

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 "COUNTRY BEND" 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 AND DRAINAGE EASEMENTS DEPICTED HEREON

TO THE HOMEOWNERS ASSOCIATION; 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: _____

BY:

_____ OF
MILLAN INVESTMENTS US L.L.C.

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 _____ AS

_____ OF MILLAN INVESTMENTS US L.L.C.

HE IS [] PERSONALLY KNOWN TO ME OR HAS

PRODUCED _____ AS IDENTIFICATION.

(SIGNATURE OF NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

(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 THE THIS PLAT AND JOINS IN THIS DEDICATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF

A.D. 2023.

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 BRANNEN SR.

HE IS [] PERSONALLY KNOWN TO ME OR HAS

PRODUCED _____ AS IDENTIFICATION.

(SIGNATURE OF NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

(PRINTED NAME NOTARY PUBLIC)

Country Bend

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

PLAT BOOK _____
PAGE _____

CLERK OF THE CIRCUIT COURT:

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING THIS

_____ DAY OF _____, A.D. 2023.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

BY: CHAIRPERSON

CLERK

COUNTY COMMISSIONERS CONDITIONAL APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS _____ DAY OF _____, A.D. 2023 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. 2023 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

COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER THIS _____ DAY OF _____, A.D. 2023.

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. 2023.

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

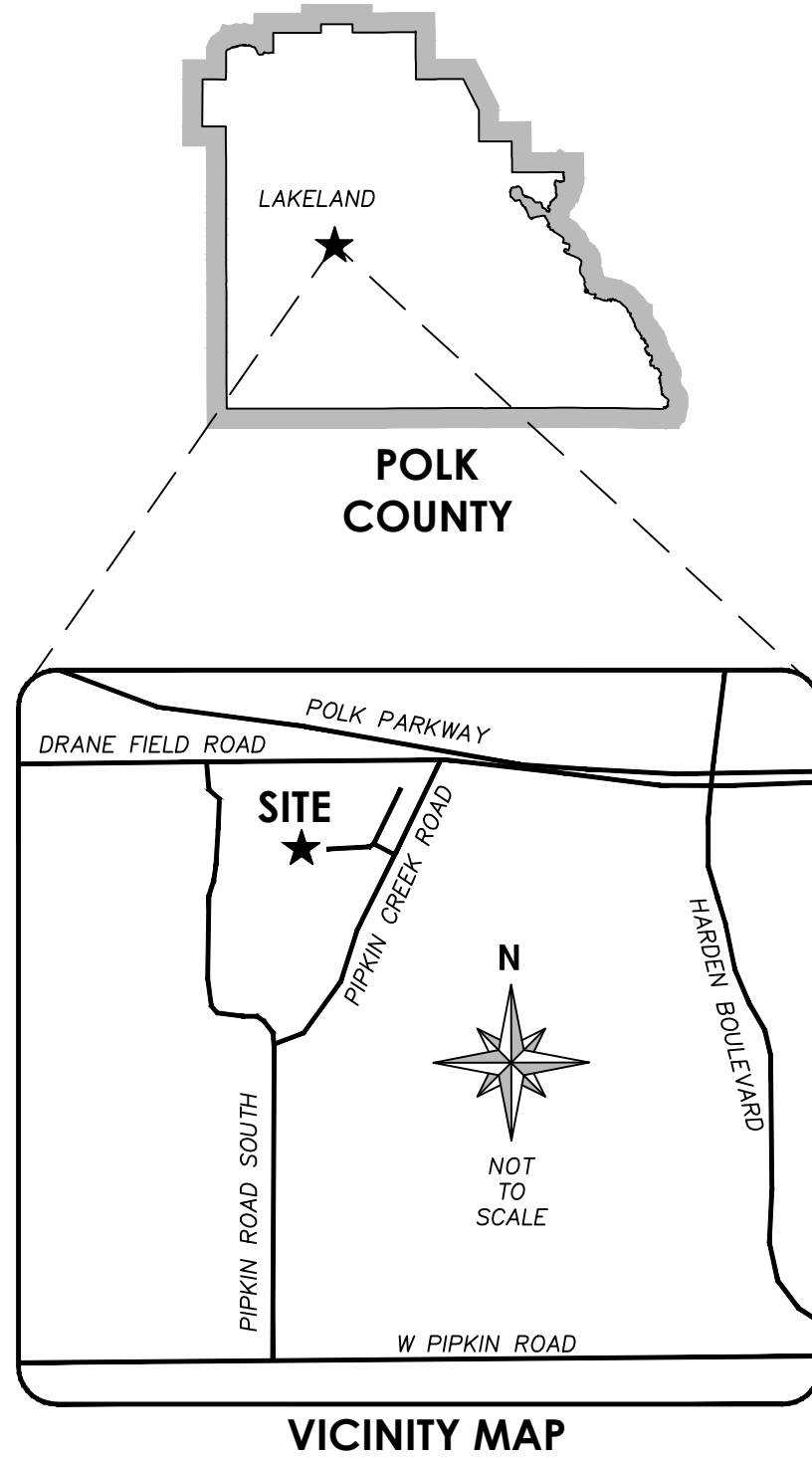
I HEREBY CERTIFY THAT THIS PLAT OF "COUNTRY BEND" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

DATE



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



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.

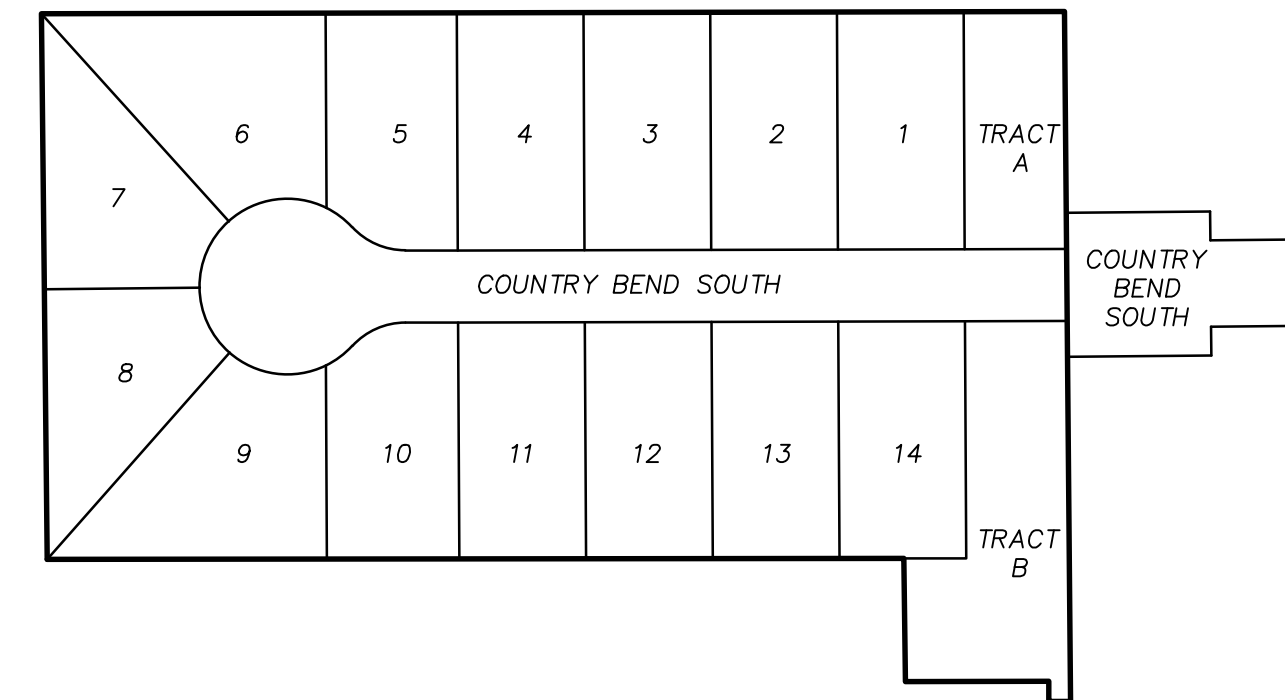
AND

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:

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 LOTS 6 & 7 AS SHOWN.

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

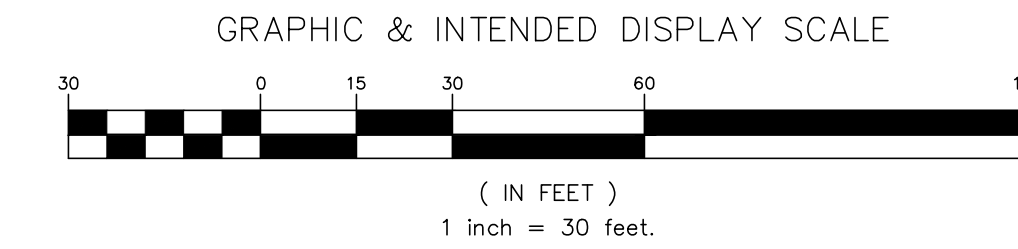
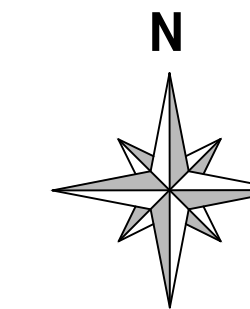
4) PER FLORIDA STATUTE 177.091 (28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

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.

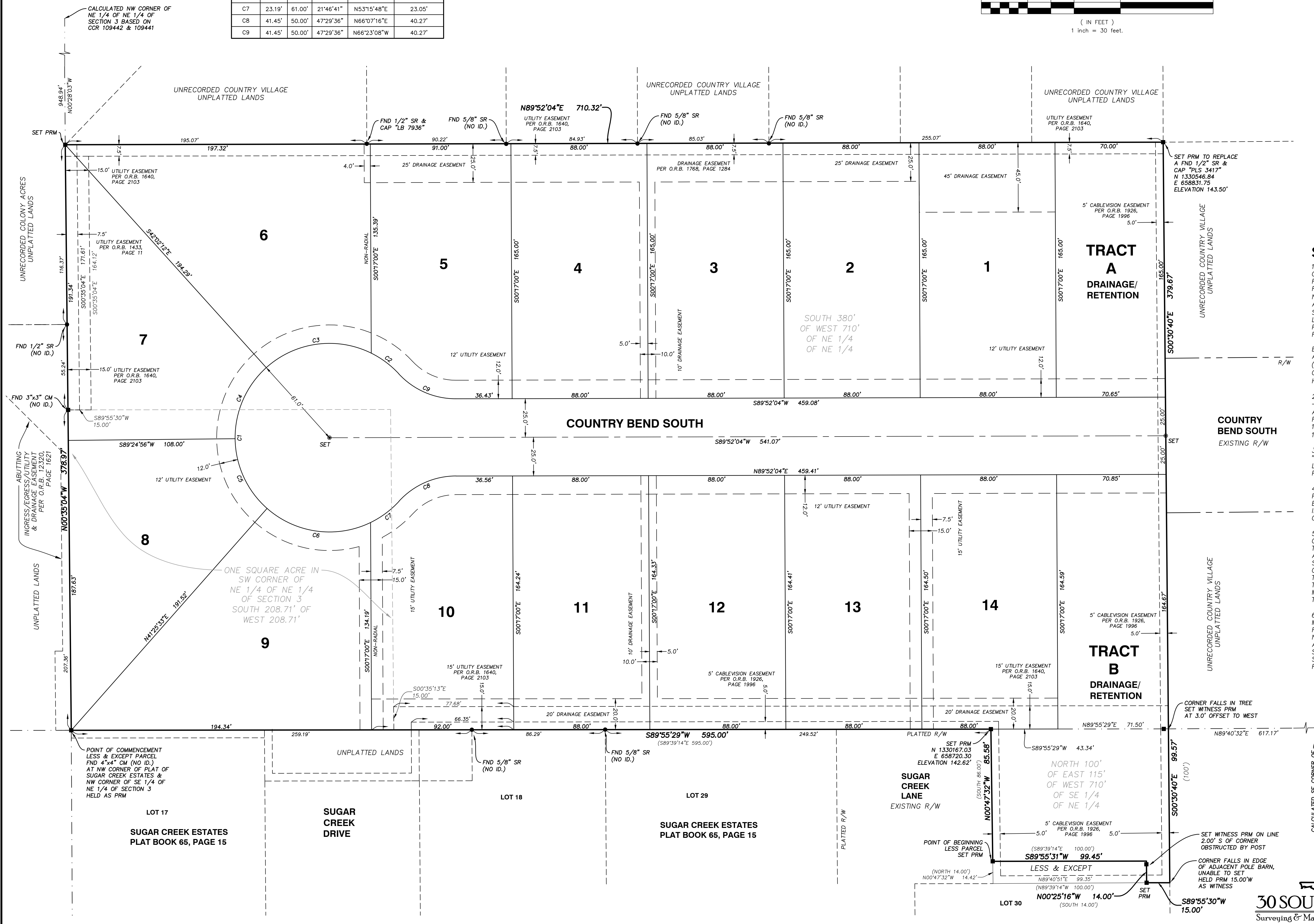
6) FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWER SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

Country Bend

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



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	292.76'	61.00'	274°59'12"	S07°56'E	82.43'
C2	22.39'	61.00'	21°02'04"	N53°09'22"W	22.27'
C3	72.78'	61.00'	68°21'49"	S82°08'42"W	68.54'
C4	51.69'	61.00'	48°32'51"	S23°41'22"W	50.15'
C5	51.09'	61.00'	47°59'24"	S24°34'46"E	49.61'
C6	71.62'	61.00'	67°16'24"	S82°12'39"E	67.58'
C7	23.19'	61.00'	21°46'41"	N53°15'48"E	23.05'
C8	41.45'	50.00'	47°29'36"	N66°07'16"E	40.27'
C9	41.45'	50.00'	47°29'36"	N66°23'08"W	40.27'



- LEGEND:**
- FND FOUND
 - SR STEEL ROD
 - IP IRON PIPE
 - CM CONCRETE MONUMENT
 - RR RAILROAD
 - CCR CERTIFIED CORNER RECORD
 - R/W RIGHT OF WAY
 - ID. IDENTIFYING #
 - O.R.B. OFFICIAL RECORDS BOOK
 - CCR CERTIFIED CORNER RECORD
 - SET PRM PERMANENT REFERENCE MONUMENT
 - SET 4"x4" CM & CAP "PRM LB 8474"
 - PCP PERMANENT CONTROL POINT
 - SET NAIL & DISK "PCP LB 8474"

SURVEYOR'S NOTES:

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PLATTED Friday, September 29, 2023

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