WATER MANAGEMENT SYSTEMS TO THE WATER MANAGEMENT DISTRICT.
- FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALES, OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE COUNTY OWNS IN FEE SIMPLE, THE COUNTY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUTES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAY. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE COUNTY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE COUNTY OR THE PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, STRUCTURES, IMPROVEMENTS OR BUILDINGS IN, OR OTHERWISE INTERFERE WITH, ANY ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
- MAINTENANCE OF ISLANDS INCLUDING LANDSCAPING AND IRRIGATION WITHIN ROADWAYS SHALL BE THE RESPONSIBILITY OF THE ESTABLISHED FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT.
- THE IRRIGATION SYSTEM AND STREET TREES WILL BE PLANTED, ESTABLISHED, AND MAINTAINED AT ALL TIMES BY THE ESTABLISHED FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT ACCORDING TO THE APPROVED LANDSCAPING AND IRRIGATION PLANS.
- THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED IN PUBLIC RECORD AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.
- THE ESTABLISHED FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT IS HEREBY DEDICATED NON-EXCLUSIVE EASEMENT OVER ALL RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR CDD PURPOSES AS WELL AS FOR THE PURPOSE OF CONSTRUCTING, INSTALLING AND ACQUIRING ROADWAY IMPROVEMENTS, AND FOR INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING LANDSCAPE, HARDSCAPE AND IRRIGATION IMPROVEMENTS.

15. THE FLOODPLAIN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOOD PLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.

16. ANY TRACTS DEDICATED AND/OR CONVEYED TO A HOMEOWNERS ASSOCIATION ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

17. WETLANDS AND WETLAND BUFFERS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGNED STORMWATER DRAINAGE. WETLAND AREAS AND WETLAND BUFFERS SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

18. THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING 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.

19. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK:

A) GPS 1673 AZ MK: NGS PID: AL7673, BEING A METAL ROD SET IN CONCRETE BELOW GROUND LEVEL, STAMPED 1673 1988 WITH A PUBLISHED ELEVATION OF 137.17 FEET (NAVD 88).

B) S 742: NGS PID: D01996, BEING A SURVEY DISK SET IN CONCRETE MONUMENT, STAMPED S 742 2010. WITH A PUBLISH ELEVATION OF 126.60 FEET (NAVD 88)

20. THIS PLAT IS SUBJECT TO ITEMS SHOWN IN THE PROPERTY INFORMATION REPORT FILE NUMBER 20124108 AS PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 10, 2024. ITEMS LISTED BELOW ARE INCLUDED IN THE PROPERTY INFORMATION REPORT, THAT AFFECT THIS PLAT:

ITEMS INCLUDED IN THE PROPERTY INFORMATION REPORT, THAT AFFECT THIS PLAT ARE AS FOLLOWS:

RIGHT TO USE, CLEAN OUT, DEEPEN AND MAINTAIN DITCH FOR DRAINAGE PURPOSES LOCATED IN SECTIONS 7 AND 8, AND LYING NORTH OF ROLLING OAKS ESTATES AND EAST OF SEABOARD COASTLINE RAILROAD, AS SET FORTH IN UNRECORDED IN AGREEMENT REFERENCED IN INDEMNITY AGREEMENT BY AND BETWEEN ROBERT E. WARNOCK, CARL C. WARNOCK, THEIR HEIRS, SUCCESSORS, LESSEES AND ASSIGNS, AND FOX BRANCH RANCH CATTLE COMPANY, EVELYN C. SANDERS, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF E. J. SANDERS, JR., DECEASED, CLARK T. SHERWOOD AND JOY SANDERS SHERWOOD, WIFE THEIR SUCCESSORS, LESSEES AND ASSIGNS, RECORDED IN OFFICIAL RECORDS BOOK 1945, PAGE 1107, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

[AFFECTS, NOT PLOTTABLE]

EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 2138, AS AFFECTED BY INSTRUMENT RECORDED IN THAT CERTAIN AMENDMENT TO ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2316, PAGE 751 AND STIPULATION AND ORDER RECORDED IN OFFICIAL RECORDS BOOK 2392, PAGE 958, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

[AFFECTS, PLOTTED HEREON]

NOTICE AND AGREEMENT OF PRIVATELY MAINTAINED RESIDENTIAL ACCESS RECORDED IN OFFICIAL RECORDS BOOK 5695, PAGE 1741, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

[AFFECTS, NOT PLOTTABLE]

TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12120, PAGE 365. [AFFECTS NOT PLOTTABLE, PORTION OF THIS EASEMENT WILL TERMINATE UPON PLAT RECORDING]

TRACT SUMMARY TABLE PHASE 1B						
TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-1B	0.9	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	1B
B-1B	7.26	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	1B
TRACT SUMMARY TABLE PHASE 3						
TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	PHASE
A-3	2.62	OPEN SPACE	DITCH	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
B-3	0.62	WETLAND	WETLAND #17	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
C-3	0.29	WETLAND	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
D-3	0.56	WETLAND	WETLAND #19	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
E-3	0.05	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
F-3	0.12	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
G-3	1.01	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3
H-3	2.89	OPEN SPACE	POND B32	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
I-3	0.14	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3
K-3	1.26	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3
L-3	0.72	OPEN SPACE	RECREATION	HOA	HOME OWNERS ASSOCIATION	3
M-3	2.67	WETLAND	WETLAND #19	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
N-3	0.06	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
O-3	0.11	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
P-3	3.14	OPEN SPACE	DITCH	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
Q-3	0.17	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3
R-3	4.03	OPEN SPACE	POND B30	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
T-3	0.22	WETLAND	WETLAND #14	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
U-3	0.2	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
V-3	1.88	OPEN SPACE	DITCH	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
X-3	0.32	OPEN SPACE	DITCH	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
Y-3	6.52	WETLAND	WETLAND #12	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
Z-3	0.43	WETLAND BUFFER	WETLAND BUFFER	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
AA-3	0.36	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3
BB-3	2.87	OPEN SPACE	POND B25	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
CC-3	0.29	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3
DD-3	0.24	LIFT STATION	LIFT STATION	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
FF-3	0.7	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3
GG-3	3.55	OPEN SPACE	DITCH	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
HH-3	8.72	OPEN SPACE	POND B31	CDD	COMMUNITY DEVELOPMENT DISTRICT	3
II-3	1.01	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3
JJ-3	0.12	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION	3

NOTICE

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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SHEET 12	PHASE 1B BOUNDARY AND DETAIL



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

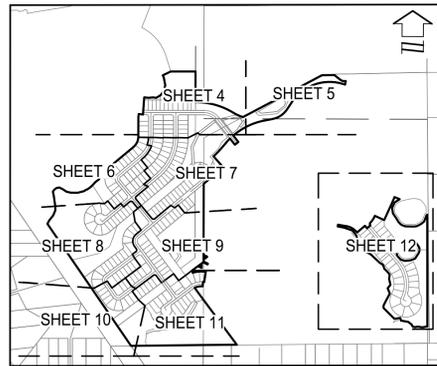
FOX BRANCH RANCH PHASES 1B AND 3

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C300	473.12'	839.50	32°17'26"	466.89'	S74°27'53"E
C301	119.90'	460.50	14°55'07"	119.57'	S65°46'43"E
C302	712.26'	537.00	75°59'43"	661.19'	S71°42'48"W
C303	208.38'	263.00	45°23'46"	202.97'	S56°24'50"W
C304	411.36'	797.00	29°34'20"	406.81'	S64°19'33"W
C305	68.12'	797.00	04°53'49"	68.10'	S43°20'40"W
C306	112.28'	853.00	07°32'31"	112.20'	S44°40'00"W
C307	34.03'	1026.00	01°54'00"	34.02'	S49°23'16"W
C308	37.06'	199.00	10°40'15"	37.01'	N39°15'22"E
C309	134.04'	153.00	50°11'42"	129.79'	N25°14'25"E
C310	50.65'	804.00	03°36'34"	50.64'	S83°58'08"E

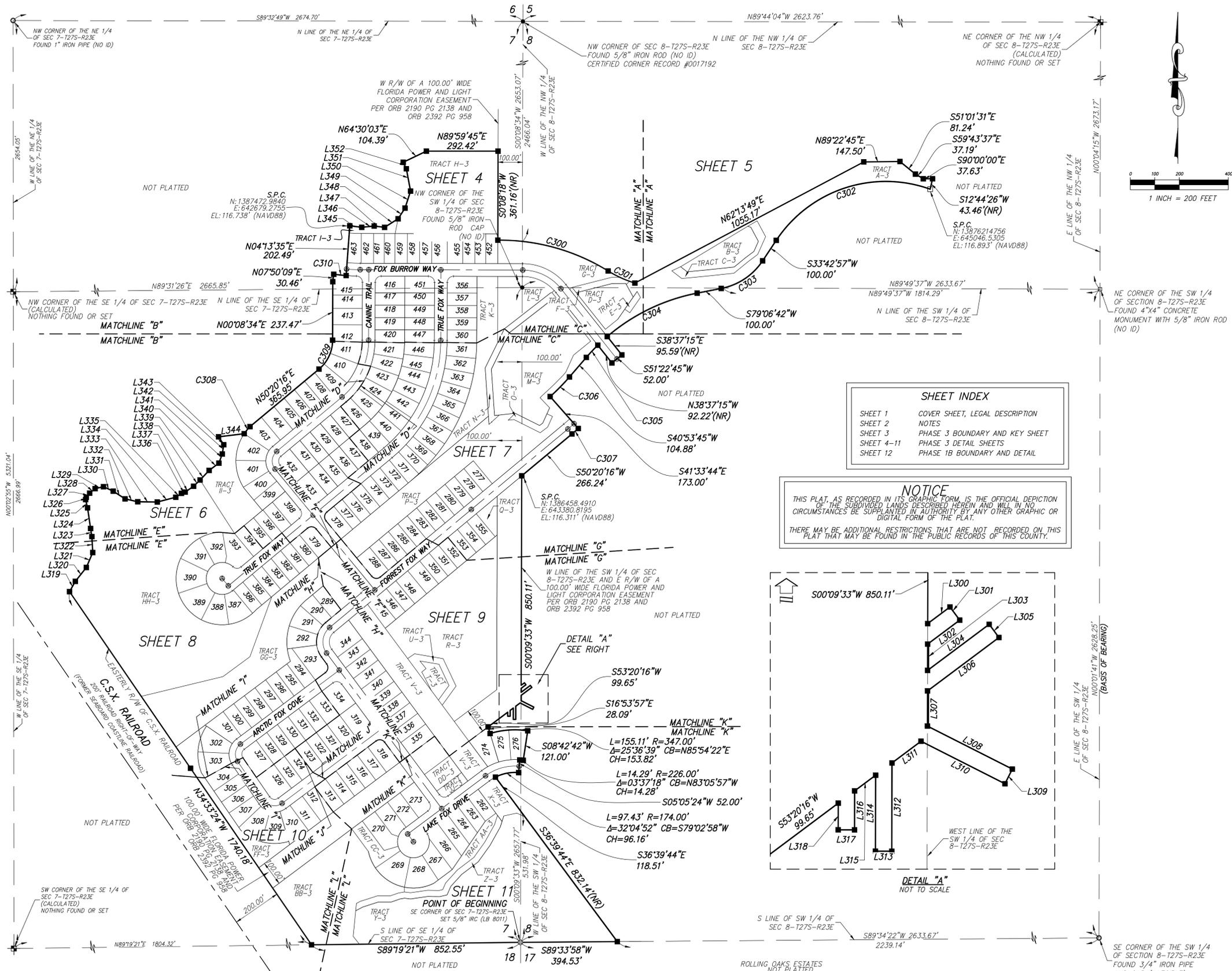
LINE TABLE		
LINE	BEARING	LENGTH
L300	N53°20'16"E	16.96'
L301	S36°39'44"E	10.00'
L302	S53°20'16"W	24.44'
L303	S00°09'33"W	15.99'
L304	N53°20'16"E	46.97'
L305	S36°39'44"E	10.00'
L306	S53°20'16"W	54.46'
L307	S00°09'33"W	21.41'
L308	S63°15'35"E	58.15'
L309	S26°44'25"W	10.00'
L310	N63°15'35"W	57.50'
L311	S53°20'16"W	22.13'
L312	S00°08'34"W	53.74'
L313	N89°51'26"W	10.00'
L314	N00°08'34"E	46.26'
L315	S53°20'16"W	15.99'
L316	S00°08'34"W	23.74'
L317	N89°51'26"W	10.00'
L318	N00°08'34"E	16.26'
L319	N29°20'29"E	48.02'
L320	N38°30'42"E	72.04'
L321	N23°19'13"E	66.10'
L322	N03°03'52"W	64.65'
L323	N09°09'23"W	33.35'
L324	N08°25'17"W	84.81'
L325	N13°18'58"W	34.38'
L326	N16°41'19"E	9.70'

LINE TABLE		
LINE	BEARING	LENGTH
L327	N39°16'15"E	21.65'
L328	N50°34'50"E	28.81'
L329	N76°49'08"E	35.04'
L330	S65°21'43"E	43.72'
L331	S57°10'59"E	57.45'
L332	S77°11'15"E	53.25'
L333	S89°12'13"E	79.71'
L334	N75°32'48"E	77.51'
L335	N55°41'43"E	28.16'
L336	N71°33'13"E	16.26'
L337	N55°23'24"E	41.64'
L338	N46°11'59"E	36.65'
L339	N43°28'25"E	53.50'
L340	N53°22'29"E	49.91'
L341	N20°18'39"E	39.38'
L342	N09°05'04"E	38.12'
L343	N33°24'26"W	38.27'
L344	N83°04'04"E	105.25'
L345	S82°52'13"E	49.25'
L346	N84°13'42"E	50.92'
L347	S82°46'15"E	42.77'
L348	N57°43'58"E	65.25'
L349	N33°17'35"E	51.68'
L350	N17°58'55"E	72.78'
L351	N10°44'38"W	92.03'
L352	N25°29'57"W	29.37'



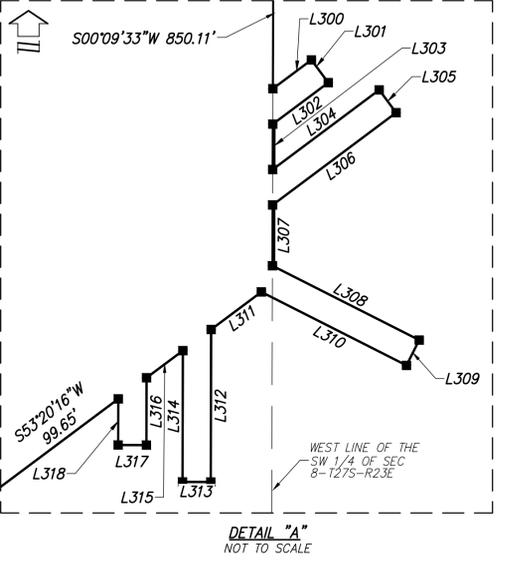
SHEET INDEX
NOT TO SCALE:

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
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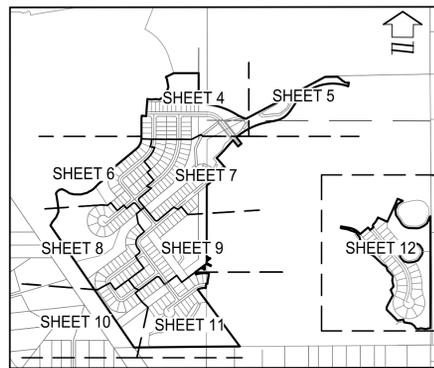
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SE CORNER OF THE SW 1/4 OF SECTION 8-T27S-R23E FOUND 3/4" IRON PIPE AND CAP (ILLEGIBLE)

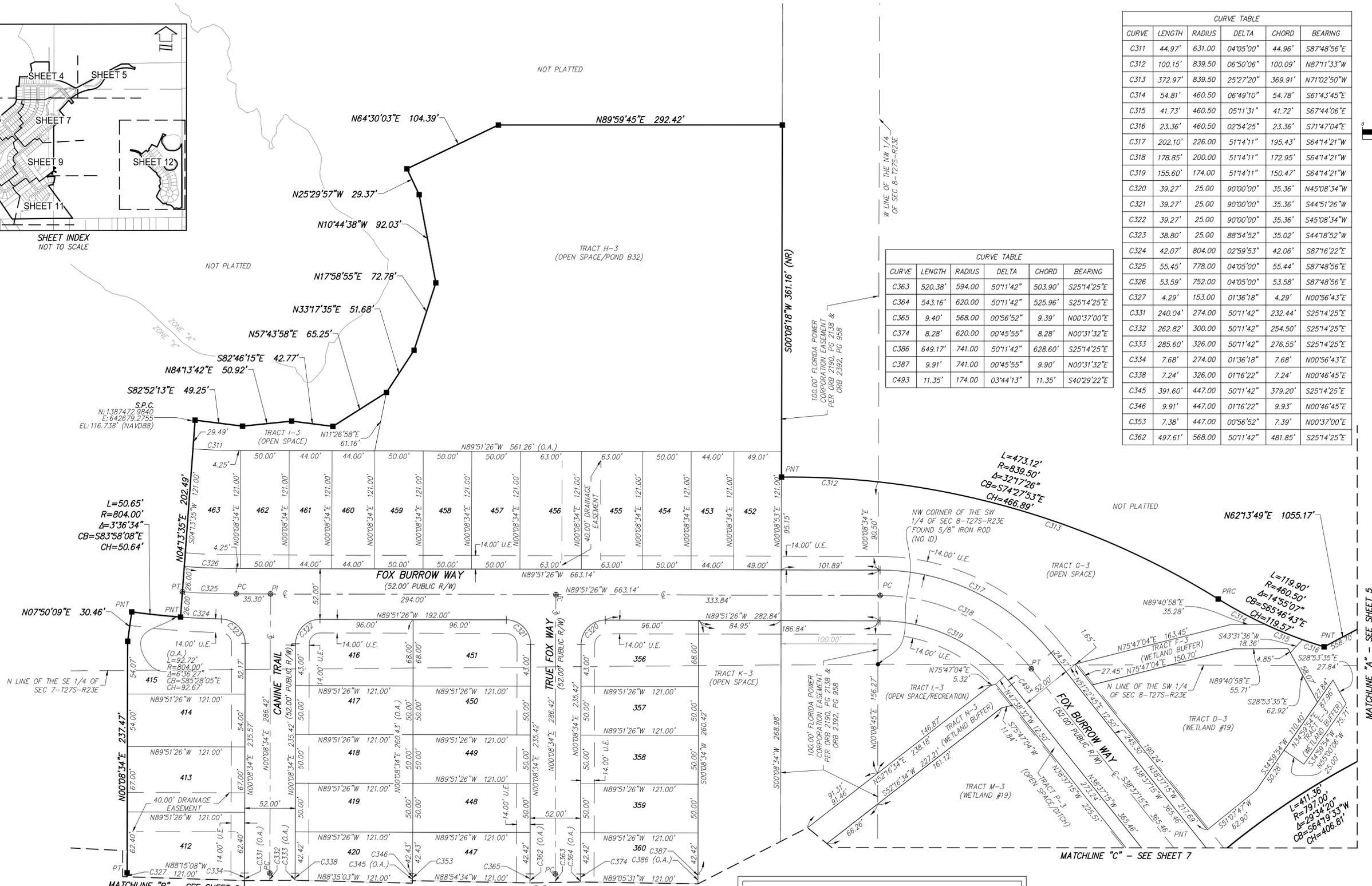
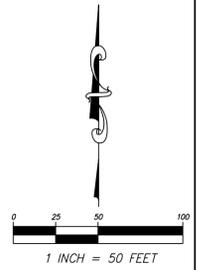
FOX BRANCH RANCH PHASES 1B AND 3

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA



SHEET INDEX
NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C311	44.97'	631.00	04°05'00"	44.96'	S87°48'56"E
C312	100.15'	839.50	06°50'06"	100.09'	N87°11'33"W
C313	372.97'	839.50	25°27'20"	369.91'	N71°02'50"W
C314	54.81'	460.50	06°49'10"	54.78'	S61°43'45"E
C315	41.73'	460.50	05°11'31"	41.72'	S67°44'06"E
C316	23.36'	460.50	02°54'25"	23.36'	S71°47'04"E
C317	202.10'	226.00	51°14'11"	195.43'	S64°14'21"W
C318	178.85'	200.00	51°14'11"	172.95'	S64°14'21"W
C319	155.60'	174.00	51°14'11"	150.47'	S64°14'21"W
C320	39.27'	25.00	90°00'00"	35.36'	N45°08'34"W
C321	39.27'	25.00	90°00'00"	35.36'	S44°51'26"W
C322	39.27'	25.00	90°00'00"	35.36'	S45°08'34"W
C323	38.80'	25.00	88°54'52"	35.02'	S44°18'52"W
C324	42.07'	804.00	02°59'53"	42.06'	S87°16'22"E
C325	55.45'	778.00	04°05'00"	55.44'	S87°48'56"E
C326	53.59'	752.00	04°05'00"	53.58'	S87°48'56"E
C327	4.29'	153.00	01°36'18"	4.29'	N00°56'43"E
C331	240.04'	274.00	50°11'42"	232.44'	S25°14'25"E
C332	262.82'	300.00	50°11'42"	254.50'	S25°14'25"E
C333	285.60'	326.00	50°11'42"	276.55'	S25°14'25"E
C334	7.68'	274.00	01°36'18"	7.68'	N00°56'43"E
C338	7.24'	326.00	01°16'22"	7.24'	N00°46'45"E
C345	391.60'	447.00	50°11'42"	379.20'	S25°14'25"E
C346	9.91'	447.00	01°16'22"	9.93'	N00°46'45"E
C353	7.38'	447.00	00°56'52"	7.39'	N00°37'00"E
C362	497.61'	568.00	50°11'42"	481.85'	S25°14'25"E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C363	520.38'	594.00	50°11'42"	503.90'	S25°14'25"E
C364	543.16'	620.00	50°11'42"	525.96'	S25°14'25"E
C365	9.40'	568.00	00°56'52"	9.39'	N00°37'00"E
C374	8.28'	620.00	00°45'55"	8.28'	N00°31'32"E
C386	649.17'	741.00	50°11'42"	628.60'	S25°14'25"E
C387	9.91'	741.00	00°45'55"	9.90'	N00°31'32"E
C493	11.35'	174.00	03°44'13"	11.35'	S40°29'22"E

L=50.65'
R=804.00'
Δ=3°36'34"
CB=S83°58'08"E
CH=50.64'

L=473.12'
R=839.50'
Δ=32°17'26"
CB=S74°27'53"E
CH=466.89'

L=119.90'
R=460.50'
Δ=1°55'07"
CB=S65°46'43"E
CH=119.57'

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ORLANDO, FLORIDA 32806
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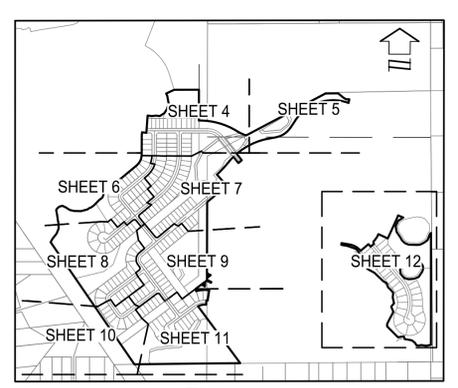
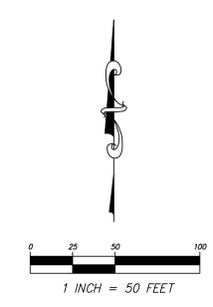
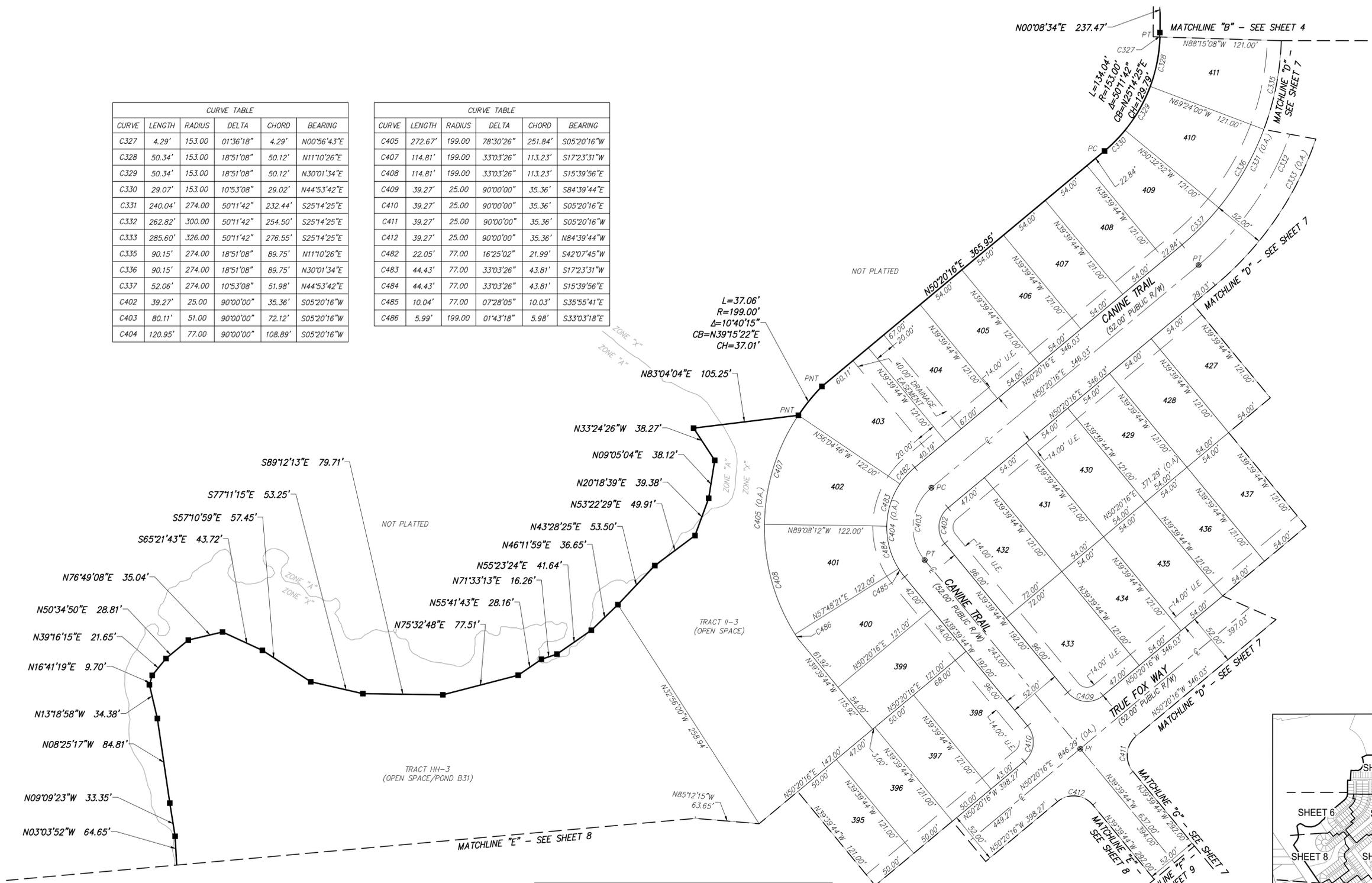
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SHEET 4-11	PHASE 3 DETAIL SHEETS
SHEET 12	PHASE 1B BOUNDARY AND DETAIL

FOX BRANCH RANCH PHASES 1B AND 3

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C327	4.29'	153.00	01°36'18"	4.29'	N00°56'43"E
C328	50.34'	153.00	18°51'08"	50.12'	N11°10'26"E
C329	50.34'	153.00	18°51'08"	50.12'	N30°01'34"E
C330	29.07'	153.00	10°53'08"	29.02'	N44°53'42"E
C331	240.04'	274.00	50°11'42"	232.44'	S25°14'25"E
C332	262.82'	300.00	50°11'42"	254.50'	S25°14'25"E
C333	285.60'	326.00	50°11'42"	276.55'	S25°14'25"E
C335	90.15'	274.00	18°51'08"	89.75'	N11°10'26"E
C336	90.15'	274.00	18°51'08"	89.75'	N30°01'34"E
C337	52.06'	274.00	10°53'08"	51.98'	N44°53'42"E
C402	39.27'	25.00	90°00'00"	35.36'	S05°20'16"W
C403	80.11'	51.00	90°00'00"	72.12'	S05°20'16"W
C404	120.95'	77.00	90°00'00"	108.89'	S05°20'16"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C405	272.67'	199.00	78°30'26"	251.84'	S05°20'16"W
C407	114.81'	199.00	33°03'26"	113.23'	S17°23'31"W
C408	114.81'	199.00	33°03'26"	113.23'	S15°39'56"E
C409	39.27'	25.00	90°00'00"	35.36'	S84°39'44"E
C410	39.27'	25.00	90°00'00"	35.36'	S05°20'16"E
C411	39.27'	25.00	90°00'00"	35.36'	S05°20'16"W
C412	39.27'	25.00	90°00'00"	35.36'	N84°39'44"W
C482	22.05'	77.00	16°25'02"	21.99'	S42°07'45"W
C483	44.43'	77.00	33°03'26"	43.81'	S17°23'31"W
C484	44.43'	77.00	33°03'26"	43.81'	S15°39'56"E
C485	10.04'	77.00	07°28'05"	10.03'	S35°55'41"E
C486	5.99'	199.00	01°43'18"	5.98'	S33°03'18"E



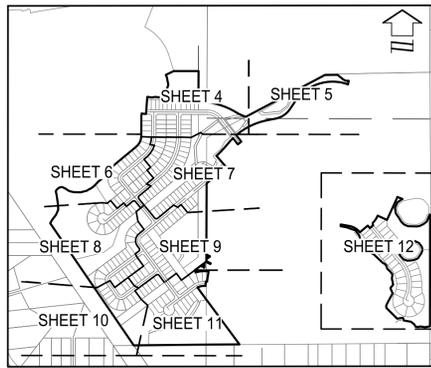
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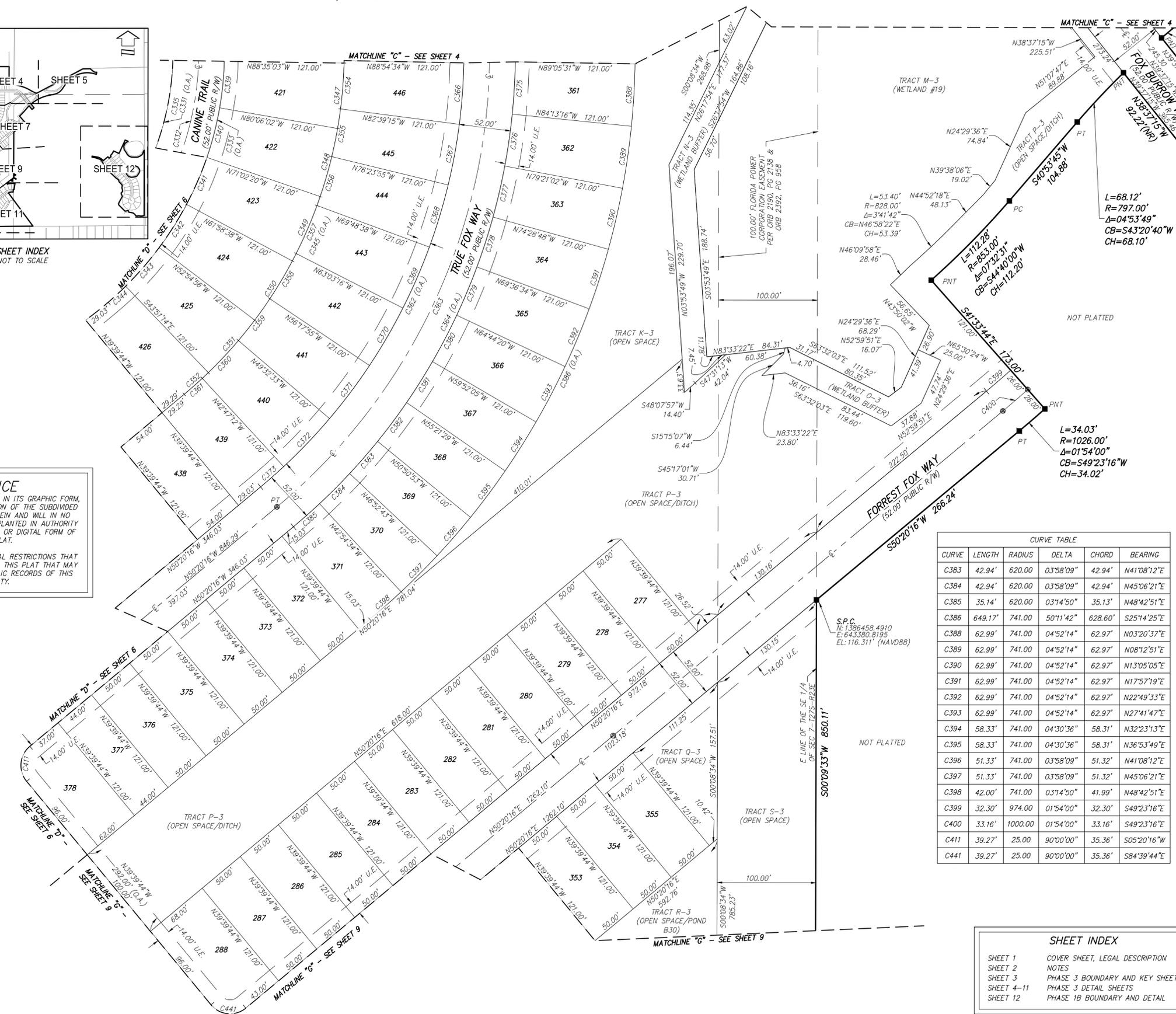
FOX BRANCH RANCH PHASES 1B AND 3

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA



SHEET INDEX
NOT TO SCALE

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NOT PLATTED
 $L=411.36'$
 $R=797.00'$
 $\Delta=29^{\circ}34'20''$
 $CB=S64^{\circ}19'33''W$
 $CH=406.81'$
 $S51^{\circ}22'45''W$ 52.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C331	240.04'	274.00'	50'11'42"	232.44'	S25'14'25"E
C332	262.82'	300.00'	50'11'42"	254.50'	S25'14'25"E
C333	285.60'	326.00'	50'11'42"	276.55'	S25'14'25"E
C335	90.15'	274.00'	18'51'08"	89.75'	N11'10'26"E
C339	48.27'	326.00'	08'29'01"	48.23'	N05'39'27"E
C340	51.56'	326.00'	09'03'42"	51.51'	N14'25'49"E
C341	51.56'	326.00'	09'03'42"	51.51'	N23'29'31"E
C342	51.56'	326.00'	09'03'42"	51.51'	N32'33'13"E
C343	51.56'	326.00'	09'03'42"	51.51'	N41'36'55"E
C344	23.85'	326.00'	04'11'30"	23.84'	N48'14'31"E
C345	391.60'	447.00'	50'11'42"	379.20'	S25'14'25"E
C347	66.19'	447.00'	08'29'01"	66.13'	N05'39'27"E
C348	70.70'	447.00'	09'03'42"	70.62'	N14'25'49"E
C349	70.70'	447.00'	09'03'42"	70.62'	N23'29'31"E
C350	70.70'	447.00'	09'03'42"	70.62'	N32'33'13"E
C351	70.70'	447.00'	09'03'42"	70.62'	N41'36'55"E
C352	32.70'	447.00'	04'11'30"	32.69'	N48'14'31"E
C354	48.80'	447.00'	06'15'20"	48.78'	N04'13'06"E
C355	48.80'	447.00'	06'15'20"	48.78'	N10'28'25"E
C356	51.40'	447.00'	06'35'17"	51.37'	N16'53'43"E
C357	52.71'	447.00'	06'45'22"	52.68'	N23'34'03"E
C358	52.71'	447.00'	06'45'22"	52.68'	N30'19'24"E
C359	52.71'	447.00'	06'45'22"	52.68'	N37'04'46"E
C360	52.71'	447.00'	06'45'22"	52.68'	N43'50'08"E
C361	24.38'	447.00'	03'07'28"	24.37'	N48'46'32"E
C362	497.61'	568.00'	50'11'42"	481.85'	S25'14'25"E
C363	520.38'	594.00'	50'11'42"	503.90'	S25'14'25"E
C364	543.16'	620.00'	50'11'42"	525.96'	S25'14'25"E
C366	62.01'	568.00'	06'15'20"	61.98'	N04'13'06"E
C367	62.01'	568.00'	06'15'20"	61.98'	N10'28'25"E
C368	65.30'	568.00'	06'35'17"	65.27'	N16'53'43"E
C369	66.98'	568.00'	06'45'22"	66.94'	N23'34'03"E
C370	66.98'	568.00'	06'45'22"	66.94'	N30'19'24"E
C371	66.98'	568.00'	06'45'22"	66.94'	N37'04'46"E
C372	66.98'	568.00'	06'45'22"	66.94'	N43'50'08"E
C373	30.97'	568.00'	03'07'28"	30.97'	N48'46'32"E
C375	52.71'	620.00'	04'52'14"	52.69'	N03'20'37"E
C376	52.71'	620.00'	04'52'14"	52.69'	N08'12'51"E
C377	52.71'	620.00'	04'52'14"	52.69'	N13'05'05"E
C378	52.71'	620.00'	04'52'14"	52.69'	N17'57'19"E
C379	52.71'	620.00'	04'52'14"	52.69'	N22'49'33"E
C389	51.33'	741.00'	03'58'09"	51.32'	N41'08'12"E
C397	51.33'	741.00'	03'58'09"	51.32'	N45'06'21"E
C398	42.00'	741.00'	03'14'50"	41.99'	N48'42'51"E
C399	32.30'	974.00'	01'54'00"	32.30'	S49'23'16"E
C400	33.16'	1000.00'	01'54'00"	33.16'	S49'23'16"E
C411	39.27'	25.00'	90'00'00"	35.36'	S05'20'16"W
C441	39.27'	25.00'	90'00'00"	35.36'	S84'39'44"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C383	42.94'	620.00'	03'58'09"	42.94'	N41'08'12"E
C384	42.94'	620.00'	03'58'09"	42.94'	N45'06'21"E
C385	35.14'	620.00'	03'14'50"	35.13'	N48'42'51"E
C386	649.17'	741.00'	50'11'42"	628.60'	S25'14'25"E
C388	62.99'	741.00'	04'52'14"	62.97'	N03'20'37"E
C389	62.99'	741.00'	04'52'14"	62.97'	N08'12'51"E
C390	62.99'	741.00'	04'52'14"	62.97'	N13'05'05"E
C391	62.99'	741.00'	04'52'14"	62.97'	N17'57'19"E
C392	62.99'	741.00'	04'52'14"	62.97'	N22'49'33"E
C393	62.99'	741.00'	04'52'14"	62.97'	N27'41'47"E
C394	58.33'	741.00'	04'30'36"	58.31'	N32'23'13"E
C395	58.33'	741.00'	04'30'36"	58.31'	N36'53'49"E
C396	51.33'	741.00'	03'58'09"	51.32'	N41'08'12"E
C397	51.33'	741.00'	03'58'09"	51.32'	N45'06'21"E
C398	42.00'	741.00'	03'14'50"	41.99'	N48'42'51"E
C399	32.30'	974.00'	01'54'00"	32.30'	S49'23'16"E
C400	33.16'	1000.00'	01'54'00"	33.16'	S49'23'16"E
C411	39.27'	25.00'	90'00'00"	35.36'	S05'20'16"W
C441	39.27'	25.00'	90'00'00"	35.36'	S84'39'44"E

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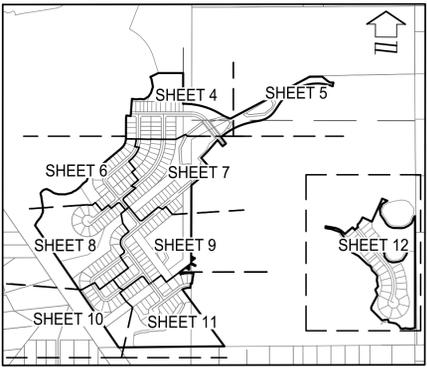
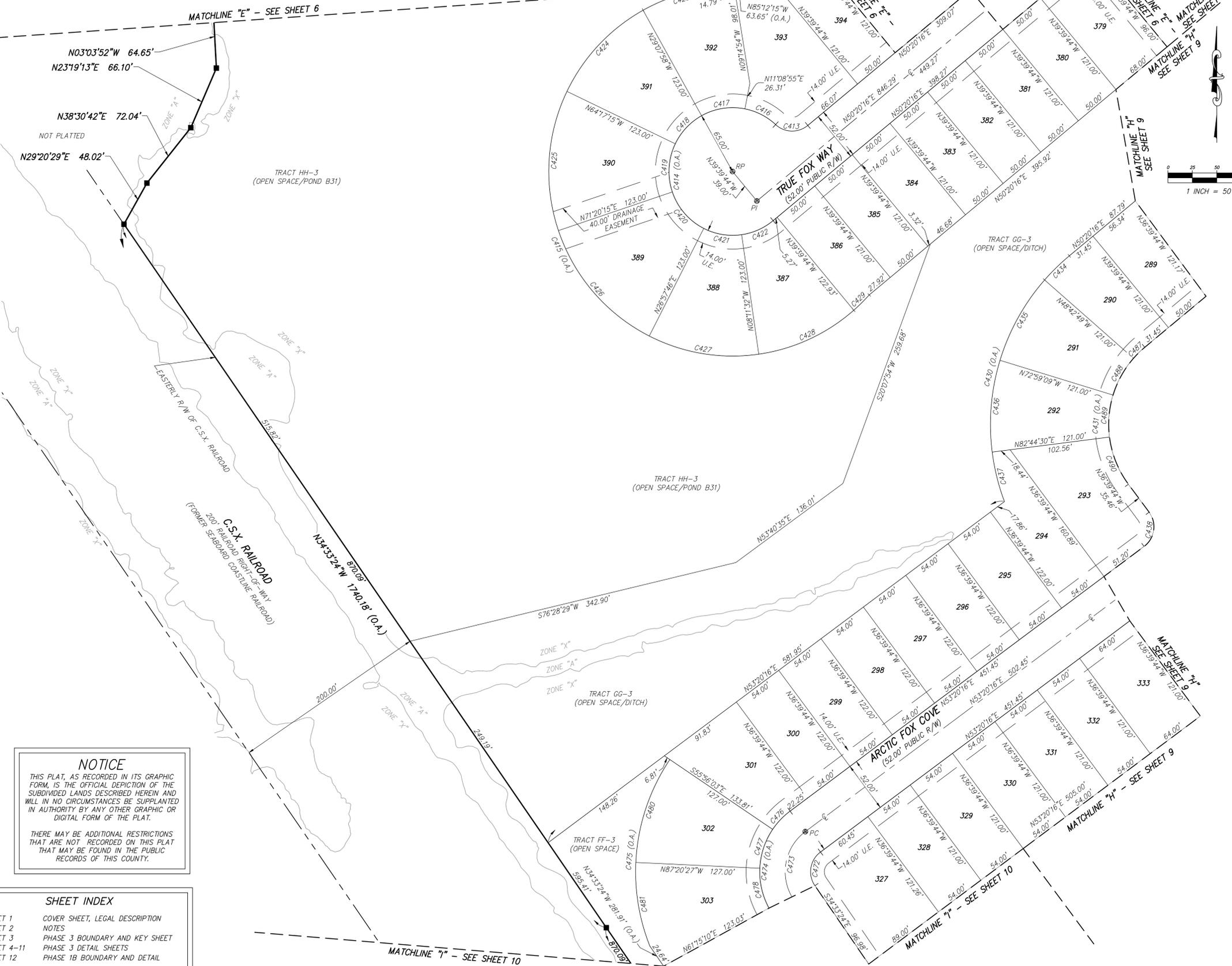
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A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C412	39.27'	25.00'	90°00'00"	35.36'	N84°39'44"W
C413	35.93'	25.00'	82°20'16"	32.91'	S88°29'36"E
C414	297.61'	65.00'	262°20'16"	97.86'	N01°30'24"W
C415	735.37'	188.00'	224°06'49"	348.48'	N25°58'13"E
C416	35.77'	65.00'	31°31'37"	35.32'	N63°05'17"W
C417	45.70'	65.00'	40°16'52"	44.76'	S81°00'29"W
C418	39.88'	65.00'	35°09'18"	39.26'	S43°17'23"W
C419	50.34'	65.00'	44°22'29"	49.09'	S03°31'30"W
C420	50.34'	65.00'	44°22'29"	49.09'	S40°50'59"E
C421	39.88'	65.00'	35°09'18"	39.26'	S80°36'53"E
C422	35.70'	65.00'	31°28'12"	35.25'	N66°04'22"E
C423	82.75'	188.00'	25°13'09"	82.08'	S73°28'37"W
C424	115.35'	188.00'	35°09'18"	113.55'	S43°17'23"W
C425	145.60'	188.00'	44°22'29"	141.99'	S03°31'30"W
C426	145.60'	188.00'	44°22'29"	141.99'	S40°50'59"E
C427	115.35'	188.00'	35°09'18"	113.55'	S80°36'53"E
C428	108.54'	188.00'	33°04'30"	107.03'	N65°16'14"E
C429	22.18'	188.00'	06°45'36"	22.17'	N45°21'11"E
C430	276.26'	223.00'	70°58'51"	258.93'	N14°50'51"W
C431	154.88'	102.00'	87°00'00"	140.42'	N06°50'16"W
C434	35.23'	203.29'	09°55'41"	35.18'	S46°01'52"W
C435	94.47'	223.00'	24°16'21"	93.77'	S29°09'01"W
C436	94.47'	223.00'	24°16'21"	93.77'	S04°52'40"W
C437	52.09'	223.00'	13°23'04"	51.98'	S13°57'03"E
C438	39.27'	25.00'	90°00'00"	35.36'	S08°20'16"E
C472	38.35'	25.00'	87°53'40"	34.70'	S09°23'26"W
C473	78.24'	51.00'	87°53'40"	70.79'	S09°23'26"W
C474	118.13'	77.00'	87°53'40"	106.88'	S09°23'26"W
C475	199.07'	204.00'	55°54'39"	191.26'	S06°06'37"W
C476	25.90'	77.00'	19°16'20"	25.78'	S43°42'06"W
C477	42.21'	77.00'	31°24'23"	41.68'	S18°21'45"W
C478	42.21'	77.00'	31°24'23"	41.68'	S13°02'38"E
C480	111.82'	204.00'	31°24'23"	110.43'	S18°21'45"W
C481	87.25'	204.00'	24°30'15"	86.58'	S09°35'34"E
C487	16.11'	102.00'	09°03'05"	16.10'	S45°48'44"W
C488	43.21'	102.00'	24°16'21"	42.89'	S29°09'01"W
C489	43.21'	102.00'	24°16'21"	42.89'	S04°52'40"W
C490	52.35'	102.00'	29°24'14"	51.77'	S21°57'37"E



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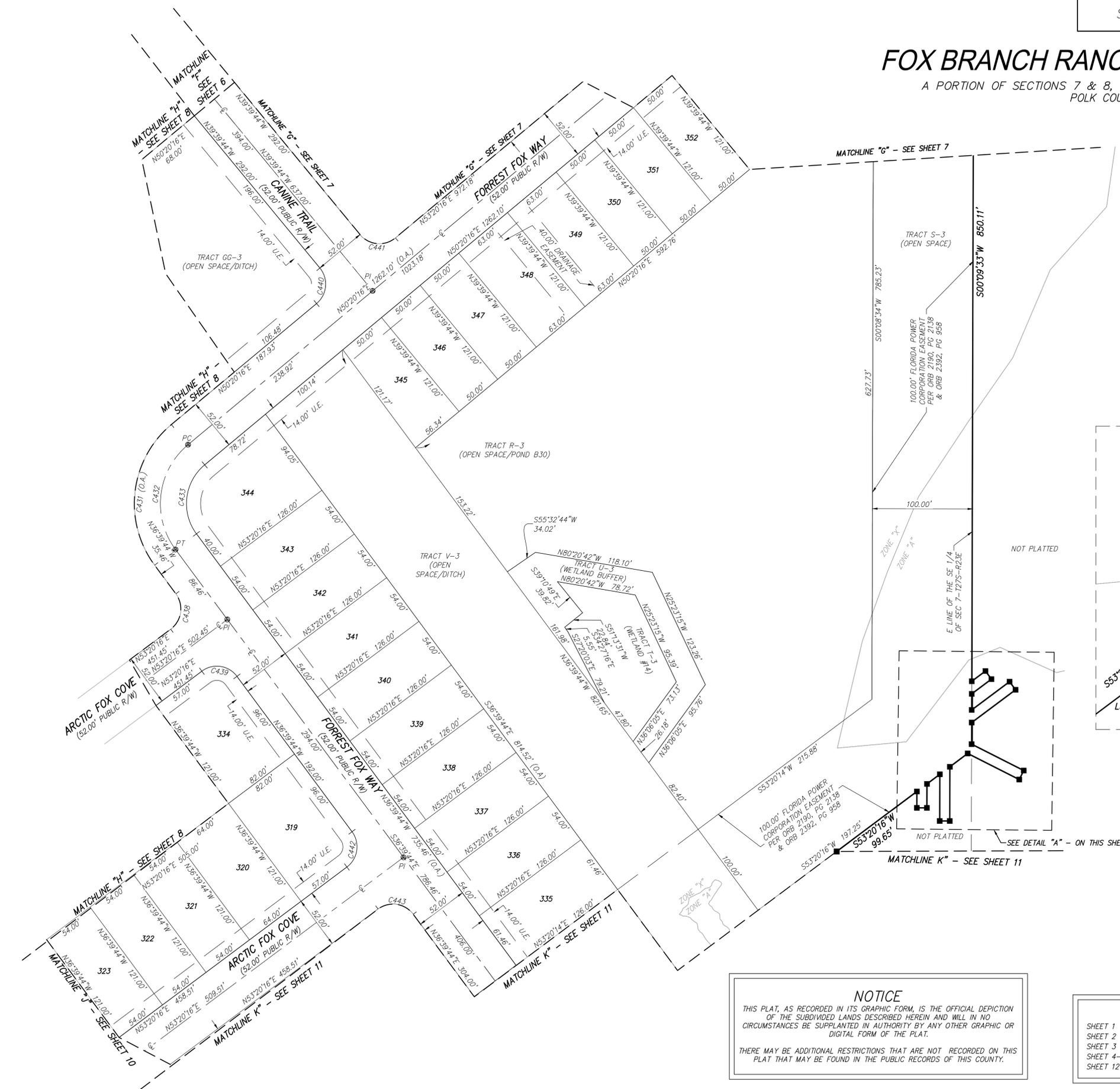
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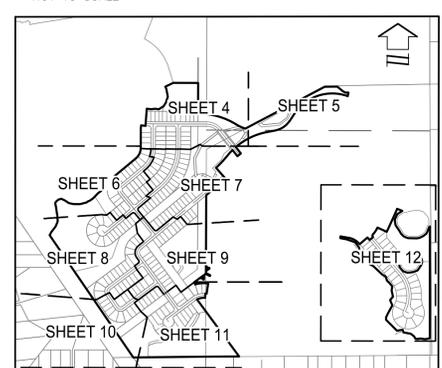
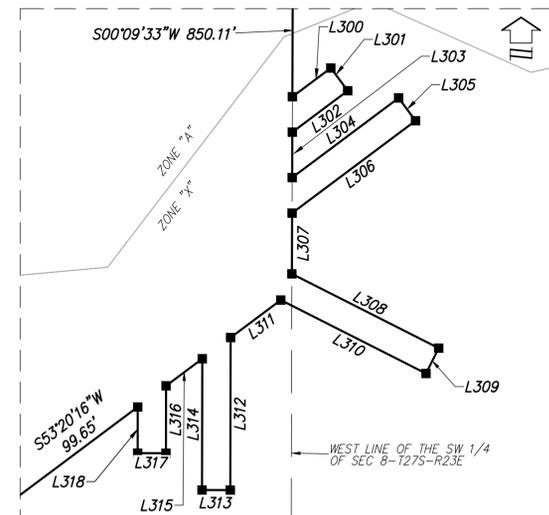
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A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C431	154.88'	102.00	87°00'00"	140.42'	N06°50'16"W
C432	115.40'	76.00	87°00'00"	104.63'	N06°50'16"W
C433	75.92'	50.00	87°00'00"	68.84'	N06°50'16"W
C438	39.27'	25.00	90°00'00"	35.36'	S08°20'16"E
C439	39.27'	25.00	90°00'00"	35.36'	S81°39'44"W
C440	39.27'	25.00	90°00'00"	35.36'	S05°20'16"E
C441	39.27'	25.00	90°00'00"	35.36'	S84°39'44"E
C442	39.27'	25.00	90°00'00"	35.36'	S08°20'16"E
C443	39.27'	25.00	90°00'00"	35.36'	N81°39'44"W

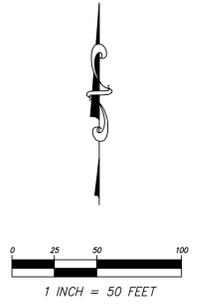
LINE TABLE		
LINE	BEARING	LENGTH
L300	N53°20'16"E	16.96'
L301	S36°39'44"E	10.00'
L302	S53°20'16"W	24.44'
L303	S00°09'33"W	15.99'
L304	N53°20'16"E	46.97'
L305	S36°39'44"E	10.00'
L306	S53°20'16"W	54.46'
L307	S00°09'33"W	21.41'
L308	S63°15'35"E	58.15'
L309	S26°44'25"W	10.00'
L310	N63°15'35"W	57.50'
L311	S53°20'16"W	22.13'
L312	S00°09'33"W	53.74'
L313	N89°51'26"W	10.00'
L314	N00°08'34"E	46.26'
L315	S53°20'16"W	15.99'
L316	S00°08'34"W	23.74'
L317	N89°51'26"W	10.00'
L318	N00°08'34"E	16.26'



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SHEET INDEX	
SHEET 1	COVER SHEET, LEGAL DESCRIPTION
SHEET 2	NOTES
SHEET 3	PHASE 3 BOUNDARY AND KEY SHEET
SHEET 4-11	PHASE 3 DETAIL SHEETS
SHEET 12	PHASE 1B BOUNDARY AND DETAIL

Dewberry
 131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
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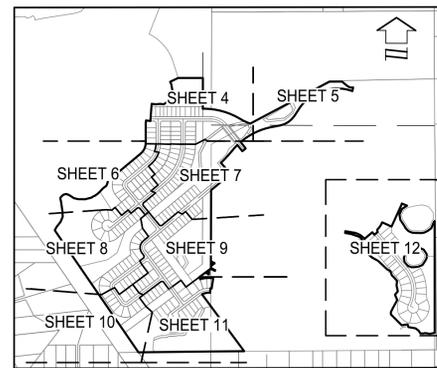


FOX BRANCH RANCH PHASES 1B AND 3

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C462	40.19'	25.00	92°06'20"	36.00'	S80°36'34"E
C463	81.98'	51.00	92°06'20"	73.44'	S80°36'34"E
C464	123.78'	77.00	92°06'20"	110.88'	S80°36'34"E
C465	210.56'	204.00	59°08'23"	201.34'	S76°50'17"E
C466	27.21'	77.00	20°15'16"	27.08'	N63°27'54"E
C467	42.21'	77.00	31°24'23"	41.68'	N89°17'44"E
C468	42.21'	77.00	31°24'23"	41.68'	S59°17'53"E
C469	12.15'	77.00	09°02'18"	12.13'	S39°04'33"E
C470	111.82'	204.00	31°24'23"	110.43'	N89°17'44"E
C471	98.74'	204.00	27°43'59"	97.78'	S61°08'05"E
C474	118.13'	77.00	87°53'40"	106.88'	S09°23'26"W
C479	7.81'	77.00	05°48'34"	7.80'	S31°39'07"E



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NOT TO SCALE

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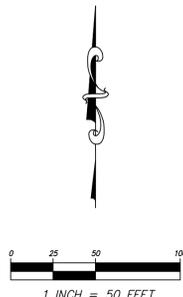


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ORLANDO, FLORIDA 32806
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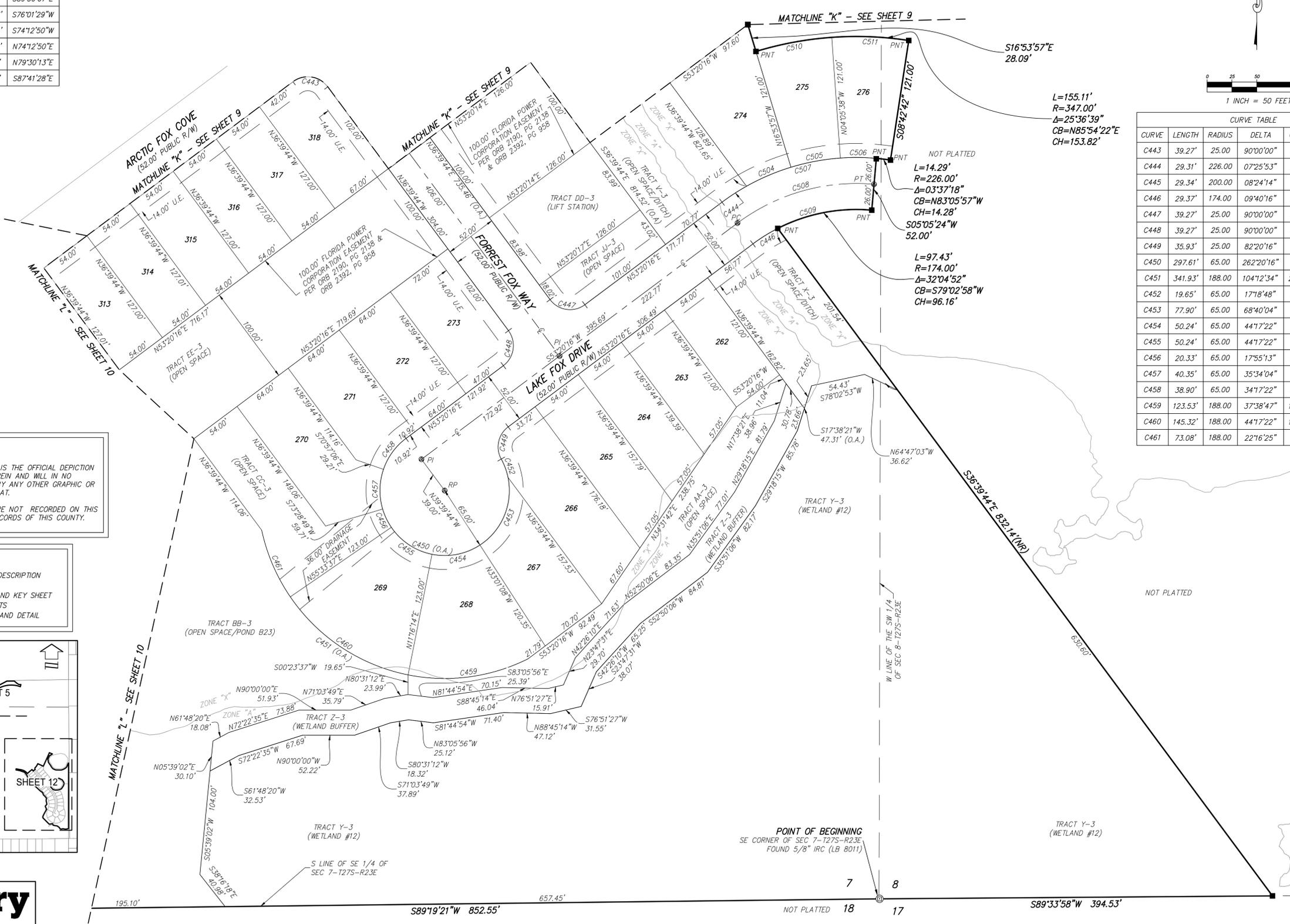
FOX BRANCH RANCH PHASES 1B AND 3

A PORTION OF SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C504	48.64'	226.00	12°19'54"	N66°56'06"E
C505	50.51'	226.00	12°48'19"	N79°30'13"E
C506	36.22'	226.05	09°10'55"	S89°30'07"E
C507	178.97'	226.00	45°22'26"	S76°01'29"W
C508	145.74'	200.00	41°45'08"	S74°12'50"W
C509	126.80'	174.00	41°45'08"	N74°12'50"E
C510	77.55'	347.00	12°48'19"	N79°30'13"E
C511	77.55'	347.00	12°48'19"	S87°41'28"E



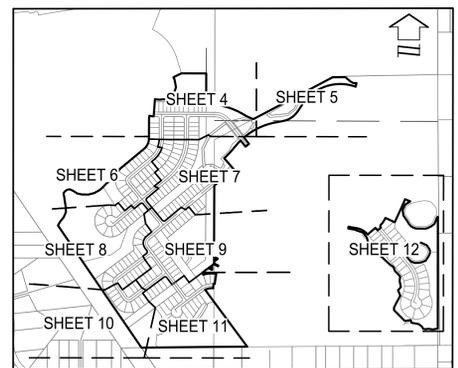
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C443	39.27'	25.00	90°00'00"	N81°39'44"W
C444	29.31'	226.00	07°25'53"	S57°03'12"W
C445	29.34'	200.00	08°24'14"	S57°32'23"W
C446	29.37'	174.00	09°40'16"	S58°10'24"W
C447	39.27'	25.00	90°00'00"	N81°39'44"E
C448	39.27'	25.00	90°00'00"	S08°20'16"E
C449	35.93'	25.00	82°20'16"	N12°10'08"W
C450	297.61'	65.00	262°20'16"	N77°49'52"E
C451	341.93'	188.00	104°12'34"	S64°16'16"E
C452	19.65'	65.00	17°18'48"	N20°20'36"W
C453	77.90'	65.00	68°40'04"	N22°38'50"E
C454	50.24'	65.00	44°17'22"	N79°07'33"E
C455	50.24'	65.00	44°17'22"	S56°35'04"E
C456	20.33'	65.00	17°55'13"	S25°28'47"E
C457	40.35'	65.00	35°34'04"	S01°15'52"W
C458	38.90'	65.00	34°17'22"	S36°11'35"W
C459	123.53'	188.00	37°38'47"	N82°26'51"E
C460	145.32'	188.00	44°17'22"	S56°35'04"E
C461	73.08'	188.00	22°16'25"	S23°18'11"E



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ORLANDO, FLORIDA 32806
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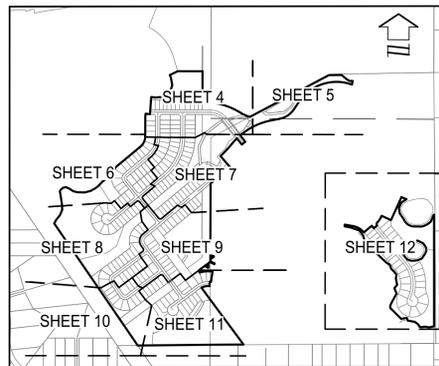
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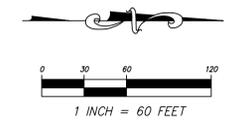
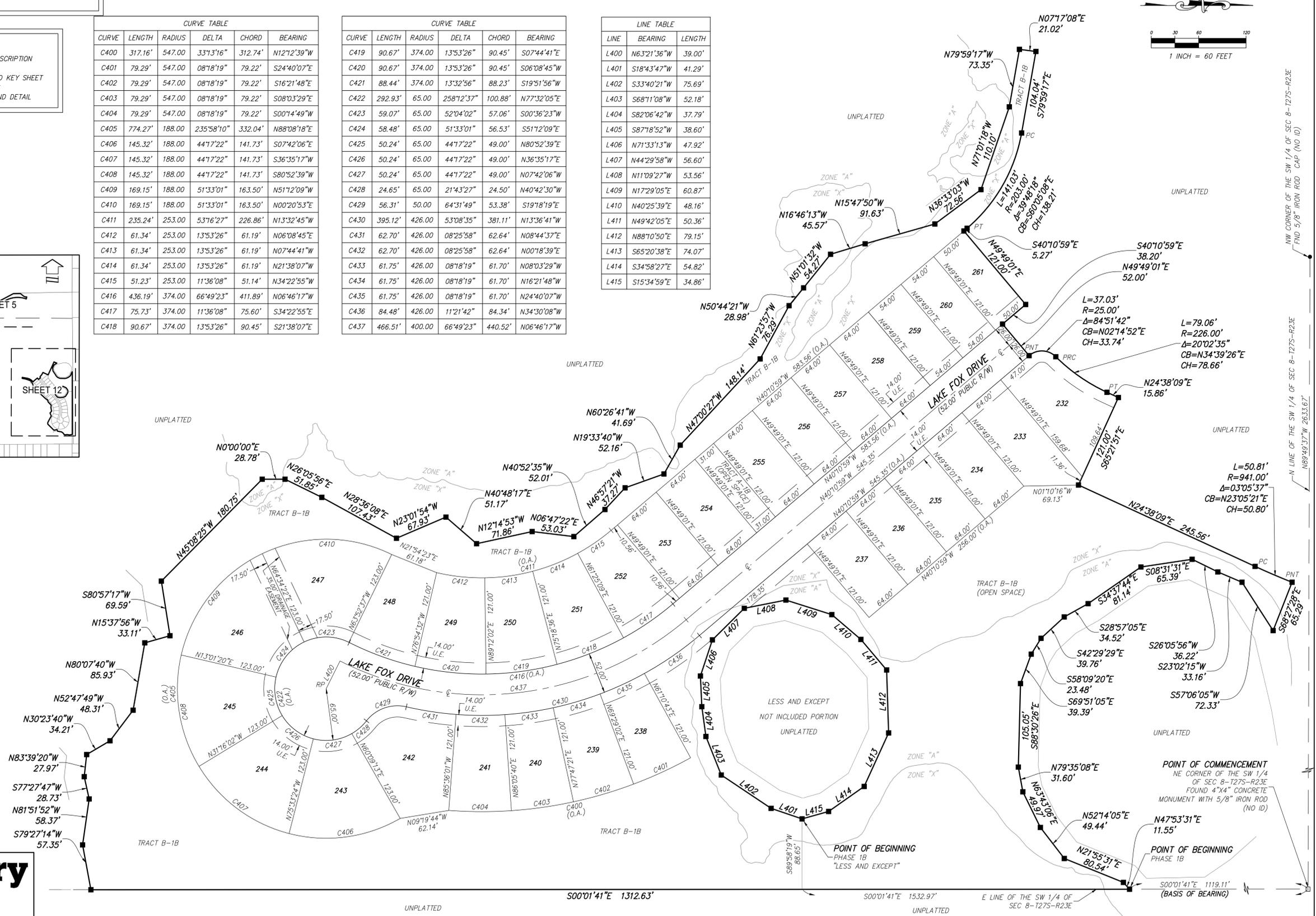
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CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C400	317.16'	547.00	33°13'16"	312.74'	N12°12'39"W
C401	79.29'	547.00	08°18'19"	79.22'	S24°40'07"E
C402	79.29'	547.00	08°18'19"	79.22'	S16°21'48"E
C403	79.29'	547.00	08°18'19"	79.22'	S08°03'29"E
C404	79.29'	547.00	08°18'19"	79.22'	S00°14'49"W
C405	774.27'	188.00	235°58'10"	332.04'	N88°08'18"E
C406	145.32'	188.00	44°17'22"	141.73'	S07°42'06"E
C407	145.32'	188.00	44°17'22"	141.73'	S36°35'17"W
C408	145.32'	188.00	44°17'22"	141.73'	S80°52'39"W
C409	169.15'	188.00	51°33'01"	163.50'	N51°12'09"W
C410	169.15'	188.00	51°33'01"	163.50'	N00°20'53"E
C411	235.24'	253.00	53°16'27"	226.86'	N13°32'45"W
C412	61.34'	253.00	13°53'26"	61.19'	N06°08'45"E
C413	61.34'	253.00	13°53'26"	61.19'	N07°44'41"W
C414	61.34'	253.00	13°53'26"	61.19'	N21°38'07"W
C415	51.23'	253.00	11°36'08"	51.14'	N34°22'55"W
C416	436.19'	374.00	66°49'23"	411.89'	N06°46'17"W
C417	75.73'	374.00	11°36'08"	75.60'	S34°22'55"E
C418	90.67'	374.00	13°53'26"	90.45'	S21°38'07"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C419	90.67'	374.00	13°53'26"	90.45'	S07°44'41"E
C420	90.67'	374.00	13°53'26"	90.45'	S06°08'45"W
C421	88.44'	374.00	13°32'56"	88.23'	S19°51'56"W
C422	292.93'	65.00	258°12'37"	100.88'	N77°32'05"E
C423	59.07'	65.00	52°04'02"	57.06'	S00°36'23"W
C424	58.48'	65.00	51°33'01"	56.53'	S51°12'09"E
C425	50.24'	65.00	44°17'22"	49.00'	N80°52'39"E
C426	50.24'	65.00	44°17'22"	49.00'	N36°35'17"E
C427	50.24'	65.00	44°17'22"	49.00'	N07°42'06"W
C428	24.65'	65.00	21°43'27"	24.50'	N40°42'30"W
C429	56.31'	50.00	64°31'49"	53.38'	S19°18'19"E
C430	395.12'	426.00	53°08'35"	381.11'	N13°36'41"W
C431	62.70'	426.00	08°25'58"	62.64'	N08°44'37"E
C432	62.70'	426.00	08°25'58"	62.64'	N00°18'39"E
C433	61.75'	426.00	08°18'19"	61.70'	N08°03'29"W
C434	61.75'	426.00	08°18'19"	61.70'	N16°21'48"W
C435	61.75'	426.00	08°18'19"	61.70'	N24°40'07"W
C436	84.48'	426.00	11°21'42"	84.34'	N34°30'08"W
C437	466.51'	400.00	66°49'23"	440.52'	N06°46'17"E

LINE	BEARING	LENGTH
L400	N63°21'36"W	39.00'
L401	S18°43'47"W	41.29'
L402	S33°40'21"W	75.69'
L403	S68°11'08"W	52.18'
L404	S82°06'42"W	37.79'
L405	S87°18'52"W	38.60'
L406	N71°33'13"W	47.92'
L407	N44°29'58"W	56.60'
L408	N11°09'27"W	53.56'
L409	N17°29'05"E	60.87'
L410	N40°25'39"E	48.16'
L411	N49°42'05"E	50.36'
L412	N88°10'50"E	79.15'
L413	S65°20'38"E	74.07'
L414	S34°58'27"E	54.82'
L415	S15°34'59"E	34.86'



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