

VillaMar
Community Development District

Meeting Agenda

May 7, 2024

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 30, 2024

**Board of Supervisors
VillaMar
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **VillaMar Community Development District** will be held **Tuesday, May 7, 2024 at 11:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.**

Zoom Video Join Link: <https://us06web.zoom.us/j/88146441262>

Call-In Information: 1-646-876-9923

Meeting ID: 881 4644 1262

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the February 6, 2024 Board of Supervisors Meeting and Audit Committee Meeting
4. Consideration of Resolution 2024-08 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 6, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
5. Consideration of Resolution 2024-09 Ratifying Series 2024 Bonds
6. Consideration of Fourth Amended and Restated Disclosure of Public Financing
7. Consideration of Resolution 2024-10 Extending Terms of Office
8. Consideration of Easement Fencing Agreement
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Updated Pond Maintenance Supersede Services Contract from Solitude Lake Management
 - ii. Consideration of Landscape Proposal Summary from Prince & Sons to Add Phase 6 to Landscaping Services Contract
 - D. District Manager's Report
 - i. Approval of Check Register

¹ Comments will be limited to three (3) minutes

- ii. Balance Sheet & Income Statement
- iii. Presentation of Number of Registered Voters—999
- iv. Consideration of Resident Request to Host “Pelican’s Sno-Cone Truck” in Amenity Parking Lot—Tuesday, June 25, 2024 from 2:00 PM to 4:00 PM (Sponsored by Lakeside Church)

10. Other Business

11. Supervisors Requests and Audience Comments

12. Adjournment

MINUTES

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on Tuesday, **February 6, 2024** at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Brian Walsh <i>by Zoom</i>	Vice Chairman
Lauren Schwenk	Assistant Secretary
Eric Lavoie	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk Law
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the February 6, 2024 VillaMar Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were three Supervisors present in person constituting a quorum and Brian Walsh joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment portion of the meeting. There were no members of the public present at this time but Ms. Burns noted that they do have a few residents attending on the Zoom line.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 5, 2023 Board of Supervisors Meeting and Audit Committee Meeting

Ms. Burns presented the meeting minutes from the December 5, 2023 Board of Supervisors meeting and Audit Committee meeting and asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Minutes of the December 5, 2023 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns noted the Audit Committee met before the Board meeting and ranked Grau & Associates #1. She asked for a motion to accept ranking and send a notice of intent to award.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Supplemental Engineer's Report for Assessment Area Six dated January 25, 2024

Ms. Burns stated the only change from the prior version of the report was that it was updated with final numbers.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Supplemental Engineer's Report for Assessment Area Six dated January 25, 2024, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05
Supplemental Assessment Resolution for
Series 2024 Bonds (Assessment Area Six
Project)**

Ms. Gentry stated the District is scheduled to close on the Series 2024 bonds February 14th. This resolution sets forth the specific terms of the bond issuance and will not impact the other existing phases of the community.

On MOTION by Mr. Heath seconded by Mr. Lavoie, with all in favor, Resolution 2024-05 Supplemental Assessment Resolution for Series 2024 Bonds (Assessment area Six Project), was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended Parking and Towing Policies for the District

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2024-06 Adopting Amended Parking and Towing Policies for the District

Ms. Gentry stated currently Phase 1 & 2 has a policy that distinguishes for odd versus even side of the street with parking on one side. When reviewing future Phases 3, 4, & 5 the Board discussed doing a signage policy that would note which side of the street parking would be allowed on with a custom signage policy whether the entire community would be designated no parking at any time and place signs in areas where parking is allowed on one side of the street. The map is attached to the resolution. Residents in Phases 1 & 2 will receive a notice that the parking policy has changed with the new map attached.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2024-06 Adopting Amended Parking and Towing Policies for the District, was approved.

Ms. Burns stated included but not in the agenda is the same proposal that was at the last meeting for the signage. There are two options, one is \$17,940 for just the signage noted and the second is for additional signage suggested with the five-minute parking signs at the mailboxes and that total is \$18,540. Mr. Heath asked if it was covered in the budget. Ms. Burns noted it is covered in contingency and capital reserve transfer.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Signage Quote totaling \$18,540, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07
Appointing an Assistant Treasurer and
an Assistant Secretary**

Ms. Burns noted this would appoint Patti Powers and Rich Hans who are GMS staff members as Treasurer and Assistant Treasurer.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Resolution, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08
Setting a Public Hearing on the Adoption
of Easement Variance Rules for the
District**

Ms. Burns noted this resolution will be tabled to a future meeting.

TENTH ORDER OF BUSINESS

**Discussion Regarding Revised Security
Contract with Securitas (NOT A
CLOSED SESSION)**

Ms. Burns noted in front of the Board is the existing contract that is in place. There are 16 hours per week of staffed guards for peak hours and has a roving component where someone will stop by a couple of times a week. She noted they have reached out for a revised proposal which

would be overnight video surveillance with remote perimeter protection in place of the roving patrol. It is the same security company. The cost difference is \$1,483 per year. This includes the cost of the cameras financed over a couple of years.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Revised Security Contract with Securitas, was approved.

ELEVENTH ORDER OF BUSINESS Ratification of Construction Funding Agreement for Phase 7 Improvements

Ms. Burns stated this has already been signed and just needs to be ratified.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Construction Funding Agreement for Phase 7 Improvements, was ratified.

TWELFTH ORDER OF BUSINESS Ratification of Temporary Construction Access and Easement Agreement for Phase 7 Improvements

Ms. Burns stated this just needs to be ratified by the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Temporary Construction Access and Easement Agreement for Phase 7 Improvements, was ratified.

THIRTEENTH ORDER OF BUSINESS Ratification of Notice of Commencement for Phase 7

Ms. Burns stated this has been signed and just needs to be ratified.

On MOTION by Mr. Lavoie, seconded by Ms. Schwenk, with all in favor, the Notice of Commencement for Phase 7, was approved.

FOURTEENTH ORDER OF BUSINESS Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns stated this is the agreement needed to enter into annually with the property appraiser so they can collect assessments on roll.

On MOTION by Mr. Lavoie, seconded by Ms. Schwenk, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated he had nothing further to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager’s Report

Mr. Tindall presented the field manager’s report to the Board which can be found on page 236 of the agenda package.

D. District Managers Report

i. Approval of the Check Register

Ms. Burns presented the check register to the Board. She asked for any questions or comments. Hearing no comments, she asked for a motion to approve.

On MOTION by Mr. Lavoie, seconded by Mr. Heath, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns presented the unaudited financials which are in the agenda packets for review. There was no Board action for this item.

SIXTEENTH ORDER OF BUSINESS

Other Business

Ms. Burns stated they reached out to the security vendor to provide a price to place an actual guard on site for spring break which would be eight hours a day Monday through Friday in addition to the times already staffed on the weekend. The total for this would be \$1,138.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Scheduling the Spring Break Guard Patrols for \$1,138, was approved.

SEVENTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Resident questioned people from outside the community coming to the pool and security and parking enforcement. Ms. Burns replied residents are not to leave the gate open for people. If you see residents doing that just send an email to amenityaccess@gmscfl.com. The Board approved street parking and towing policies today for Phases 1-5 and signage will be ordered and installed after the meeting.

Resident asked about dog policy and street cleaning. Mr. Heath stated the new amenity center will have two dog parks in phase 7. Ms. Burns stated the CDD owns the roadways. The areas under construction by homebuilders, the homebuilders do the street cleaning while they are building. She noted if you see an area with an issue contact us and we will talk with the builder.

Resident (Sonya Burgess – Zoom): Who is responsible for the sidewalk along Cunningham? Ms. Burns noted the city is. The CDD maintains sidewalks on the interior roads but not on Cunningham. She will email Ms. Burns a pic of the troubled area.

EIGHTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Board of Supervisors of the VillaMar Community Development District was held on Tuesday, **February 6, 2024** at 11:25 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Brian Walsh <i>by Zoom</i>	Vice Chairman
Lauren Schwenk	Assistant Secretary
Eric Lavoie	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk Law
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the February 6, 2024 VillaMar Community Development District's Audit Committee Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were three Supervisors present in person constituting a quorum and Brian Walsh joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment portion of the meeting. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Review and Proposals and Tally of Audit
Committee Members Rankings**

A. Grau & Associates

Ms. Burns stated one response was received to the RFP for auditing services from Grau & Associates. Ms. Gentry stated that Grau received 20 points across the Board for a total of 100 points to rank Grau first.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the VillaMar Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 6, 2024
HOUR: 11:00 A.M.
LOCATION: The Holiday Inn – Winter Haven
 200 Cypress Gardens Boulevard
 Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Winter Haven and Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF MAY 2024.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025

VillaMar
Community Development District

Proposed Budget
FY2025



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VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 672,192	\$ 664,908	\$ 11,000	\$ 675,908	\$ 984,004
Assessments - Direct Bill (Unplatted 7&8)	143,837	107,878	71,919	179,797	71,847
Miscellaneous Revenue	0	60	0	60	0
Total Revenues	\$ 816,029	\$ 772,846	\$ 82,919	\$ 855,765	\$ 1,055,851

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,200	\$ 5,000	\$ 7,200	\$ 12,000
Engineering	7,500	0	3,000	3,000	7,500
Attorney	30,000	7,309	10,233	17,542	30,000
Annual Audit	5,000	0	4,000	4,000	5,600
Assessment Administration	7,500	7,500	0	7,500	10,000
Arbitrage	2,250	450	1,800	2,250	2,700
Dissemination	9,000	5,083	5,000	10,083	10,000
Trustee Fees	19,880	4,041	19,634	23,675	29,800
Management Fees	42,500	21,250	21,250	42,500	44,625
Information Technology	1,800	900	900	1,800	1,890
Website Maintenance	1,200	600	600	1,200	1,260
Postage & Delivery	1,500	1,441	1,800	3,241	3,500
Insurance	6,886	5,988	0	5,988	6,886
Copies	1,000	8	500	508	500
Legal Advertising	10,000	2,708	4,400	7,108	10,000
Other Current Charges	1,500	627	878	1,505	1,500
Office Supplies	500	19	27	46	500
Dues, Licenses & Subscriptions	175	175	0	175	175
Subtotal Administrative	\$ 160,191	\$ 60,299	\$ 79,021	\$ 139,320	\$ 178,436

VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 15,000	\$ 10,856	\$ -	\$ 10,856	\$ 18,854
Field Management	16,538	8,269	8,269	16,538	22,500
Landscape Maintenance	130,000	42,450	42,450	84,900	226,000
Landscape Replacement	22,500	2,165	2,000	4,165	22,500
Pond Maintenance	17,000	5,136	5,136	10,272	32,000
Electric - Streetlights	166,320	67,217	94,104	161,321	166,320
Electric	3,000	3,618	5,065	8,683	3,000
Water	30,000	9,236	12,930	22,166	30,000
Sidewalk & Asphalt Maintenance	2,500	0	1,000	1,000	2,500
Irrigation Repairs	10,000	485	1,500	1,985	10,000
General Repairs & Maintenance	20,000	9,480	13,272	22,752	25,000
Contingency	7,500	24,735	10,000	34,735	40,000
Subtotal Field Expenditures	\$ 440,358	\$ 183,647	\$ 195,726	\$ 379,373	\$ 598,674
Amenity Expenditures					
Amenity - Electric	\$ 18,000	\$ 3,845	\$ 11,535	\$ 15,380	\$ 18,000
Amenity - Water	20,000	5,631	7,883	13,514	20,000
Playground & Furniture Lease	35,000	14,850	20,790	35,640	35,000
Internet	3,000	1,075	1,505	2,580	3,000
Pest Control	630	300	420	720	660
Janitorial Services	10,700	5,100	7,140	12,240	11,780
Security Services	33,800	15,816	22,142	37,958	36,036
Pool Maintenance	30,000	20,380	28,532	48,912	34,440
Amenity Access Management	7,500	3,750	5,250	9,000	7,500
Amenity Repairs & Maintenance	10,000	2,299	3,219	5,518	10,000
Holiday Decorations	0	0	0	0	10,000
Contingency	7,500	0	1,000	1,000	10,000
Subtotal Amenity Expenditures	\$ 176,130	\$ 73,046	\$ 109,416	\$ 182,462	\$ 196,416
Total Operations & Maintenance	\$ 616,488	\$ 256,693	\$ 305,143	\$ 561,836	\$ 795,090
<i>Other Financing Uses</i>					
Capital Reserves	\$ 39,350	\$ -	\$ 39,350	\$ 39,350	\$ 82,325
Total Other Financing Uses	\$ 39,350	\$ -	\$ 39,350	\$ 39,350	\$ 82,325
Total Expenditures	\$ 816,029	\$ 316,992	\$ 423,514	\$ 740,506	\$ 1,055,851
Net Change in Fund Balance	\$ (0)	\$ 455,854	\$ (340,595)	\$ 115,259	\$ -

Gross Assessments	\$1,135,324
Less: Discounts & Collections 7%	\$79,473
Net Assessments	<u>\$ 1,055,851</u>

Product	ERU's	Assessable		Net Assessment	Net Per Unit	FY25	FY24	FY25
		Units	ERU/Unit			Gross Per Unit	Gross Per Unit	Change +/-
Single Family	1398	1398	1	\$984,004.31	\$703.87	\$756.84	\$756.84	\$0.00
Phase 7 - Unplatted	66	393	0.17	\$46,747.86	\$118.95	\$127.90	\$148.57	-\$20.67
Phase 8 - Unplatted	36	211	0.17	\$25,098.72	\$118.95	\$127.90	\$148.57	-\$20.67
Total ERU's	1500	2002		\$1,055,850.90				

VillaMar
Community Development District
General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019, Series 2020, and Series 2022 bonds as well as one other anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost with Governmental Management Services – Central Florida LLC is based upon the Series 2019, Series 2020, and Series 2022 bonds as well as one other anticipated bond issuance. The District has an agreement for \$5000 for the first bond issuance, and an additional \$1000 for each issuance after.

VillaMar
Community Development District
General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

VillaMar
Community Development District
General Fund Budget

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. These services are provided by Governmental Management Services-Central Florida, LLC. Services provided include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Pond Maintenance

Represents the estimated costs to maintain the ponds within the District's boundaries. This service is provided by Solitude Lake Management.

Electric - Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

VillaMar
Community Development District
General Fund Budget

Water

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground & Furniture Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community with WHFS, LLC.

Internet

Internet service will be added for use at the Amenity Center. This service is provided by Spectrum.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities. The District is contracted with CSS Clean Star Services of Central Florida, Inc. for these services.

VillaMar
Community Development District
General Fund Budget

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. The District is contracted with Complete Pool Care, Inc. for these services.

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Financing Uses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

VillaMar
Community Development District
Proposed Budget
Capital Reserve

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 39,350
Transfer In	9,350	0	39,350	39,350	82,325
Total Revenues	\$ 9,350	\$ -	\$ 39,350	\$ 39,350	\$ 121,675
Expenditures					
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Furniture Replacement	0	0	0	0	12,500
Contingency	600	0	0	0	600
Total Expenditures	\$ 600	\$ -	\$ -	\$ -	\$ 23,600
Net Change in Fund Balance	\$ 8,750	\$ -	\$ 39,350	\$ 39,350	\$ 98,075

VillaMar
Community Development District
Proposed Budget
Series 2019 Area 1 Debt Service Fund

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 403,763	\$ 399,389	\$ 4,374	\$ 403,763	\$ 403,763
Interest Income	0	9,307	4,080	13,387	0
Carry Forward Surplus	164,293	164,494	0	164,494	176,469
Total Revenues	\$ 568,056	\$ 573,190	\$ 8,454	\$ 581,644	\$ 580,232
Expenditures					
Interest - 11/1	\$ 142,588	\$ 142,588	\$ -	\$ 142,588	\$ 140,338
Principal - 5/1	120,000	0	120,000	120,000	125,000
Interest - 5/1	142,588	0	142,588	142,588	140,338
Total Expenditures	\$ 405,175	\$ 142,588	\$ 262,588	\$ 405,175	\$ 405,675
Net Change in Fund Balance	\$ 162,881	\$ 430,603	\$ (254,134)	\$ 176,469	\$ 174,557

Interest Expense 11/1/25 \$ **137,838**
Total \$ **137,838**

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	333	\$ 403,763	\$ 1,213	\$ 1,304
	333	\$ 403,763		

VillaMar
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/24	\$ 6,095,000.00	\$ 120,000.00	\$ 142,587.50	\$ -
11/01/24	\$ 5,975,000.00	\$ -	\$ 140,337.50	\$ 402,925.00
05/01/25	\$ 5,975,000.00	\$ 125,000.00	\$ 140,337.50	\$ -
11/01/25	\$ 5,850,000.00	\$ -	\$ 137,837.50	\$ 403,175.00
05/01/26	\$ 5,850,000.00	\$ 130,000.00	\$ 137,837.50	\$ -
11/01/26	\$ 5,720,000.00	\$ -	\$ 135,237.50	\$ 403,075.00
05/01/27	\$ 5,720,000.00	\$ 135,000.00	\$ 135,237.50	\$ -
11/01/27	\$ 5,585,000.00	\$ -	\$ 132,537.50	\$ 402,775.00
05/01/28	\$ 5,585,000.00	\$ 140,000.00	\$ 132,537.50	\$ -
11/01/28	\$ 5,445,000.00	\$ -	\$ 129,737.50	\$ 402,275.00
05/01/29	\$ 5,445,000.00	\$ 145,000.00	\$ 129,737.50	\$ -
11/01/29	\$ 5,300,000.00	\$ -	\$ 126,837.50	\$ 401,575.00
05/01/30	\$ 5,300,000.00	\$ 150,000.00	\$ 126,837.50	\$ -
11/01/30	\$ 5,150,000.00	\$ -	\$ 123,368.75	\$ 400,206.25
05/01/31	\$ 5,150,000.00	\$ 160,000.00	\$ 123,368.75	\$ -
11/01/31	\$ 4,990,000.00	\$ -	\$ 119,668.75	\$ 403,037.50
05/01/32	\$ 4,990,000.00	\$ 165,000.00	\$ 119,668.75	\$ -
11/01/32	\$ 4,825,000.00	\$ -	\$ 115,853.13	\$ 400,521.88
05/01/33	\$ 4,825,000.00	\$ 175,000.00	\$ 115,853.13	\$ -
11/01/33	\$ 4,650,000.00	\$ -	\$ 111,806.25	\$ 402,659.38
05/01/34	\$ 4,650,000.00	\$ 180,000.00	\$ 111,806.25	\$ -
11/01/34	\$ 4,470,000.00	\$ -	\$ 107,643.75	\$ 399,450.00
05/01/35	\$ 4,470,000.00	\$ 190,000.00	\$ 107,643.75	\$ -
11/01/35	\$ 4,280,000.00	\$ -	\$ 103,250.00	\$ 400,893.75
05/01/36	\$ 4,280,000.00	\$ 200,000.00	\$ 103,250.00	\$ -
11/01/36	\$ 4,080,000.00	\$ -	\$ 98,625.00	\$ 401,875.00
05/01/37	\$ 4,080,000.00	\$ 210,000.00	\$ 98,625.00	\$ -
11/01/37	\$ 3,870,000.00	\$ -	\$ 93,768.75	\$ 402,393.75
05/01/38	\$ 3,870,000.00	\$ 220,000.00	\$ 93,768.75	\$ -
11/01/38	\$ 3,650,000.00	\$ -	\$ 88,681.25	\$ 402,450.00
05/01/39	\$ 3,650,000.00	\$ 230,000.00	\$ 88,681.25	\$ -
11/01/39	\$ 3,420,000.00	\$ -	\$ 83,362.50	\$ 402,043.75
05/01/40	\$ 3,420,000.00	\$ 240,000.00	\$ 83,362.50	\$ -
11/01/40	\$ 3,180,000.00	\$ -	\$ 77,512.50	\$ 400,875.00
05/01/41	\$ 3,180,000.00	\$ 255,000.00	\$ 77,512.50	\$ -
11/01/41	\$ 2,925,000.00	\$ -	\$ 71,296.88	\$ 403,809.38
05/01/42	\$ 2,925,000.00	\$ 265,000.00	\$ 71,296.88	\$ -
11/01/42	\$ 2,660,000.00	\$ -	\$ 64,837.50	\$ 401,134.38
05/01/43	\$ 2,660,000.00	\$ 280,000.00	\$ 64,837.50	\$ -
11/01/43	\$ 2,380,000.00	\$ -	\$ 58,012.50	\$ 402,850.00
05/01/44	\$ 2,380,000.00	\$ 295,000.00	\$ 58,012.50	\$ -
11/01/44	\$ 2,085,000.00	\$ -	\$ 50,821.88	\$ 403,834.38
05/01/45	\$ 2,085,000.00	\$ 305,000.00	\$ 50,821.88	\$ -
11/01/45	\$ 1,780,000.00	\$ -	\$ 43,387.50	\$ 399,209.38
05/01/46	\$ 1,780,000.00	\$ 320,000.00	\$ 43,387.50	\$ -
11/01/46	\$ 1,460,000.00	\$ -	\$ 35,587.50	\$ 398,975.00
05/01/47	\$ 1,460,000.00	\$ 340,000.00	\$ 35,587.50	\$ -
11/01/47	\$ 1,120,000.00	\$ -	\$ 27,300.00	\$ 402,887.50
05/01/48	\$ 1,120,000.00	\$ 355,000.00	\$ 27,300.00	\$ -
11/01/48	\$ 765,000.00	\$ -	\$ 18,646.88	\$ 400,946.88
05/01/49	\$ 765,000.00	\$ 375,000.00	\$ 18,646.88	\$ -
11/01/49	\$ 390,000.00	\$ -	\$ 9,506.25	\$ 403,153.13
05/01/50	\$ 390,000.00	\$ 390,000.00	\$ 9,506.25	\$ 399,506.25
		\$ 6,095,000.00	\$ 4,753,512.54	\$ 10,848,512.54

VillaMar
Community Development District
Proposed Budget
Series 2020 Area 2 Debt Service Fund

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 369,050	\$ 365,053	\$ 3,997	\$ 369,050	\$ 369,050
Interest Income	0	8,378	3,680	12,058	0
Carry Forward Surplus	141,618	140,548	0	140,548	151,481
Total Revenues	\$ 510,668	\$ 513,979	\$ 7,677	\$ 521,656	\$ 520,531
Expenditures					
Interest - 11/1	\$ 117,588	\$ 117,588	\$ -	\$ 117,588	\$ 115,816
Principal - 5/1	135,000	0	135,000	135,000	135,000
Interest - 5/1	117,588	0	117,588	117,588	115,816
Total Expenditures	\$ 370,175	\$ 117,588	\$ 252,588	\$ 370,175	\$ 366,631
Net Change in Fund Balance	\$ 140,493	\$ 396,391	\$ (244,911)	\$ 151,481	\$ 153,900

Interest Expense 11/1/25 **\$ 114,044**
Total \$ 114,044

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Adams	97	\$ 130,950	\$ 1,350	\$ 1,452
Single Family - D.R. Horton	103	\$ 128,750	\$ 1,250	\$ 1,344
Single Family	81	\$ 109,350	\$ 1,350	\$ 1,452
	281	\$ 369,050		

VillaMar
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/24	\$ 6,245,000.00	\$ 135,000.00	\$ 117,587.50	\$ -
11/01/24	\$ 6,110,000.00	\$ -	\$ 115,815.63	\$ 368,403.13
05/01/25	\$ 6,110,000.00	\$ 135,000.00	\$ 115,815.63	\$ -
11/01/25	\$ 5,975,000.00	\$ -	\$ 114,043.75	\$ 364,859.38
05/01/26	\$ 5,975,000.00	\$ 140,000.00	\$ 114,043.75	\$ -
11/01/26	\$ 5,835,000.00	\$ -	\$ 111,803.75	\$ 365,847.50
05/01/27	\$ 5,835,000.00	\$ 145,000.00	\$ 111,803.75	\$ -
11/01/27	\$ 5,690,000.00	\$ -	\$ 109,483.75	\$ 366,287.50
05/01/28	\$ 5,690,000.00	\$ 150,000.00	\$ 109,483.75	\$ -
11/01/28	\$ 5,540,000.00	\$ -	\$ 107,083.75	\$ 366,567.50
05/01/29	\$ 5,540,000.00	\$ 155,000.00	\$ 107,083.75	\$ -
11/01/29	\$ 5,385,000.00	\$ -	\$ 104,603.75	\$ 366,687.50
05/01/30	\$ 5,385,000.00	\$ 160,000.00	\$ 104,603.75	\$ -
11/01/30	\$ 5,225,000.00	\$ -	\$ 102,043.75	\$ 366,647.50
05/01/31	\$ 5,225,000.00	\$ 165,000.00	\$ 102,043.75	\$ -
11/01/31	\$ 5,060,000.00	\$ -	\$ 98,950.00	\$ 365,993.75
05/01/32	\$ 5,060,000.00	\$ 170,000.00	\$ 98,950.00	\$ -
11/01/32	\$ 4,890,000.00	\$ -	\$ 95,762.50	\$ 364,712.50
05/01/33	\$ 4,890,000.00	\$ 180,000.00	\$ 95,762.50	\$ -
11/01/33	\$ 4,710,000.00	\$ -	\$ 92,387.50	\$ 368,150.00
05/01/34	\$ 4,710,000.00	\$ 185,000.00	\$ 92,387.50	\$ -
11/01/34	\$ 4,525,000.00	\$ -	\$ 88,918.75	\$ 366,306.25
05/01/35	\$ 4,525,000.00	\$ 190,000.00	\$ 88,918.75	\$ -
11/01/35	\$ 4,335,000.00	\$ -	\$ 85,356.25	\$ 364,275.00
05/01/36	\$ 4,335,000.00	\$ 200,000.00	\$ 85,356.25	\$ -
11/01/36	\$ 4,135,000.00	\$ -	\$ 81,606.25	\$ 366,962.50
05/01/37	\$ 4,135,000.00	\$ 205,000.00	\$ 81,606.25	\$ -
11/01/37	\$ 3,930,000.00	\$ -	\$ 77,762.50	\$ 364,368.75
05/01/38	\$ 3,930,000.00	\$ 215,000.00	\$ 77,762.50	\$ -
11/01/38	\$ 3,715,000.00	\$ -	\$ 73,731.25	\$ 366,493.75
05/01/39	\$ 3,715,000.00	\$ 225,000.00	\$ 73,731.25	\$ -
11/01/39	\$ 3,490,000.00	\$ -	\$ 69,512.50	\$ 368,243.75
05/01/40	\$ 3,490,000.00	\$ 230,000.00	\$ 69,512.50	\$ -
11/01/40	\$ 3,260,000.00	\$ -	\$ 65,200.00	\$ 364,712.50
05/01/41	\$ 3,260,000.00	\$ 240,000.00	\$ 65,200.00	\$ -
11/01/41	\$ 3,020,000.00	\$ -	\$ 60,400.00	\$ 365,600.00
05/01/42	\$ 3,020,000.00	\$ 250,000.00	\$ 60,400.00	\$ -
11/01/42	\$ 2,770,000.00	\$ -	\$ 55,400.00	\$ 365,800.00
05/01/43	\$ 2,770,000.00	\$ 260,000.00	\$ 55,400.00	\$ -
11/01/43	\$ 2,510,000.00	\$ -	\$ 50,200.00	\$ 365,600.00
05/01/44	\$ 2,510,000.00	\$ 270,000.00	\$ 50,200.00	\$ -
11/01/44	\$ 2,240,000.00	\$ -	\$ 44,800.00	\$ 365,000.00
05/01/45	\$ 2,240,000.00	\$ 285,000.00	\$ 44,800.00	\$ -
11/01/45	\$ 1,955,000.00	\$ -	\$ 39,100.00	\$ 368,900.00
05/01/46	\$ 1,955,000.00	\$ 295,000.00	\$ 39,100.00	\$ -
11/01/46	\$ 1,660,000.00	\$ -	\$ 33,200.00	\$ 367,300.00
05/01/47	\$ 1,660,000.00	\$ 305,000.00	\$ 33,200.00	\$ -
11/01/47	\$ 1,355,000.00	\$ -	\$ 27,100.00	\$ 365,300.00
05/01/48	\$ 1,355,000.00	\$ 320,000.00	\$ 27,100.00	\$ -
11/01/48	\$ 1,035,000.00	\$ -	\$ 20,700.00	\$ 367,800.00
05/01/49	\$ 1,035,000.00	\$ 330,000.00	\$ 20,700.00	\$ -
11/01/49	\$ 705,000.00	\$ -	\$ 14,100.00	\$ 364,800.00
05/01/50	\$ 705,000.00	\$ 345,000.00	\$ 14,100.00	\$ -
11/01/50	\$ 360,000.00	\$ -	\$ 7,200.00	\$ 366,300.00
05/01/51	\$ 360,000.00	\$ 360,000.00	\$ 7,200.00	\$ 367,200.00
		\$ 6,245,000.00	\$ 4,010,118.75	\$ 10,255,118.75

VillaMar
Community Development District
Proposed Budget
Series 2022 Area 3 Debt Service Fund

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 165,060	\$ 163,272	\$ 1,788	\$ 165,060	\$ 165,060
Assessments - Prepayments	0	234,235	9,974	244,209	0
Interest Income	0	6,758	1,500	8,258	0
Carry Forward Surplus	140,143	125,107	0	125,107	110,231
Total Revenues	\$ 305,203	\$ 529,372	\$ 13,262	\$ 542,634	\$ 275,290
Expenditures					
Interest - 11/1	\$ 53,878	\$ 54,644	\$ -	\$ 54,644	\$ 47,759
Principal - 11/1	60,000	60,000	0	60,000	50,000
Special Call - 11/1	0	270,000	0	270,000	0
Interest - 5/1	52,941	0	47,759	47,759	46,978
Total Expenditures	\$ 166,819	\$ 384,644	\$ 47,759	\$ 432,403	\$ 144,738
Net Change in Fund Balance	\$ 138,384	\$ 144,728	\$ (34,497)	\$ 110,231	\$ 130,553

Interest Expense 11/1/25	\$ 46,978
Principal Expense 11/1/25	\$ 55,000
Total	\$ 101,978

VillaMar
Community Development District
Series 2022 A3 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 2,805,000.00	\$ 60,000.00	\$ 53,878.13	\$ 113,878.13
05/01/24	\$ 2,475,000.00	\$ -	\$ 47,759.38	\$ -
11/01/24	\$ 2,475,000.00	\$ 50,000.00	\$ 47,759.38	\$ 145,518.75
05/01/25	\$ 2,425,000.00	\$ -	\$ 46,978.13	\$ -
11/01/25	\$ 2,425,000.00	\$ 55,000.00	\$ 46,978.13	\$ 148,956.25
05/01/26	\$ 2,370,000.00	\$ -	\$ 46,118.75	\$ -
11/01/26	\$ 2,370,000.00	\$ 55,000.00	\$ 46,118.75	\$ 147,237.50
05/01/27	\$ 2,315,000.00	\$ -	\$ 45,259.38	\$ -
11/01/27	\$ 2,315,000.00	\$ 55,000.00	\$ 45,259.38	\$ 145,518.75
05/01/28	\$ 2,260,000.00	\$ -	\$ 44,400.00	\$ -
11/01/28	\$ 2,260,000.00	\$ 60,000.00	\$ 44,400.00	\$ 148,800.00
05/01/29	\$ 2,200,000.00	\$ -	\$ 43,350.00	\$ -
11/01/29	\$ 2,200,000.00	\$ 60,000.00	\$ 43,350.00	\$ 146,700.00
05/01/30	\$ 2,140,000.00	\$ -	\$ 42,300.00	\$ -
11/01/30	\$ 2,140,000.00	\$ 65,000.00	\$ 42,300.00	\$ 149,600.00
05/01/31	\$ 2,075,000.00	\$ -	\$ 41,162.50	\$ -
11/01/31	\$ 2,075,000.00	\$ 65,000.00	\$ 41,162.50	\$ 147,325.00
05/01/32	\$ 2,010,000.00	\$ -	\$ 40,025.00	\$ -
11/01/32	\$ 2,010,000.00	\$ 70,000.00	\$ 40,025.00	\$ 150,050.00
05/01/33	\$ 1,940,000.00	\$ -	\$ 38,800.00	\$ -
11/01/33	\$ 1,940,000.00	\$ 70,000.00	\$ 38,800.00	\$ 147,600.00
05/01/34	\$ 1,870,000.00	\$ -	\$ 37,400.00	\$ -
11/01/34	\$ 1,870,000.00	\$ 75,000.00	\$ 37,400.00	\$ 149,800.00
05/01/35	\$ 1,795,000.00	\$ -	\$ 35,900.00	\$ -
11/01/35	\$ 1,795,000.00	\$ 75,000.00	\$ 35,900.00	\$ 146,800.00
05/01/36	\$ 1,720,000.00	\$ -	\$ 34,400.00	\$ -
11/01/36	\$ 1,720,000.00	\$ 80,000.00	\$ 34,400.00	\$ 148,800.00
05/01/37	\$ 1,640,000.00	\$ -	\$ 32,800.00	\$ -
11/01/37	\$ 1,640,000.00	\$ 80,000.00	\$ 32,800.00	\$ 145,600.00
05/01/38	\$ 1,560,000.00	\$ -	\$ 31,200.00	\$ -
11/01/38	\$ 1,560,000.00	\$ 85,000.00	\$ 31,200.00	\$ 147,400.00
05/01/39	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ -
11/01/39	\$ 1,475,000.00	\$ 90,000.00	\$ 29,500.00	\$ 149,000.00
05/01/40	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ -
11/01/40	\$ 1,385,000.00	\$ 95,000.00	\$ 27,700.00	\$ 150,400.00
05/01/41	\$ 1,290,000.00	\$ -	\$ 25,800.00	\$ -
11/01/41	\$ 1,290,000.00	\$ 95,000.00	\$ 25,800.00	\$ 146,600.00
05/01/42	\$ 1,195,000.00	\$ -	\$ 23,900.00	\$ -
11/01/42	\$ 1,195,000.00	\$ 100,000.00	\$ 23,900.00	\$ 147,800.00
05/01/43	\$ 1,095,000.00	\$ -	\$ 21,900.00	\$ -
11/01/43	\$ 1,095,000.00	\$ 105,000.00	\$ 21,900.00	\$ 148,800.00
05/01/44	\$ 990,000.00	\$ -	\$ 19,800.00	\$ -
11/01/44	\$ 990,000.00	\$ 110,000.00	\$ 19,800.00	\$ 149,600.00
05/01/45	\$ 880,000.00	\$ -	\$ 17,600.00	\$ -
11/01/45	\$ 880,000.00	\$ 115,000.00	\$ 17,600.00	\$ 150,200.00
05/01/46	\$ 765,000.00	\$ -	\$ 15,300.00	\$ -
11/01/46	\$ 765,000.00	\$ 115,000.00	\$ 15,300.00	\$ 145,600.00
05/01/47	\$ 650,000.00	\$ -	\$ 13,000.00	\$ -
11/01/47	\$ 650,000.00	\$ 120,000.00	\$ 13,000.00	\$ 146,000.00
05/01/48	\$ 530,000.00	\$ -	\$ 10,600.00	\$ -
11/01/48	\$ 530,000.00	\$ 125,000.00	\$ 10,600.00	\$ 146,200.00
05/01/49	\$ 405,000.00	\$ -	\$ 8,100.00	\$ -
11/01/49	\$ 405,000.00	\$ 130,000.00	\$ 8,100.00	\$ 146,200.00
05/01/50	\$ 275,000.00	\$ -	\$ 5,500.00	\$ -
11/1/50	\$ 275,000.00	\$ 135,000.00	\$ 5,500.00	\$ 146,000.00
5/1/51	\$ 140,000.00	\$ -	\$ 2,800.00	\$ -
11/1/51	\$ 140,000.00	\$ 140,000.00	\$ 2,800.00	\$ 145,600.00
		\$ 2,535,000.00	\$ 1,712,584.38	\$ 4,247,584.38

VillaMar
Community Development District
Proposed Budget
Series 2022 Area 4 Debt Service Fund

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 249,825	\$ 247,120	\$ 2,705	\$ 249,825	\$ 249,825
Interest Income	0	5,666	2,460	8,126	0
Carry Forward Surplus	104,844	98,961	0	98,961	110,262
Total Revenues	\$ 354,669	\$ 351,747	\$ 5,165	\$ 356,912	\$ 360,087
Expenditures					
Interest - 11/1	\$ 83,325	\$ 83,325	\$ -	\$ 83,325	\$ 82,025
Principal - 5/1	80,000	0	80,000	80,000	85,000
Interest - 5/1	83,325	0	83,325	83,325	82,025
Total Expenditures	\$ 246,650	\$ 83,325	\$ 163,325	\$ 246,650	\$ 249,050
Net Change in Fund Balance	\$ 108,019	\$ 268,422	\$ (158,160)	\$ 110,262	\$ 111,037

Interest Expense 11/1/25 **\$ 80,644**
Total \$ 80,644

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	200	\$ 249,825	\$ 1,249	\$ 1,343
	200	\$ 249,825		

VillaMar
Community Development District
Series 2022 A4 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 4,215,000.00	\$ -	\$ 83,325.00	\$ 83,325.00
05/01/24	\$ 4,215,000.00	\$ 80,000.00	\$ 83,325.00	\$ -
11/01/24	\$ 4,135,000.00	\$ -	\$ 82,025.00	\$ 245,350.00
05/01/25	\$ 4,135,000.00	\$ 85,000.00	\$ 82,025.00	\$ -
11/01/25	\$ 4,050,000.00	\$ -	\$ 80,643.75	\$ 247,668.75
05/01/26	\$ 3,870,000.00	\$ 90,000.00	\$ 80,643.75	\$ -
11/01/26	\$ 3,870,000.00	\$ -	\$ 79,181.25	\$ 249,825.00
05/01/27	\$ 3,870,000.00	\$ 90,000.00	\$ 79,181.25	\$ -
11/01/27	\$ 3,870,000.00	\$ -	\$ 77,718.75	\$ 246,900.00
05/01/28	\$ 3,870,000.00	\$ 95,000.00	\$ 77,718.75	\$ -
11/01/28	\$ 3,775,000.00	\$ -	\$ 75,996.88	\$ 248,715.63
05/01/29	\$ 3,775,000.00	\$ 95,000.00	\$ 75,996.88	\$ -
11/01/29	\$ 3,680,000.00	\$ -	\$ 74,275.00	\$ 245,271.88
05/01/30	\$ 3,680,000.00	\$ 100,000.00	\$ 74,275.00	\$ -
11/01/30	\$ 3,365,000.00	\$ -	\$ 72,462.50	\$ 246,737.50
05/01/31	\$ 3,365,000.00	\$ 105,000.00	\$ 72,462.50	\$ -
11/01/31	\$ 3,365,000.00	\$ -	\$ 70,559.38	\$ 248,021.88
05/01/32	\$ 3,365,000.00	\$ 110,000.00	\$ 70,559.38	\$ -
11/01/32	\$ 3,365,000.00	\$ -	\$ 68,565.63	\$ 249,125.00
05/01/33	\$ 3,365,000.00	\$ 110,000.00	\$ 68,565.63	\$ -
11/01/33	\$ 3,255,000.00	\$ -	\$ 66,365.63	\$ 244,931.25
05/01/34	\$ 3,255,000.00	\$ 115,000.00	\$ 66,365.63	\$ -
11/01/34	\$ 3,140,000.00	\$ -	\$ 64,065.63	\$ 245,431.25
05/01/35	\$ 3,140,000.00	\$ 120,000.00	\$ 64,065.63	\$ -
11/01/35	\$ 3,020,000.00	\$ -	\$ 61,665.63	\$ 245,731.25
05/01/36	\$ 3,020,000.00	\$ 125,000.00	\$ 61,665.63	\$ -
11/01/36	\$ 2,895,000.00	\$ -	\$ 59,165.63	\$ 245,831.25
05/01/37	\$ 2,895,000.00	\$ 130,000.00	\$ 59,165.63	\$ -
11/01/37	\$ 2,765,000.00	\$ -	\$ 56,565.63	\$ 245,731.25
05/01/38	\$ 2,765,000.00	\$ 135,000.00	\$ 56,565.63	\$ -
11/01/38	\$ 2,630,000.00	\$ -	\$ 53,865.63	\$ 245,431.25
05/01/39	\$ 2,630,000.00	\$ 140,000.00	\$ 53,865.63	\$ -
11/01/39	\$ 2,490,000.00	\$ -	\$ 51,065.63	\$ 244,931.25
05/01/40	\$ 2,490,000.00	\$ 150,000.00	\$ 51,065.63	\$ -
11/01/40	\$ 2,025,000.00	\$ -	\$ 48,065.63	\$ 249,131.25
05/01/41	\$ 2,025,000.00	\$ 155,000.00	\$ 48,065.63	\$ -
11/01/41	\$ 2,025,000.00	\$ -	\$ 44,965.63	\$ 248,031.25
05/01/42	\$ 2,025,000.00	\$ 160,000.00	\$ 44,965.63	\$ -
11/01/42	\$ 2,025,000.00	\$ -	\$ 41,765.63	\$ 246,731.25
05/01/43	\$ 2,025,000.00	\$ 165,000.00	\$ 41,765.63	\$ -
11/01/43	\$ 1,860,000.00	\$ -	\$ 38,362.50	\$ 245,128.13
05/01/44	\$ 1,860,000.00	\$ 175,000.00	\$ 38,362.50	\$ -
11/01/44	\$ 1,685,000.00	\$ -	\$ 34,753.13	\$ 248,115.63
05/01/45	\$ 1,685,000.00	\$ 180,000.00	\$ 34,753.13	\$ -
11/01/45	\$ 1,505,000.00	\$ -	\$ 31,040.63	\$ 245,793.75
05/01/46	\$ 1,505,000.00	\$ 190,000.00	\$ 31,040.63	\$ -
11/01/46	\$ 1,315,000.00	\$ -	\$ 27,121.88	\$ 248,162.50
05/01/47	\$ 1,315,000.00	\$ 195,000.00	\$ 27,121.88	\$ -
11/01/47	\$ 1,120,000.00	\$ -	\$ 23,100.00	\$ 245,221.88
05/01/48	\$ 1,120,000.00	\$ 205,000.00	\$ 23,100.00	\$ -
11/01/48	\$ 915,000.00	\$ -	\$ 18,871.88	\$ 246,971.88
05/01/49	\$ 915,000.00	\$ 215,000.00	\$ 18,871.88	\$ -
11/01/49	\$ 700,000.00	\$ -	\$ 14,437.50	\$ 248,309.38
05/01/50	\$ 700,000.00	\$ 225,000.00	\$ 14,437.50	\$ -
11/01/50	\$ 475,000.00	\$ -	\$ 9,796.88	\$ 249,234.38
05/01/51	\$ 475,000.00	\$ 235,000.00	\$ 9,796.88	\$ -
11/01/51	\$ 240,000.00	\$ -	\$ 4,950.00	\$ 249,746.88
05/01/52	\$ 240,000.00	\$ 240,000.00	\$ 4,950.00	\$ 244,950.00
		\$ 4,215,000.00	\$ 3,029,487.50	\$ 7,244,487.50

VillaMar
Community Development District
Adopted Budget
Series 2023 Area 5 Debt Service Fund

Description	Adopted Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments -Direct	\$ 553,728	\$ 366,235	\$ 187,493	\$ 553,728	\$ 553,728
Interest Income	0	15,403	10,000	25,403	0
Carry Forward Surplus	170,598	175,661	0	175,661	253,979
Total Revenues	\$ 724,326	\$ 557,299	\$ 197,493	\$ 754,792	\$ 807,707
Expenditures					
Interest - 11/1	\$ 168,198	\$ 168,198	\$ -	\$ 168,198	\$ 219,934
Principal - 5/1	110,000	0	110,000	110,000	115,000
Interest - 5/1	222,616	0	222,616	222,616	219,934
Total Expenditures	\$ 500,814	\$ 168,198	\$ 332,616	\$ 500,814	\$ 554,869
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 223,512	\$ 389,101	\$ (135,123)	\$ 253,979	\$ 252,838

Interest Expense 11/1/25 **\$ 217,131**
Total \$ 217,131

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	443	\$ 553,728	\$ 1,250	\$ 1,344
	443	\$ 553,728		

VillaMar
Community Development District
Series 2023 A5 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 7,940,000.00	\$ -	\$ 168,198.47	\$ 168,198.47
05/01/24	\$ 7,940,000.00	\$ 110,000.00	\$ 222,615.63	
11/01/24	\$ 7,830,000.00	\$ -	\$ 219,934.38	\$ 552,550.00
05/01/25	\$ 7,830,000.00	\$ 115,000.00	\$ 219,934.38	
11/01/25	\$ 7,715,000.00	\$ -	\$ 217,131.25	\$ 552,065.63
05/01/26	\$ 7,715,000.00	\$ 120,000.00	\$ 217,131.25	
11/01/26	\$ 7,595,000.00	\$ -	\$ 214,206.25	\$ 551,337.50
05/01/27	\$ 7,595,000.00	\$ 125,000.00	\$ 214,206.25	
11/01/27	\$ 7,470,000.00	\$ -	\$ 211,159.38	\$ 550,365.63
05/01/28	\$ 7,470,000.00	\$ 130,000.00	\$ 211,159.38	
11/01/28	\$ 7,340,000.00	\$ -	\$ 207,990.63	\$ 549,150.00
05/01/29	\$ 7,340,000.00	\$ 140,000.00	\$ 207,990.63	
11/01/29	\$ 7,200,000.00	\$ -	\$ 204,578.13	\$ 552,568.75
05/01/30	\$ 7,200,000.00	\$ 145,000.00	\$ 204,578.13	
11/01/30	\$ 7,055,000.00	\$ -	\$ 201,043.75	\$ 550,621.88
05/01/31	\$ 7,055,000.00	\$ 155,000.00	\$ 201,043.75	
11/01/31	\$ 6,900,000.00	\$ -	\$ 196,684.38	\$ 552,728.13
05/01/32	\$ 6,900,000.00	\$ 165,000.00	\$ 196,684.38	
11/01/32	\$ 6,735,000.00	\$ -	\$ 192,043.75	\$ 553,728.13
05/01/33	\$ 6,735,000.00	\$ 170,000.00	\$ 192,043.75	
11/01/33	\$ 6,565,000.00	\$ -	\$ 187,262.50	\$ 549,306.25
05/01/34	\$ 6,565,000.00	\$ 180,000.00	\$ 187,262.50	
11/01/34	\$ 6,385,000.00	\$ -	\$ 182,200.00	\$ 549,462.50
05/01/35	\$ 6,385,000.00	\$ 190,000.00	\$ 182,200.00	
11/01/35	\$ 6,195,000.00	\$ -	\$ 176,856.25	\$ 549,056.25
05/01/36	\$ 6,195,000.00	\$ 205,000.00	\$ 176,856.25	
11/01/36	\$ 5,990,000.00	\$ -	\$ 171,090.63	\$ 552,946.88
05/01/37	\$ 5,990,000.00	\$ 215,000.00	\$ 171,090.63	
11/01/37	\$ 5,775,000.00	\$ -	\$ 165,043.75	\$ 551,134.38
05/01/38	\$ 5,775,000.00	\$ 230,000.00	\$ 165,043.75	
11/01/38	\$ 5,545,000.00	\$ -	\$ 158,575.00	\$ 553,618.75
05/01/39	\$ 5,545,000.00	\$ 240,000.00	\$ 158,575.00	
11/01/39	\$ 5,305,000.00	\$ -	\$ 151,825.00	\$ 550,400.00
05/01/40	\$ 5,305,000.00	\$ 255,000.00	\$ 151,825.00	
11/01/40	\$ 5,050,000.00	\$ -	\$ 144,653.13	\$ 551,478.13
05/01/41	\$ 5,050,000.00	\$ 270,000.00	\$ 144,653.13	
11/01/41	\$ 4,495,000.00	\$ -	\$ 137,059.38	\$ 551,712.50
05/01/42	\$ 4,195,000.00	\$ 285,000.00	\$ 137,059.38	
11/01/42	\$ 4,195,000.00	\$ -	\$ 129,043.75	\$ 551,103.13
05/01/43	\$ 4,195,000.00	\$ 300,000.00	\$ 129,043.75	
11/01/43	\$ 4,195,000.00	\$ -	\$ 120,606.25	\$ 549,650.00
05/01/44	\$ 4,195,000.00	\$ 320,000.00	\$ 120,606.25	
11/01/44	\$ 3,875,000.00	\$ -	\$ 111,406.25	\$ 552,012.50
05/01/45	\$ 3,875,000.00	\$ 340,000.00	\$ 111,406.25	
11/01/45	\$ 3,535,000.00	\$ -	\$ 101,631.25	\$ 553,037.50
05/01/46	\$ 3,535,000.00	\$ 360,000.00	\$ 101,631.25	
11/01/46	\$ 3,175,000.00	\$ -	\$ 91,281.25	\$ 552,912.50
05/01/47	\$ 3,175,000.00	\$ 380,000.00	\$ 91,281.25	
11/01/47	\$ 2,795,000.00	\$ -	\$ 80,356.25	\$ 551,637.50
05/01/48	\$ 2,795,000.00	\$ 400,000.00	\$ 80,356.25	
11/01/48	\$ 2,395,000.00	\$ -	\$ 68,856.25	\$ 549,212.50
05/01/49	\$ 2,395,000.00	\$ 425,000.00	\$ 68,856.25	
11/01/49	\$ 1,970,000.00	\$ -	\$ 56,637.50	\$ 550,493.75
05/01/50	\$ 1,970,000.00	\$ 450,000.00	\$ 56,637.50	
11/01/50	\$ 1,520,000.00	\$ -	\$ 43,700.00	\$ 550,337.50
05/01/51	\$ 1,520,000.00	\$ 480,000.00	\$ 43,700.00	
11/01/51	\$ 1,040,000.00	\$ -	\$ 29,900.00	\$ 553,600.00
05/01/52	\$ 1,040,000.00	\$ 505,000.00	\$ 29,900.00	
11/01/52	\$ 535,000.00	\$ -	\$ 15,381.25	\$ 550,281.25
05/01/53	\$ 535,000.00	\$ 535,000.00	\$ 15,381.25	\$ 550,381.25
		\$ 7,940,000.00	\$ 8,767,089.10	\$ 16,707,089.10

VillaMar
Community Development District
Adopted Budget
Series 2024 Area 6 Debt Service Fund

Description	Proposed Budget FY2024	Actual Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ -	\$ 343,608	\$ 343,608	\$ 603,000
Interest Income	0	2,041	500	2,541	0
Carry Forward Surplus	0	0	0	0	343,608
Total Revenues	\$ -	\$ 2,041	\$ 344,108	\$ 346,149	\$ 946,608
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 343,608
Principal - 5/1	0	0	0	0	120,000
Interest - 5/1	0	0	0	0	240,659
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 704,267
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 946,608	\$ -	\$ 946,608	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 946,608	\$ -	\$ 946,608	\$ -
Net Change in Fund Balance	\$ -	\$ 948,649	\$ 344,108	\$ 1,292,757	\$ 242,341

Interest Expense 11/1/25 \$ 237,884
Total \$ 237,884

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Meritage	150	\$ 202,349	\$ 1,349	\$ 1,451
Single Family	243	\$ 400,651	\$ 1,649	\$ 1,773
	393	\$ 603,000		

Villamar
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/24	\$ 8,700,000.00	\$ -	\$ 343,608.11	\$ 343,608.11
05/01/25	\$ 8,700,000.00	\$ 120,000.00	\$ 240,659.38	\$ -
11/01/25	\$ 8,580,000.00	\$ -	\$ 237,884.38	\$ 598,543.75
05/01/26	\$ 8,580,000.00	\$ 130,000.00	\$ 237,884.38	\$ -
11/01/26	\$ 8,450,000.00	\$ -	\$ 234,878.13	\$ 602,762.50
05/01/27	\$ 8,450,000.00	\$ 135,000.00	\$ 234,878.13	\$ -
11/01/27	\$ 8,315,000.00	\$ -	\$ 231,756.25	\$ 601,634.38
05/01/28	\$ 8,315,000.00	\$ 140,000.00	\$ 231,756.25	\$ -
11/01/28	\$ 8,175,000.00	\$ -	\$ 228,518.75	\$ 600,275.00
05/01/29	\$ 8,175,000.00	\$ 145,000.00	\$ 228,518.75	\$ -
11/01/29	\$ 8,030,000.00	\$ -	\$ 225,165.63	\$ 598,684.38
05/01/30	\$ 8,030,000.00	\$ 155,000.00	\$ 225,165.63	\$ -
11/01/30	\$ 7,875,000.00	\$ -	\$ 221,581.25	\$ 601,746.88
05/01/31	\$ 7,875,000.00	\$ 160,000.00	\$ 221,581.25	\$ -
11/01/31	\$ 7,715,000.00	\$ -	\$ 217,881.25	\$ 599,462.50
05/01/32	\$ 7,715,000.00	\$ 170,000.00	\$ 217,881.25	\$ -
11/01/32	\$ 7,545,000.00	\$ -	\$ 213,206.25	\$ 601,087.50
05/01/33	\$ 7,545,000.00	\$ 180,000.00	\$ 213,206.25	\$ -
11/01/33	\$ 7,365,000.00	\$ -	\$ 208,256.25	\$ 601,462.50
05/01/34	\$ 7,365,000.00	\$ 190,000.00	\$ 208,256.25	\$ -
11/01/34	\$ 7,175,000.00	\$ -	\$ 203,031.25	\$ 601,287.50
05/01/35	\$ 7,175,000.00	\$ 200,000.00	\$ 203,031.25	\$ -
11/01/35	\$ 6,975,000.00	\$ -	\$ 197,531.25	\$ 600,562.50
05/01/36	\$ 6,975,000.00	\$ 210,000.00	\$ 197,531.25	\$ -
11/01/36	\$ 6,765,000.00	\$ -	\$ 191,756.25	\$ 599,287.50
05/01/37	\$ 6,765,000.00	\$ 225,000.00	\$ 191,756.25	\$ -
11/01/37	\$ 6,540,000.00	\$ -	\$ 185,568.75	\$ 602,325.00
05/01/38	\$ 6,540,000.00	\$ 235,000.00	\$ 185,568.75	\$ -
11/01/38	\$ 6,305,000.00	\$ -	\$ 179,106.25	\$ 599,675.00
05/01/39	\$ 6,305,000.00	\$ 250,000.00	\$ 179,106.25	\$ -
11/01/39	\$ 6,055,000.00	\$ -	\$ 172,231.25	\$ 601,337.50
05/01/40	\$ 6,055,000.00	\$ 265,000.00	\$ 172,231.25	\$ -
11/01/40	\$ 5,790,000.00	\$ -	\$ 164,943.75	\$ 602,175.00
05/01/41	\$ 5,790,000.00	\$ 280,000.00	\$ 164,943.75	\$ -
11/01/41	\$ 5,510,000.00	\$ -	\$ 157,243.75	\$ 602,187.50
05/01/42	\$ 5,510,000.00	\$ 295,000.00	\$ 157,243.75	\$ -
11/01/42	\$ 5,215,000.00	\$ -	\$ 149,131.25	\$ 601,375.00
05/01/43	\$ 5,215,000.00	\$ 310,000.00	\$ 149,131.25	\$ -
11/01/43	\$ 4,905,000.00	\$ -	\$ 140,606.25	\$ 599,737.50
05/01/44	\$ 4,905,000.00	\$ 330,000.00	\$ 140,606.25	\$ -
11/01/44	\$ 4,575,000.00	\$ -	\$ 131,531.25	\$ 602,137.50
05/01/45	\$ 4,575,000.00	\$ 350,000.00	\$ 131,531.25	\$ -
11/01/45	\$ 4,225,000.00	\$ -	\$ 121,468.75	\$ 603,000.00
05/01/46	\$ 4,225,000.00	\$ 370,000.00	\$ 121,468.75	\$ -
11/01/46	\$ 3,855,000.00	\$ -	\$ 110,831.25	\$ 602,300.00
05/01/47	\$ 3,855,000.00	\$ 390,000.00	\$ 110,831.25	\$ -
11/01/47	\$ 3,465,000.00	\$ -	\$ 99,618.75	\$ 600,450.00
05/01/48	\$ 3,465,000.00	\$ 415,000.00	\$ 99,618.75	\$ -
11/01/48	\$ 3,050,000.00	\$ -	\$ 87,687.50	\$ 602,306.25
05/01/49	\$ 3,050,000.00	\$ 440,000.00	\$ 87,687.50	\$ -
11/01/49	\$ 2,610,000.00	\$ -	\$ 75,037.50	\$ 602,725.00
05/01/50	\$ 2,610,000.00	\$ 465,000.00	\$ 75,037.50	\$ -
11/01/50	\$ 2,145,000.00	\$ -	\$ 61,668.75	\$ 601,706.25
05/01/51	\$ 2,145,000.00	\$ 490,000.00	\$ 61,668.75	\$ -
11/01/51	\$ 1,655,000.00	\$ -	\$ 47,581.25	\$ 599,250.00
05/01/52	\$ 1,655,000.00	\$ 520,000.00	\$ 47,581.25	\$ -
11/01/52	\$ 1,135,000.00	\$ -	\$ 32,631.25	\$ 600,212.50
05/01/53	\$ 1,135,000.00	\$ 550,000.00	\$ 32,631.25	\$ -
11/01/53	\$ 585,000.00	\$ -	\$ 16,818.75	\$ 599,450.00
05/01/54	\$ 585,000.00	\$ 585,000.00	\$ 16,818.75	\$ 601,818.75
	\$ 8,700,000.00	\$ 9,674,573.74	\$ 18,374,573.74	

SECTION V

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$8,700,000 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA SIX PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Villamar Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in the City of Winter Haven, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2019-24, 2021-08, 2023-02, and 2024-03 on December 5, 2018, March 2, 2021, January 11, 2023, and December 5, 2023, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of its Villamar Community Development District \$8,700,000 Special Assessment Bonds, Series 2024 (Assessment Area Six Project) (the “**Assessment Area Six Bonds**”), for the purpose of financing the acquisition and/or construction of all or a portion of the public infrastructure necessary for Phases 7A and 7B of the District (the “**Assessment Area Six Project**”), as described in the *Amended and Restated Master Engineer’s Report for Capital Improvements*, dated December 15, 2022, as amended by the *Amendment to the Amended and Restated Engineer’s Report for Capital Improvements*, dated May 2, 2023, and as supplemented by the *Supplemental Engineer’s Report for Assessment Area Six*, dated December 5, 2023 (together, the “**Engineer’s Report**”); and

WHEREAS, the District closed on the issuance of the Assessment Area Six Bonds on February 14, 2024; and

WHEREAS, as prerequisites to the issuance of the Assessment Area Six Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Assessment Area Six Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The issuance of the Assessment Area Six Bonds, the adoption of resolutions relating to such Bonds, and all actions taken in the furtherance of the closing on such Bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Assessment Area Six Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Assessment Area Six Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 7th day of May 2024.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VI

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

VillaMar Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

**FOURTH AMENDED AND RESTATED
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF
IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT¹**

Board of Supervisors²

VillaMar Community Development District

Warren K. (“Rennie”) Heath II
Chairperson

Lauren Schwenk
Assistant Secretary

Brian Walsh
Vice Chairperson

Eric Lavoie
Assistant Secretary

Milton Andrade
Assistant Secretary

Governmental Management Services
District Manager
219 East Livingston Street
Orlando, Florida 32308

¹ This amends, supplements and restates the *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the VillaMar Community Development District*, recorded in the Official Records Book 10946, Pages 0938-0948, inclusive, of the Public Records of Polk County, Florida, the *Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the VillaMar Community Development District*, recorded in the Official Records Book 11571, Pages 0527-0539, inclusive of the Public Records of Polk County, Florida, the *Second Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the VillaMar Community Development District*, recorded in the Official Records Book 12305, Pages 0311-0328, inclusive of the Public Records of Polk County, Florida, and the *Third Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the VillaMar Community Development District* recorded in the Official Records Book 12792, Pages 1978-1993, inclusive of the Public Records of Polk County, Florida.

² This list reflects the composition of the Board of Supervisors as of April 29, 2024. For a current list of Board Members, please contact the District Manager’s office.

District records are on file at the offices of Governmental Management Services, located at 219 East Livingston Street, Orlando, Florida 32801, and at the District's local records office at the offices of Cassidy Homes, 346 E. Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

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**VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The VillaMar Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**FOURTH AMENDED AND RESTATED
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the VillaMar Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. O-18-70, enacted by the City Commission of the City of Winter Haven, Florida (the, “City”), which was effective on November 26, 2018, as amended by Ordinance No. O-20-40, effective October 26, 2020, Ordinance No. O-21-32, effective on April 12, 2021, and Ordinance No. O-22-68, effective on November 28, 2022, all enacted by the City (collectively, the “Ordinance”). The District encompasses approximately 583.79 acres of land, more or less, located entirely within the boundaries of the City. As a local unit of special-purpose government, the District provides a means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring have been or will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County (“County”). Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 583.79 acres of land located entirely within the City, in Polk County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The public infrastructure necessary to support the District's development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an *Engineer's Report for Capital Improvements*, dated January 3, 2019, as supplemented by that *Supplemental Engineer's Report for Capital Improvements*, dated March 20, 2019, as again supplemented by that *Second Supplemental Engineer's Report for Capital Improvements*, dated November 3, 2020, as amended by that *Amended and Restated Master Engineer's Report for Capital Improvements*, dated April 13, 2021, and as amended by that *Amended and Restated Master Engineer's Report for Capital Improvements*, dated February 15, 2022, the *Amended and Restated Master Engineer's Report for Capital Improvements*, dated December 15, 2022, and as further amended by the *Amendment to the Amended and Restated Engineer's Report for Capital Improvements*, dated May 2, 2023, and as supplemented by the *Supplemental Engineer's Report for Assessment Area Six*, dated December 5, 2023 (collectively, the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements as described in the Capital Improvement Plan have been or will be funded by the District's sale of bonds. By way of Resolution Nos. 2019-24, 2021-08, 2023-02, 2023-10, and 2024-03 adopted on December 5, 2018, March 2, 2021, January 11, 2023, May 2, 2023, and December 5, 2023, respectively, the Board authorized the following:

On February 14, 2019, the Circuit Court for the Tenth Judicial Circuit, in and for Hardee, Highlands, and Polk Counties, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$22,250,000 in Special Assessment Bonds for infrastructure needs of the District; on December 6, 2021, the Circuit Court for the Tenth Judicial Circuit, in and for Hardee, Highlands, and Polk Counties, entered a second Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$50,000,000, (inclusive of the previously validated \$22,250,000 and the additional \$27,275,000 in aggregate principal amount) in Special Assessment Bonds for infrastructure needs of the District; and on April 10, 2023, the Circuit Court for the Tenth Judicial Circuit, in and for Hardee, Highlands, and Polk Counties, entered a third Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$77,615,000, (inclusive of the previously validated \$50,000,000 in aggregate principal amount and the additional \$27,615,000 in aggregate principal amount) in Special Assessment Bonds for infrastructure needs of the District; and

On June 25, 2019, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to Phase 1 of the District (the “Series 2019 Project”). On that date, the District issued its VillaMar Community Development District, Special Assessment Bonds, Series 2019, in the amount of \$7,180,000 (the “Series 2019 Bonds”). Proceeds of the Series 2019 Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2019 Project; and

On November 24, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to Phase 2 of the District (the “Series 2020 Project”). On that date, the District issued its VillaMar Community Development District Special Assessment Bonds, Series 2020, in the amount of \$6,500,000 (the “Series 2020 Bonds”). Proceeds of the Series 2020 Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation and equipping of the Series 2020 Project; and

On March 18, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements (the “Series 2022 Project”) of the District. On that date, the District issued its VillaMar Community Development District Special Assessment Bonds, Series 2020 (Phase 3 Project), in the amount of \$3,040,000 (the “Phase 3 Bonds”), and its VillaMar Community Development District Special Assessment Bonds, Series 2022 (Phase 4 Project), in the amount of \$4,295,000 (the “Phase 4 Bonds” and, together with the Phase 3 Bonds, the “Series 2022 Bonds”). Proceeds of the Phase 3 Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation and equipping of the Series 2022 Project pertaining to Phase 3. Proceeds of the Phase 4 Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation and equipping of the Series 2022 Project pertaining to Phase 4; and

On June 15, 2023, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements in Phase 5, also described as development Phases 6 and 6D of the District (the “Assessment Area Five Project”). On that date, the District issued its VillaMar Community Development District Special Assessment Bonds, Series 2023, in the amount of \$7,940,000 (the “Assessment Area Five Bonds”). Proceeds of the Assessment Area Five Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation and equipping of the Assessment Area Five Project.

On February 14, 2024, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements in Phases 7A and 7B of the District (the “Assessment Area Six Project”). On that date, the District issued its VillaMar Community Development District Special Assessment Bonds, Series 2024, in the amount of \$8,700,000 (the “Assessment Area Six Bonds”). Proceeds of the Assessment Area Six Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Assessment Area Six Project.

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and/or wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There is a known surface water, (Crystal Lake) and there are natural wetlands on the west side of the District. No impacts to the wetlands or lake are anticipated.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0530G (dated 12/22/2016) demonstrates that the majority of the property is located within Flood Zone X with the remainder in AE. Based on this information and the site topography, it does not appear that floodplain compensation is required. If floodplain compensation is required, flood compensation shall be in accordance with Southwest Florida Water Management, City, and County criteria

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor have been or will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP have been or will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor have been or will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 40' R/W with 24' of asphalt and Miami curb or Type F curb and gutter on both sides and 80' R/W with 24' of asphalt with roadside swales and sidewalks on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. The 80' R/W section shall be a rural section constructed in accordance with FDOT, County, and City specifications. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The roadways will also require signage and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which have been or will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water, Reclaim, and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances have been or will be installed for the District. The water service provider have been or will be the City of Winter Haven Public Utilities. The water system have been or will be a "looped" system and have been or will be installed within the proposed public rights-of-way within the District. This water system will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals have been or will be installed. The gravity sanitary sewer mains have been or will be 8" diameter PVC. The gravity sanitary sewer lines have been or will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines have been or will be laterals to serve the individual lots. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to either a force main on site or along CR 653.

Reclaimed water is available for this site. The reclaim water lines have been or will be installed onsite to provide irrigation within the public right of way and amenity/park area. The reclaimed water system is funded by the District. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District provided funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 (Development Phase 1 & 2) in 2019-2020 (334 Lots), Phase 2 (Development Phase 3), in 2020-2022 (281 lots), Phase 3 (Development Phase 4), in 2021-2023 (140 lots), Phase 4 (Development Phase 5), in 2022-2024 (200 lots), Phase 5 (Development Phase 6 & 6D), in 2023-2024 (443 lots), Phase 6 (Development Phase 7), in 2023-2024 (391 lots), and Phase 7 (Development Phase 8), in 2024-2025 (211 lots). Upon completion of each phase of these improvements, inspection/certifications have been or will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City.

Amenities and Parks

The District will provide funding for an amenity center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails around the amenity center.

Electric and Lighting

The electric distribution system through the District is currently planned to be underground. The District plans to fund the incremental cost of undergrounding the electric conduit for the installation of the street lighting along the internal roadways within the CDD.

These lights will be owned and maintained by TECO after dedication, with the District funding maintenance services from funds other than bond proceeds. All improvements funded by the District have been or will be owned and operated by the District or another governmental entity.

Entry Feature

Landscaping, irrigation, entry features and walls at the entrances and along the perimeter of the District have been or will be provided by the District. The irrigation system will use reuse water as provided by the City of Winter Haven. The master reuse watermain to the various phases of the District have been or will be constructed or acquired by the District with District funds and subsequently turned over to the City of Winter Haven. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. Perimeter fencing have been or will be provided at the site entrances and perimeters that is used for buffering purposes. These items have been or will be funded, owned and maintained by the District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements identified separately as the Series 2019 Project, the Series 2020 Project, the Series 2022 Project, the Assessment Area Five Project, and the Assessment Area Six Project (and together, the “Projects”), identified in the District’s Capital Improvement Plan, have been or will be financed by the District from the proceeds of the sale of its Series 2019 Bonds, the Series 2020 Bonds, the Series 2022 Bonds, the Assessment Area Five Bonds, and the Assessment Area Six Bonds, respectively (together, the “Bonds”). The amortization schedules for the Series 2019 Bonds, the Series 2020 Bonds, the Phase 3 Bonds, the Phase 4 Bonds, the Assessment Area Five Bonds, and the Assessment Area Six Bonds are available in the District’s public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District’s *Master Assessment Methodology*, dated December 5, 2018, as supplemented by that *Supplemental Assessment Methodology for Phase 1*, dated June 12, 2019, as further supplemented by that *Supplemental Assessment Methodology (Series 2020 Assessment Area)*, dated November 12, 2020, as amended by that *Amended and Restated Master Assessment Methodology*, dated May 12, 2021, and further amended by the *Amended and Restated Master Assessment Methodology*, dated July 20, 2021, the *Amendment to the Amended and Restated Master Assessment Methodology (Phases 5, 6, 7A, 7B, and 8)*, dated January 3, 2023, as supplemented by the *Supplemental Assessment Methodology for Assessment Area Five*, dated May 31, 2023, and as further supplemented by the *Supplemental Assessment Methodology for Assessment Area Six*, dated January 25, 2024 (collectively, the “Assessment Methodology”), are available for review in the District’s public records.

The Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of each of the District’s Projects (collectively, the “Debt Assessments”), and separately, the Series 2019 Debt Assessments, the Series 2020 Debt Assessments, the Phase 3 Debt Assessments, the Phase 4 Debt Assessments, the Assessment Area Five Debt Assessments, and the Assessment Area Six Debt Assessments.

The Debt Assessments are typically billed in the same manner as are County ad valorem taxes but may be billed directly by the District. The Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the respective Projects to those lands within the District benefiting from the respective Projects.

The Debt Special Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Debt Special Assessments, and/or current or future O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and have been or will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.** The District may also elect to collect the assessment directly.

This description of the VillaMar Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, VillaMar Community Development District, 219 East Livingston Street, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public

should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of May 2024, and recorded in the Official Records of Polk County, Florida.

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

By: Warren K. (“Rennie”) Heath II, Chairperson

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of May, 2024, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the VillaMar Community Development District.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

Composite Exhibit "A"
Complete Legal Description for Villamar CDD As Amended

A PARCEL OF LAND BEING A PORTION OF SECTIONS 14, 15, 22, AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

NOTE: BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, (NAD 83), ADJUSTMENT OF 1990, WEST ZONE OF THE EAST LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15, AS BEING N-00°22'25"-W.

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, AND RUN THENCE ALONG THE EAST LINE OF "VILLAMAR PHASE 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGES 50 TO 58 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF "CRESCENT VIEW," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGES 18 AND 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-00°36'01"-E, 630.40 FEET TO THE SOUTHEAST CORNER OF TRACT B OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE NORTH LINE OF "SUNDANCE RANCH ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 1", ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES," THE FOLLOWING THREE COURSES: 1) S-89°22'55"-W, 604.89 FEET; THENCE 2) S-00°37'04"-E, 269.91 FEET; THENCE 3) S-89°55'02"-W, 685.14 FEET TO THE SOUTHWEST CORNER OF LOT 30 OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE EASTERLY RIGHT-OF-WAY OF CHERRY BLOSSOM LANE (60.00 FEET WIDE); THENCE ALONG THE WEST LINE OF SAID "VILLAMAR PHASE 1", ALSO BEING SAID EASTERLY RIGHT-OF-WAY, N-00°05'12"-W, 841.09 FEET TO THE NORTHEAST CORNER OF SAID CHERRY BLOSSOM LANE RIGHT-OF-WAY; THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, S-89°23'59"-W, 60.01 FEET TO THE NORTHWEST CORNER OF SAID CHERRY BLOSSOM LANE RIGHT-OF-WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT F OF "VILLAMAR PHASE 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 9 TO 16 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 2", ALSO BEING THE WESTERLY RIGHT-OF-WAY OF SAID CHERRY BLOSSOM LANE, S-00°05'12"-E, 617.39 FEET TO THE SOUTHEAST CORNER OF TRACT G OF SAID "VILLAMAR PHASE 2", SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 13 OF SAID "SUNDANCE RANCH ESTATES"; THENCE ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 2," ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES," AND THEN ALONG THE NORTH LINE OF "SUNDANCE RANCH ESTATES PHASE TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-89°54'40"-W, 1303.55 FEET TO THE NORTHEAST CORNER OF LOT 64 OF "VILLAMAR PHASE 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 186, PAGES 41 TO 47 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 15 OF SAID "SUNDANCE RANCH ESTATES PHASE TWO"; THENCE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE WEST LINE OF SAID LOT 15, S-30°18'12"-W, 131.90 FEET; THENCE CONTINUE ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE WEST LINE OF SAID LOT 15, AND THEN THE WESTERLY LINE OF LOT 16 OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", S-00°02'26"-E, 597.04 FEET TO THE SOUTHEAST CORNER OF TRACT H OF SAID "VILLAMAR PHASE 3", SAID POINT ALSO LIES ON THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", THENCE ALONG THE SOUTH LINE OF SAID "VILLAMAR PHASE 3", ALSO BEING THE NORTH LINE OF SAID "SUNDANCE RANCH ESTATES PHASE TWO", THE FOLLOWING TWO (2) COURSES: 1) S-

89°50'17"-W, 1447.86 FEET; THENCE 2) S-52°57'56"-W, 162.90 FEET TO THE MOST SOUTHERLY CORNER OF TRACT B OF SAID "VILLAMAR PHASE 3", SAID POINT ALSO LIES ON THE NORTHEASTERLY LINE OF THE CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY, (100.00 FEET WIDE) ACCORDING TO THE MAP RECORDED IN MAP V5 FLA L-27-17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID "VILLAMAR PHASE 3" ALSO BEING SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY, N-37°02'21"-W, 1685.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG SAID WEST LINE, ALSO BEING THE WEST LINE OF SAID "VILLAMAR PHASE 3, N-00°36'31"-W, 140.09 FEET TO THE NORTHWEST CORNER OF SAID "VILLAMAR PHASE 3", ALSO BEING THE SOUTHWEST CORNER OF "VILLAMAR PHASE FOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 190 PAGES 16 TO 21 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT IS ALSO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, N-89°41'20"-W, 104.65 FEET TO A POINT ON SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY, ALSO BEING THE SOUTHWESTERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9855, PAGE 845, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THEN ALONG THE SOUTHWESTERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1480, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, N-37°02'20"-W, 2079.03 FEET TO THE WEST LINE OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS OF POLK COUNTY, FLORIDA, N-37°02'20"-W, 2079.03 FEET TO THE WEST LINE OF SAID LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480; THENCE ALONG SAID WEST LINE N-00°41'26"-W, 1002.84 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480, S-89°30'27"-E, 1266.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367, THE FOLLOWING THREE (3) COURSES: 1) N-00°26'46"-E, 535.71 FEET; THENCE 2) S-89°58'17"-W, 5.10 FEET; THENCE 3) N-00°10'40"-W, 1194.42 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 367; THENCE ALONG THE NORTH LINE THEREOF, S-89°30'27"-E, 1412.77 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO LIES ON THE WEST LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1480, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N-00°22'39"-W, 454.56 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6376, PAGE 1480; THENCE ALONG THE NORTH LINE THEREOF, N-89°33'17"-E, 259.22 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N-89°33'17"-E, 1266.31 FEET; THENCE N-43°52'13"-E, 579.06 FEET; THENCE ALONG THE NORTHWESTERLY PROJECTION OF THE SOUTHERLY LINE OF THE "TOWER PARCEL" AS DESCRIBED IN OFFICIAL RECORDS BOOK 12092, PAGE 2088, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, S-46°12'15"-E, 197.00 FEET TO THE SOUTHWEST CORNER OF SAID "TOWER PARCEL"; THENCE ALONG THE SOUTHERLY LINE OF SAID "TOWER PARCEL", AND CONTINUING S-46°12'15"-E, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID "TOWER PARCEL"; THENCE ALONG THE SOUTHEASTERLY PROJECTION OF SAID "TOWER PARCEL", AND CONTINUING S-46°12'15"-E, 70.71 FEET TO A POINT THAT LIES 490.35 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY OF ELOISE LOOP ROAD (COUNTY ROAD 540-A, STATE ROAD 540-A); THENCE N-50°31'13"-E, 490.35 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, S-38°52'08"-E, 188.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 14; THENCE ALONG SAID EAST LINE, AND THEN ALONG THE EAST LINE OF THE

NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14, S-00°05'44"-E, 2530.38 FEET TO A POINT ON THE NORTH LINE OF "TERRANOVA PHASE III" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 23 TO 27 (INCLUSIVE), PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S-89°34'39"-W, 1324.55 FEET TO THE NORTHWEST CORNER OF SAID "TERRANOVA PHASE III", ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14 ACCORDING TO THE RECORDED PLAT OF SAID "TERRANOVA PHASE III", THENCE ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III", S-00°11'49"-E, 0.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 14; THENCE CONTINUE ALONG THE WEST LINE OF SAID "TERRANOVA PHASE III," THEN ALONG THE WEST LINE OF "TERRANOVA PHASE IV", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 6 AND 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONTINUING S-00°11'49"-E, 1329.50 FEET TO A POINT ON THE SOUTH LINE OF SAID "TERRANOVA PHASE IV"; THENCE ALONG THE SOUTH LINE OF SAID "TERRANOVA PHASE IV" N-89°28'44"-E, 0.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE THEREOF, S-00°35'58"-E, 364.00 FEET TO THE NORTHWEST CORNER OF TRACT A OF SAID "TERRANOVA PHASE FOUR", SAID POINT ALSO LIES ON THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF SAID "TERRANOVA PHASE FOUR", ALSO BEING THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, N-89°28'44"-E, 1321.79 FEET TO THE NORTHEAST CORNER OF TRACT G OF SAID "TERRANOVA PHASE FOUR"; THENCE ALONG THE EAST LINE OF SAID TRACT G, S-00°36'29"-E, 189.95 FEET TO THE NORTHWEST CORNER OF LOT 27 OF SAID "TERRANOVA PHASE FOUR"; THENCE ALONG THE NORTH LINE THEREOF, ALSO BEING THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, N-89°43'49"-E, 1322.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE EAST LINE OF SAID "TERRANOVA PHASE FOUR", S-00°36'26"-E, 109.00 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF SAID "TERRANOVA PHASE FOUR", THENCE ALONG THE SOUTH LINE OF SAID LOT 26, ALSO BEING THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, S-89°39'10"-W, 0.15 FOOT TO A POINT ON THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID "VILLAMAR PHASE 1"; THENCE ALONG SAID NORTHERLY PROJECTION, THEN ALONG THE EAST LINE OF SAID "VILLAMAR PHASE 1", S-00°36'30"-E, 623.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG SAID NORTH LINE, N-89°42'54"-E, 1242.88 FEET; THENCE DEPARTING SAID NORTH LINE, N-44°33'20"-E, 70.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF RATTLESNAKE ROAD (COUNTY ROAD 653, STATE ROAD 653), AS DESCRIBED IN DEED BOOK 1023, PAGES 461, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, S-00°36'34"-E, 74.14 FEET TO THE MAINTAINED RIGHT-OF-WAY OF CUNNINGHAM ROAD, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 7, PAGE 349, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID MAINTAINED RIGHT-OF-WAY THE FOLLOWING THIRTEEN (13) COURSES: 1) S-88°34'10"-W, 92.81 FEET; THENCE 2) S-89°42'55"-W, 100.00 FEET; THENCE 3) S-89°42'55"-W, 100.00 FEET; THENCE 4) S-89°08'32"-W, 100.00 FEET; THENCE 5) N-89°42'43"-W, 100.00 FEET; THENCE 6) S-89°42'55"-W, 100.00 FEET; THENCE 7) S-87°25'28"-W, 100.08 FEET; THENCE 8) N-89°42'43"-W, 100.00 FEET; THENCE 9) N-89°08'21"-W, 100.02 FEET; THENCE 10) S-89°42'55"-W, 100.00 FEET; THENCE 11) N-89°42'43"-W, 100.00 FEET; THENCE 12) S-89°42'55"-W, 100.00 FEET; THENCE 13) S-89°42'55"-W, 100.08 FEET TO A POINT ON THE EAST LINE OF SAID "VILLAMAR PHASE 1", SAID POINT ALSO LIES ON THE EAST LINE OF THE NORTHWEST ¼ OF THE

NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG SAID WEST LINES, S-00°36'30"-E, 13.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 583.79 ACRES, MORE OR LESS.

SECTION VII

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the VillaMar Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District to coincide with the general elections in November of 2026 and 2028, subject to the requirements of Section 190.006, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026, subject to the requirements of Section 190.006, *Florida Statutes*:

- Seat #3 (currently held by Brian Walsh)
- Seat #4 (currently held by Milton Andrade)
- Seat #5 (currently held by Lauren Schwenk)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028, subject to the requirements of Section 190.006, *Florida Statutes*:

- Seat #1 (currently held by Warren K. (“Rennie”) Heath, II)
- Seat #2 (currently held by Eric Lavoie)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of May 2024.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

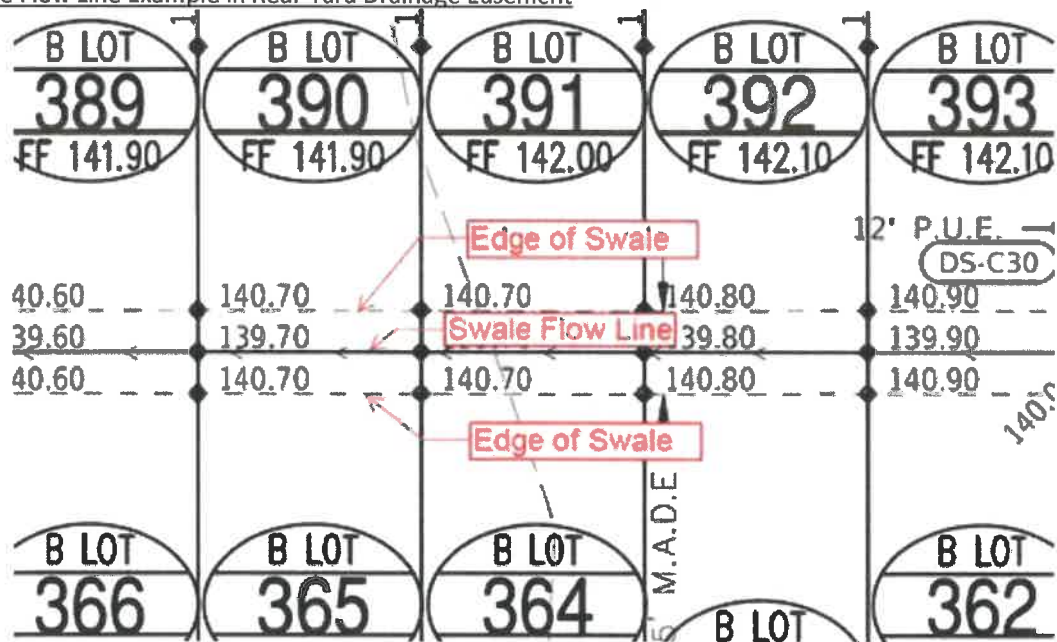
Chairperson/Vice Chairperson, Board of Supervisors

SECTION VIII

Regarding the recommendations for fences on individual lots that cross or transect drainage easements, I offer the following guidance:

- Solid panel wood or vinyl fences shall be allowed along property lines provided they maintain a minimum 12" clearance from the swale flow line to the bottom of the fence (see markup below for example of swale flow line in a rear yard swale).
- The 12" clearance shall be maintained for fences that transect or divide (run down the middle) of drainage swales as well.
- Fences that cross drainage swales shall not follow the slope of the swale, but maintain the grade at the edge of the swale.
- Homeowners shall have the option of installing aluminum fencing with open railings (minimum picket spacing of 4") that extend to the bottom/flow line of swales. This type fence allows for the flow of water through the swale while also providing safety for children and pets. See example of acceptable aluminum fencing attached.
- As part of these recommendations, rear yard drainage swales should be inspected yearly by the CDD maintenance entity and/or Engineering staff to ensure fences are not impeding flow of stormwater within drainage swales. CDD and/or Engineering shall make recommendations on the removal or repair of fences that may be impeding flow based on these inspections.

Swale Flow Line Example in Rear Yard Drainage Easement



Please review and let me know if you have any questions or need any additional clarifying information.

Best,

John R. Bannon, P.E.

HAVEN SERIES

6' X 8' GRANITE

Description:	Black	
	QTY	SKU
6' x 8' Granite		73008983
2½" x 2½" x 106" Line Post (R)		73009252
2½" x 2½" x 106" Corner Post (R)		73009253
2½" x 2½" x 106" End Post (R)		73009254
2½" x 2½" x 106" Heavy-Duty Gate Post (R)		73009255
2½" x 2½" x 106" Blank Post		73003644
6' x 3' Granite Arched Gate		73010320
6' x 3' Granite Straight Gate		73010323
6' x 4' Granite Arched Gate		73010321
6' x 4' Granite Straight Gate		73010324
6' x 5' Granite Arched Gate		73010322
6' x 5' Granite Straight Gate		73010325
6' x 6' Granite Arched Gate		73016340
6' x 6' Granite Straight Gate		73016344
6' x 6' Granite Double Drive Single Arched Gate		73016704
6' x 7' Granite Arched Gate		73016476
6' x 7' Granite Straight Gate		73016480
6' x 8' Granite Arched Gate		73016612
6' x 8' Granite Straight Gate		73016616
6' x 8' Granite Double Drive Single Arched Gate		73016828
6' x 8' Granite Double Drive Estate Arched Gate		73016832
6' x 10' Granite Double Drive Single Arched Gate		73016972
6' x 10' Granite Double Drive Estate Arched Gate		73016976
6' x 12' Granite Double Drive Single Arched Gate		73017108
6' x 12' Granite Double Drive Estate Arched Gate		73017112
6' x 14' Granite Double Drive Single Arched Gate		73017244
6' x 14' Granite Double Drive Estate Arched Gate		73017248
6' x 16' Granite Double Drive Single Arched Gate		73017380
6' x 16' Granite Double Drive Estate Arched Gate		73017384

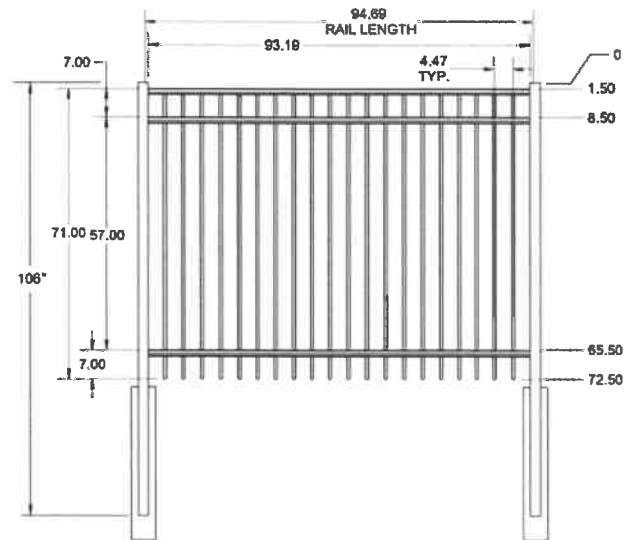
Hinges included with all gates. Latches and drop rods sold separately.
(See Hardware box below).

Shaded SKUs = QuickShip. QuickShip available in Black only.
Applies to: Fence Panels; Line, Corner, End and Gate Posts; and 4' and 5' Wide Gates.



Hardware:	Black	
	QTY	SKU
Gravity Latch		73002252
Locking Gravity Latch 2-Sided Key Entry		73024418
Heavy Duty Drop Rod — 24"		73014305
Locking Pool Safety Latch		73050191
Compact Locking Pool Safety Latch		73050192

Accessories and Hardware can be found on pages 54 —57.
Gate Information can be found on pages 59 —62.



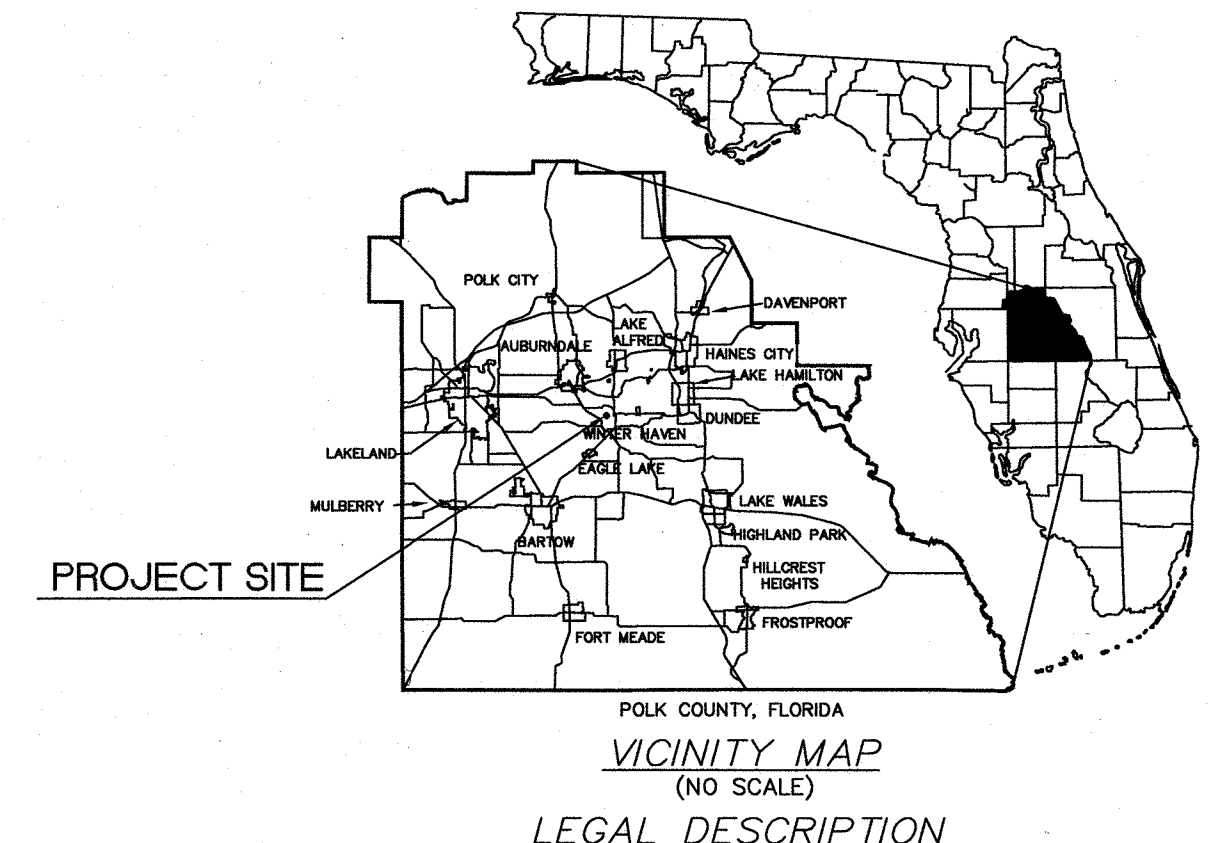
Dealer Info:



- NOTES AND LEGEND**
- POP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "POP LB-8126" - UNLESS OTHERWISE NOTED
 - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - FCM - FOUND CONCRETE MONUMENT AS NOTED
 - FIR - FOUND IRON ROD AND CAP "PSM 5130" - UNLESS NOTED OTHERWISE
 - FIP - FOUND IRON PIPE AS NOTED
 - ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
 - C1 = CURVE - SEE CURVE DATA
 - L1 = LINE - SEE LINE DATA
 - * = AND
 - ⊕ = CENTERLINE
 - (RAD) = RADIAL
 - (W) = NON-RADIAL
 - NO./# = NUMBER
 - I.D. = IDENTIFICATION
 - O.R. = OFFICIAL RECORDS
 - PB = PLAT BOOK
 - PG = PAGE
 - POS = PAGES
 - PK = PARKER KALON NAIL
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - (*) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - (*) = INFORMATION PER LEGAL DESCRIPTION
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - FND = FOUND
 - IR&C = IRON ROD AND CAP AS NOTED
 - BK = BOOK
 - NAVJ 1988 = NORTH AMERICA VERTICAL DATUM OF 1988
 - T29S = TOWNSHIP 29 SOUTH
 - R26E = RANGE 26 EAST
 - SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - COWH = CITY OF WINTER HAVEN
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - R/W = RIGHT-OF-WAY
 - CONC. = CONCRETE
 - D/A = CENTRAL ANGLE (DELTA)
 - R = RADIUS
 - L = ARC LENGTH
 - T = TANGENT LENGTH
 - Ch = CHORD DISTANCE
 - Cb = CHORD BEARING
 - ± = MORE OR LESS / PLUS OR MINUS
 - N&D = NAIL AND DISK

VILLAMAR PHASE 1

SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA



VICINITY MAP (NO SCALE)

LEGAL DESCRIPTION

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 23 AND RUN THENCE N00°36'01"E ALONG THE EAST BOUNDARY THEREOF ALSO BEING THE WEST BOUNDARY OF CRESCENT VIEW SUBDIVISION AS RECORDED IN PLAT BOOK 142, PAGE 18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 630.40 FEET TO THE NORTH BOUNDARY OF SUNDANCE RANCH ESTATES AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID SUNDANCE RANCH ESTATES FOR THE NEXT THREE CALLS RUN S89°22'55"W, 604.89 FEET; THENCE S00°37'04"E, 269.91 FEET; THENCE S89°23'59"W, 244.27 FEET; THENCE N00°36'01"W, 80.00 FEET; THENCE S89°23'59"W, 755.00 FEET; THENCE N00°36'01"W, 108.78 FEET; THENCE N89°23'59"E, 700.00 FEET; THENCE N00°36'01"W, 85.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N45°36'01"W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE N00°36'01"W, 40.00 FEET TO A POINT OF CURVE CONCAVE NORTH; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N44°23'59"E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N00°36'01"W, 170.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N45°36'01"W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S89°23'59"W, 493.21 FEET; THENCE N00°36'01"W, 166.69 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N89°31'30"E ALONG SAID NORTH BOUNDARY, 696.84 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; RUN THENCE N00°36'01"W, 170.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N45°36'01"W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N00°36'01"W, 166.69 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; RUN THENCE SOUTHEASTERLY ALONG SAID WATER'S EDGE TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; RUN THENCE S00°36'30"E ALONG SAID EAST BOUNDARY, 322.28 FEET MORE OR LESS TO THE POINT OF BEGINNING. SUBJECT TO RIGHT OF WAY FOR CUNNINGHAM ROAD AND CHERRY BLOSSOM LANE.

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AS SOUTH 00°36'01" EAST - ASSUMED BETWEEN FIELD MONUMENTATION.
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8126" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR POP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE BY PENNONI ASSOCIATES, INC. IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8126" - UNLESS OTHERWISE NOTED.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (2B).
- THE PLATTED LANDS ARE LOCATED WITHIN ZONES "X" AND "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, LANDS ACQUISITION PANEL NUMBER 12105C0535 H, EFFECTIVE DATE OF 12/22/2016.
- THE COORDINATES SHOWN HEREON, IF ANY, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

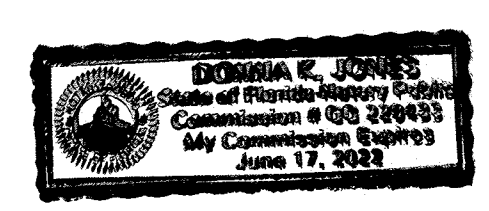
SURVEYOR'S REPORT:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE OPINION PREPARED BY STRAUGHN & TURNER, P.A., DATED DECEMBER 13, 2019, WHICH IS COMPLETE AND CORRECT ACCORDING TO SAID TITLE OPINION. THE ONLY LIENS, EASEMENTS, JUDGEMENTS, MORTGAGES AND OTHER ENCUMBRANCES ON THE PROPERTY ARE LISTED BELOW

- EASEMENT CONTAINED IN INSTRUMENT RECORDED JUNE 18, 1946, UNDER DEED BOOK 774, PAGE 503, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN DEED BOOK 977, PAGE 540, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN O.R. BOOK 2196, PAGE 1586, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN O.R. BOOK 2255, PAGE 104, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- EASEMENT CONTAINED IN INSTRUMENT RECORDED DECEMBER 11, 1989, UNDER O.R. BOOK 2804, PAGE 1889, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- EASEMENT IN FAVOR OF THE CITY OF WINTER HAVEN RECORDED IN O.R. BOOK 4802, PAGE 188, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- AGREEMENT BETWEEN EDWIN N. LOVING AND BRUCE ALLEN, JR., CO-PARTNERS D/B/A PAINT CREEK CATTLE COMPANY AND CITY OF WINTER HAVEN AS RECORDED IN O.R. BOOK 4912, PAGE 829, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- EASEMENT IN FAVOR OF THE CITY OF WINTER HAVEN RECORDED IN O.R. BOOK 4912, PAGE 836, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- EASEMENT CONTAINED IN INSTRUMENT RECORDED MARCH 24, 2003, UNDER O.R. BOOK 5300, PAGE 2166, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- PETITION/CONSENT FOR ANNEXATION RECORDED IN O.R. BOOK 5738, PAGE 68, O.R. BOOK 5738, PAGE 71, AND O.R. BOOK 5738, PAGE 74, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- CERTIFICATION OF OWNERSHIP AND CONSENT TO ANNEXATION RECORDED IN O.R. BOOK 6066, PAGE 2265, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- EASEMENT AGREEMENT RECORDED IN O.R. BOOK 6985, PAGE 1217, AND RE-RECORDED IN O.R. BOOK 7056, PAGE 717, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 7791, PAGE 1416, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- EASEMENT CONTAINED IN INSTRUMENT RECORDED JUNE 10, 2013, UNDER O.R. BOOK 8979, PAGE 437, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT(S) LIE OUTSIDE OF BOUNDARY OF THIS PLAT - THEREFORE IS/ARE NOT SHOWN ON PLAT].
- EASEMENT AGREEMENT RECORDED IN O.R. BOOK 10568, PAGE 420, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT - RECORDED DOCUMENT CONTAINS COLLIDING STATEMENTS. THIS EASEMENT IS AUTOMATICALLY TERMINATE AS TO THAT PORTION OF THE EASEMENT PROPERTY THAT IS CONTAINED ON THIS PLAT].
- EASEMENT CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 20, 2018, UNDER O.R. BOOK 10617, PAGE 389, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- AGREEMENT BETWEEN PAINT CREEK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SUNDANCE RANCH ESTATES, INC. A FLORIDA CORPORATION, AS RECORDED IN O.R. BOOK 10617, PAGE 393, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
- NOTICE OF ESTABLISHMENT OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 10688, PAGE 1633, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. 10705, PAGE 2236, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- VILLAMAR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD RECORDED IN O.R. BOOK 10745, PAGE 1168, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENTS RECORDED IN O.R. BOOK 10819, PAGE 443, O.R. BOOK 10819, PAGE 451, AND O.R. BOOK 10819, PAGE 459, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: APPEARS TO BE A "BLANKET EASEMENT" THAT ENCOMPASSES BOUNDARY OF THIS SUBDIVISION].
- AGREEMENT BETWEEN THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, HIGHLAND CASSIDY, LLC, CASSIDY PROPERTIES, INC. AND HIGHLAND SUMNER, LLC REGARDING TRUE-UP AS TO WINTER 2019 ASSESSMENTS AS RECORDED IN O.R. BOOK 10892, PAGE 1570, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- DECLARATION OF CONSENT TO JURISDICTION OF VILLAMAR COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN O.R. BOOK 10892, PAGE 1617, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RELATING TO SERIES 2019 PROJECT RECORDED IN O.R. BOOK 10892, PAGE 1624, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 10946, PAGE 938, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- VILLAMAR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR SPECIAL ASSESSMENT BONDS, SERIES 2019 RECORDED IN O.R. BOOK 10946, PAGE 949, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN O.R. BOOK 11022, PAGE 1225, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: 15' EASEMENTS ARE BASED ON LOCATIONS OF POWERLINES TO BE INSTALLED, AND AT TIME OF PREPARATION OF THIS PLAT ARE NOT INSTALLED, THEREFORE ARE NOT AND CAN NOT BE DEPICTED ON THIS PLAT].

ACKNOWLEDGMENT (PAINT CREEK, LLC):

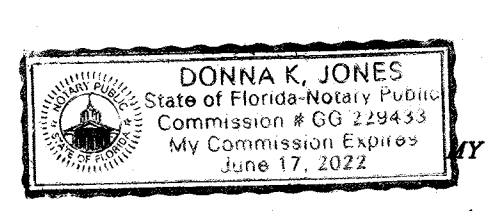
STATE OF FLORIDA, COUNTY OF POLK
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF February, 2020, BY WARREN K. HEATH, II, AS MANAGER OF HEALTH CONSTRUCTION AND MANAGEMENT, LLC, MANAGER OF HIGHLAND SUMNER, LLC, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.



NOTARY PUBLIC
PRINTED NAME: Donna Jones
MY COMMISSION EXPIRES: 6-17-22

ACKNOWLEDGMENT (HIGHLAND SUMNER, LLC):

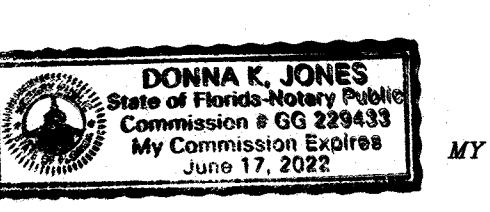
STATE OF FLORIDA, COUNTY OF POLK
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF February, 2020, BY WARREN K. HEATH, II, AS MANAGER OF HEALTH CONSTRUCTION AND MANAGEMENT, LLC, MANAGER OF HIGHLAND SUMNER, LLC, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.



NOTARY PUBLIC
PRINTED NAME: Donna Jones
MY COMMISSION EXPIRES: 6-17-22

ACKNOWLEDGMENT (HIGHLAND CASSIDY, LLC):

STATE OF FLORIDA, COUNTY OF POLK
THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF February, 2020, BY STEVEN L. CASSIDY, AS VICE PRESIDENT OF CASSIDY PROPERTIES, INC., MANAGER OF HIGHLAND CASSIDY, LLC, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.



NOTARY PUBLIC
PRINTED NAME: Donna Jones
MY COMMISSION EXPIRES: 6-17-22

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, D, E, F, G, H AND I IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

TRACT USAGE TABLE

- TRACTS A, C, D, F AND I ARE OPEN SPACE, COMMON AREAS, AND WALL/FENCE/LANDSCAPE AREAS, TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS B AND G ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AREAS, TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT E IS A RECREATION AREA, TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT H IS AN INGRESS AND EGRESS TRACT FOR A FUTURE ROADWAY EXTENSION, TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

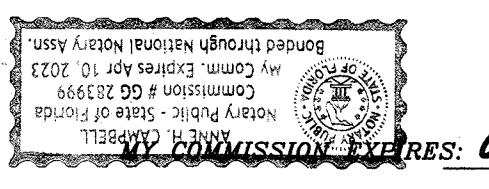
MORTGAGEE APPROVAL (D.R. HORTON, INC.):

STATE OF FLORIDA, COUNTY OF ORANGE
KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, MORTGAGEE OF THE LANDS SHOWN HERON DOES HEREBY CONSENT TO AND JOIN WITH THE SUMNER'S DEDICATION AS STATED HERON.

NOTARY PUBLIC
PRINTED NAME: Meghan Nelson
BY: Ryan Kramer
PRINTED NAME: Ryan Kramer
TITLE: Division President

ACKNOWLEDGEMENT (D.R. HORTON, INC.):

STATE OF FLORIDA, COUNTY OF ORANGE
BEFORE ME APPEARED DONNA E. POPE, ASST. SECY. OF D.R. HORTON, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH AND WHO EXECUTED THE FORGOING DEDICATION THIS 10th DAY OF FEBRUARY, 2020.



NOTARY PUBLIC
PRINTED NAME: Donna E. Pope
MY COMMISSION EXPIRES: April 10, 2023

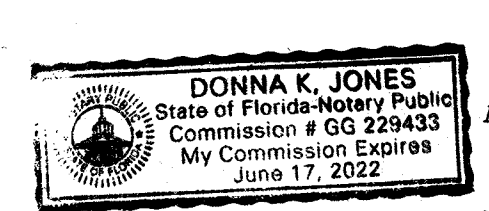
CDD ACCEPTANCE:

STATE OF FLORIDA, COUNTY OF POLK
KNOW ALL MEN BY THESE PRESENTS THAT THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

NOTARY PUBLIC
PRINTED NAME: Phillip Allende
BY: Phillip Allende
PRINTED NAME: Phillip Allende
TITLE: Chairman

CDD ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK
BEFORE ME APPEARED WARREN K. HEATH, II, Chairman OF VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH AND WHO EXECUTED THE FORGOING DEDICATION THIS 10th DAY OF February, 2020.



NOTARY PUBLIC
PRINTED NAME: Donna Jones
MY COMMISSION EXPIRES: 6-17-22

PREPARING SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "VILLAMAR PHASE 1" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL P.R.M.'S HAVE BEEN SET, AND P.C.P.'S AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.

APPROVAL: CITY SURVEYOR (CONSULTANT)

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN
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.
REVIEWING SURVEYOR: Nicholas DiGiovanna
DATE: 2/13/20
PRINTED NAME: Nicholas DiGiovanna
PSM#: 6108

APPROVAL: PLANNING DIVISION

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN
THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN PLANNING DIVISION THIS 11 DAY OF February, 2020.
APPROVED: [Signature]
DIRECTOR ~ WINTER HAVEN, FLORIDA

APPROVAL: ENGINEERING SERVICES DIVISION

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN
THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN ENGINEERING SERVICES DIVISION THIS 12 DAY OF February, 2020.
APPROVED: [Signature]
AMIN HANIAN, P.E.
CITY ENGINEER
WINTER HAVEN, FLORIDA

CITY COMMISSION APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN
THIS PLAT HAS RECEIVED FINAL APPROVAL BY THE CITY COMMISSION OF THE CITY OF WINTER HAVEN, FLORIDA IN AN OPEN MEETING THIS 11th DAY OF February, 2020.
BY: Paul J. Puntill MAYOR
ATTEST: Vanessa Costello CITY 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 HAS BEEN ACCEPTED FOR RECORDING THIS 11th DAY OF February, 2020.
BY: [Signature]
CLERK OF THE CIRCUIT COURT
BY: Jennifer Ledig Ass. Secy.
Deputy Clerk

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK
KNOW ALL MEN BY THESE PRESENTS THAT PAINT CREEK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HIGHLAND SUMNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HIGHLAND CASSIDY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HERON HAS CAUSED THIS PLAT OF "VILLAMAR PHASE 1" TO BE MADE AND HEREBY DEDICATE THE INTERNAL STREETS, ROADS AND RIGHTS-OF-WAY OF VITTORIO DRIVE, CORSO DRIVE, VIENNA DRIVE, CORSO LOOP AND EMANUELE DRIVE DEPICTED HERON TO INCLUDE ALL OF THE STORMWATER PIPES AND STRUCTURES WITHIN THE STORMWATER SYSTEM SWALES AND RETENTION AREAS TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE BY THE PUBLIC, AND HEREBY DEDICATES TO THE CITY OF WINTER HAVEN, ITS SUCCESSORS AND ASSIGNS, FOREVER THE PUBLIC UTILITY EASEMENTS, THE SANITARY SEWER EASEMENTS AND THE WATER LINE EASEMENTS DEPICTED HERON; AND HEREBY DEDICATES TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "I" THE DRAINAGE & ACCESS FOR MAINTENANCE EASEMENTS, THE DRAINAGE/RETENTION EASEMENTS, THE PRIVATE WALL/FENCE/LANDSCAPE/SIGN EASEMENTS AND THE PRIVATE WALL & FENCE EASEMENTS; AND HEREBY GRANTS TO THE CITY OF WINTER HAVEN, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INGRESS-EGRESS OVER TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "I" FOR ANY PUBLIC PURPOSE, AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE CITY OF WINTER HAVEN, ITS SUCCESSORS AND ASSIGNS, FOREVER ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN.

- PAINT CREEK, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
PRINTED NAME: LAUREN OAKLEY SCHWENK
TITLE: MANAGER
- HIGHLAND SUMNER, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY HEALTH CONSTRUCTION AND MANAGEMENT, LLC
ITS: MANAGER
BY: [Signature]
PRINTED NAME: WARREN K. HEATH, II
TITLE: MANAGER
- HIGHLAND CASSIDY, LLC.
A FLORIDA LIMITED LIABILITY COMPANY
BY: CASSIDY PROPERTIES, INC.
ITS: MANAGER
AND
CASSIDY PROPERTIES, INC.
A FLORIDA CORPORATION
BY: [Signature]
PRINTED NAME: STEVEN L. CASSIDY
TITLE: VICE PRESIDENT

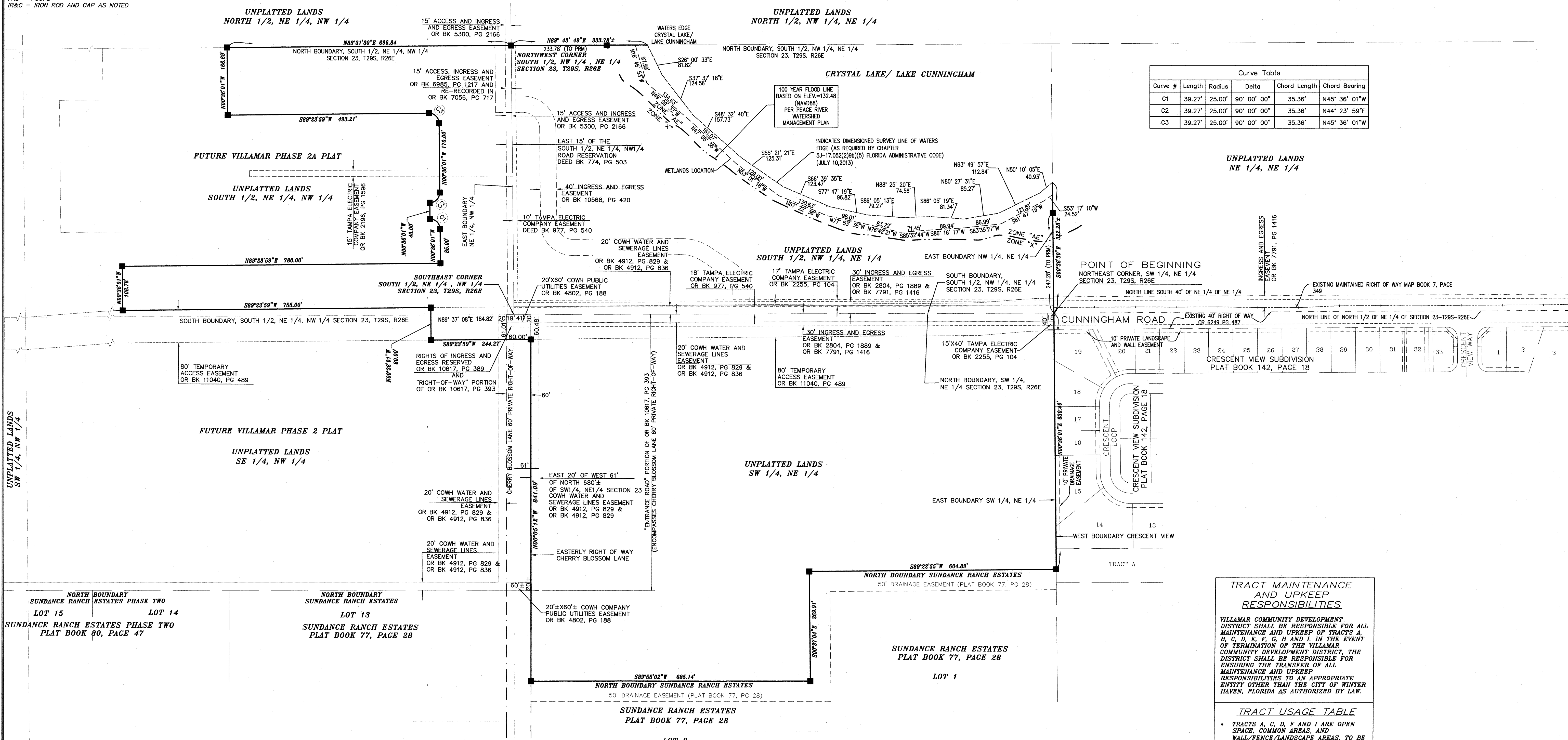
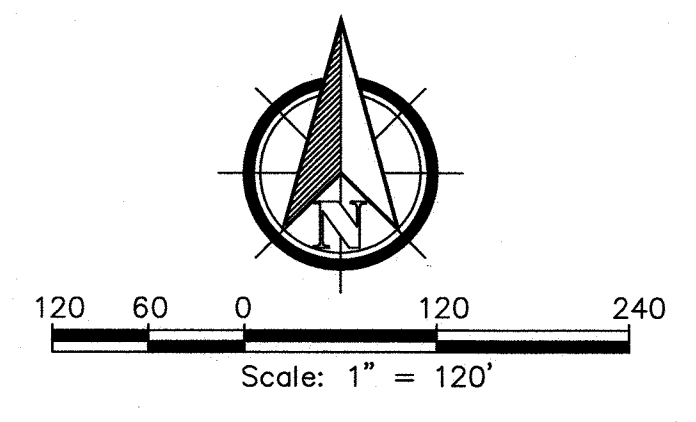
Pennonni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819

VILLAMAR PHASE 1

SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST,
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8126" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
- FCM - FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AND CAP "PSM 5130" - UNLESS NOTED OTHERWISE
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- C1 = CURVE - SEE CURVE DATA
- LI = LINE - SEE LINE DATA
- * = AND
- △ = CENTERLINE
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO./# = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PB = PLAT BOOK
- PG = PAGE
- PGS = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- FND = FOUND
- IR&C = IRON ROD AND CAP AS NOTED
- R/W = RIGHT-OF-WAY
- CONG. = CONCRETE
- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK
- BK = BOOK
- NAVD 1988 = NORTH AMERICA VERTICAL DATUM OF 1988
- T29S = TOWNSHIP 29 SOUTH
- R26E = RANGE 26 EAST
- SWFMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- COWM = CITY OF WINTER HAVEN
- CCD = COMMUNITY DEVELOPMENT DISTRICT



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C2	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C3	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W

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SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AS SOUTH 00°36'01" EAST - ASSUMED BETWEEN FOUND FIELD MONUMENTATION.

"OVERALL" EXTERNAL BOUNDARY
(SCALE: 1"=120')

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, D, E, F, G, H AND I, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

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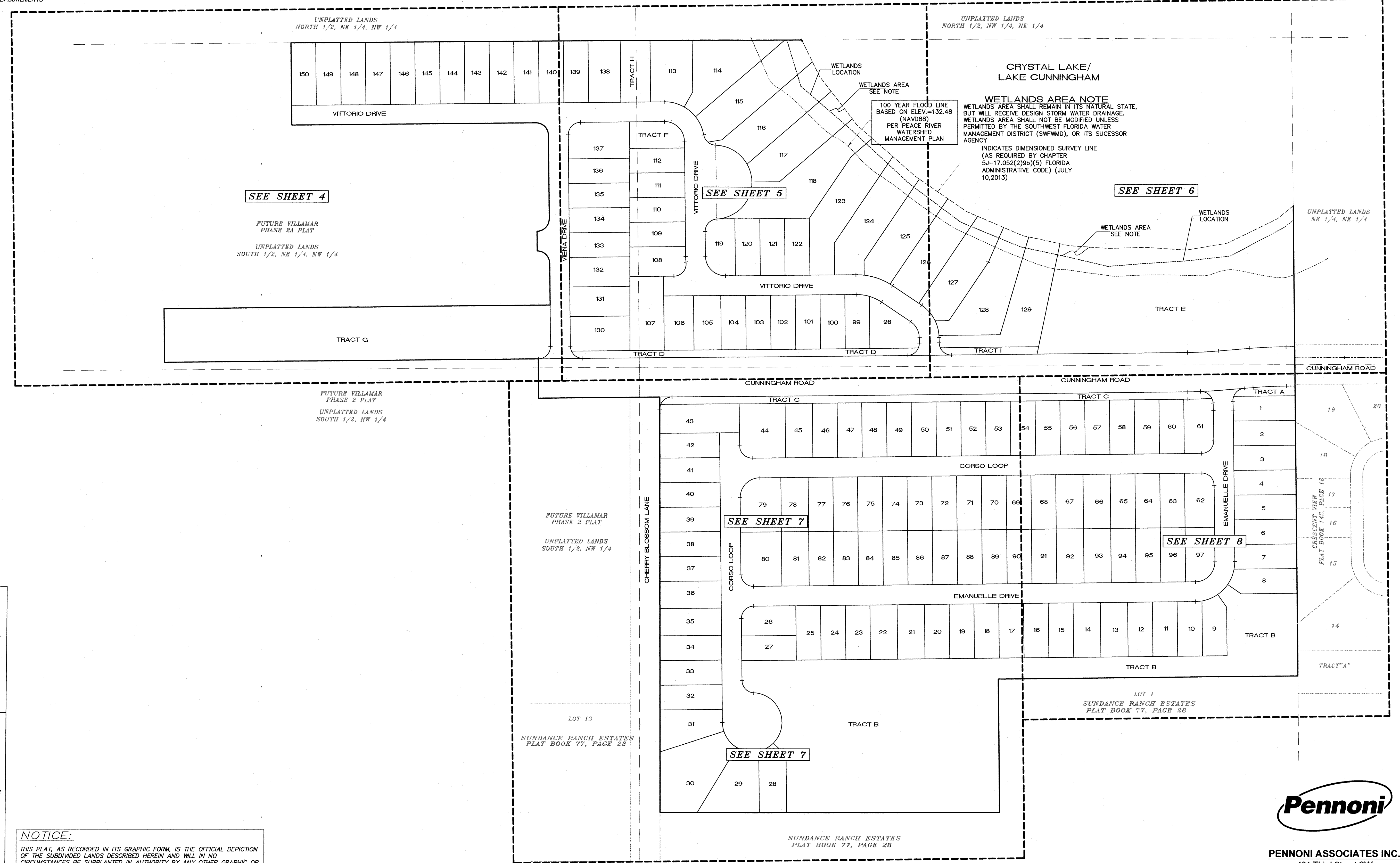
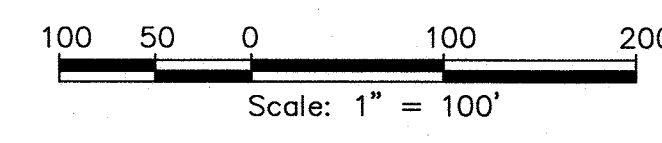
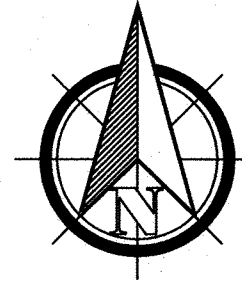
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819

VILLAMAR PHASE 1

SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST,
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
"PCP LB-8126" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"
CONCRETE MONUMENT AND CAP "PRM LB-8126"
- ⊗ SIR - SET 5/8" IRON ROD AND CAP "LB-8126 (POINT ON LINE)"
- FCM - FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AND CAP "PSM 5130" - UNLESS NOTED OTHERWISE
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- CI = CURVE - SEE CURVE DATA
- LI = LINE - SEE LINE DATA
- ± = AND
- ℄ = CENTERLINE
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NC, # = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PB = PLAT BOOK
- PG = PAGE
- PGS = PAGES
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- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- FND = FOUND
- IR&C = IRON ROD AND CAP AS NOTED
- R/W = RIGHT-OF-WAY
- CONC. = CONCRETE
- D/Δ = CENTRAL ANGLE (DELTA)
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- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
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- BK = BOOK
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KEY MAP
(SCALE: 1"=100')

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401 Third Street SW
Winter Haven, FL 33880
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COA #0007819

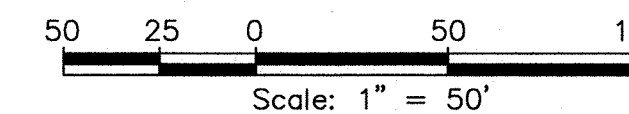
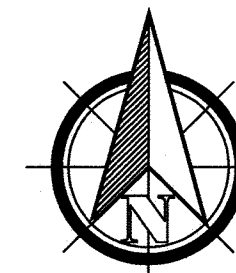
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VILLAMAR PHASE 1

SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST,
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

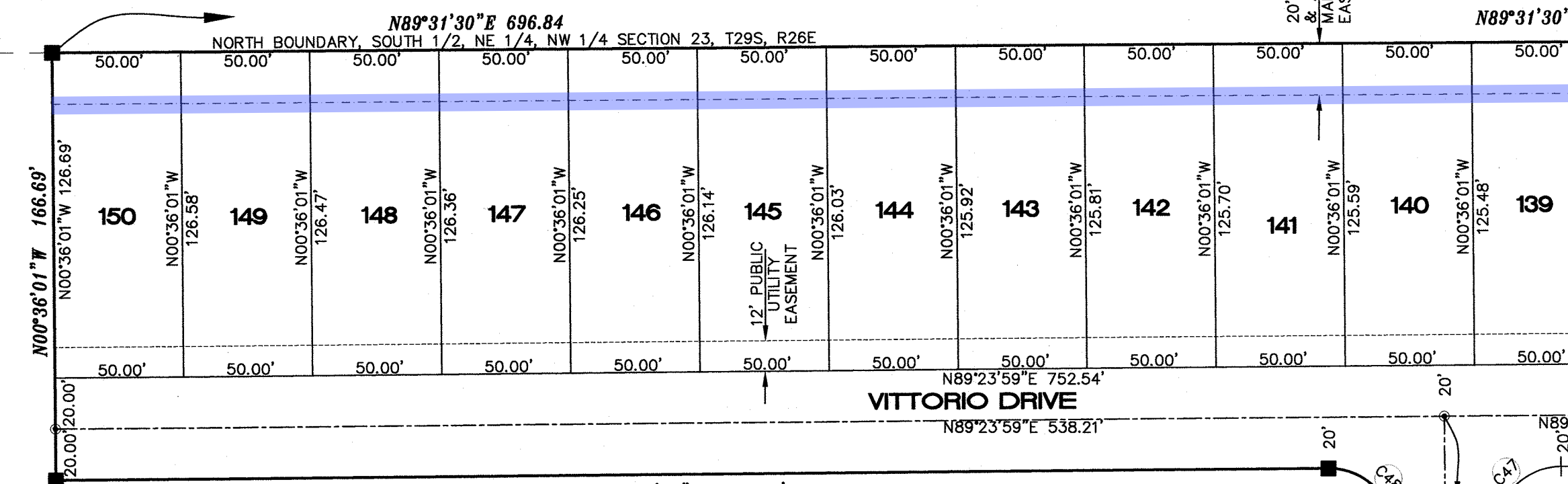
PLAT BOOK 176 PAGE 53
SHEET 4 OF 9



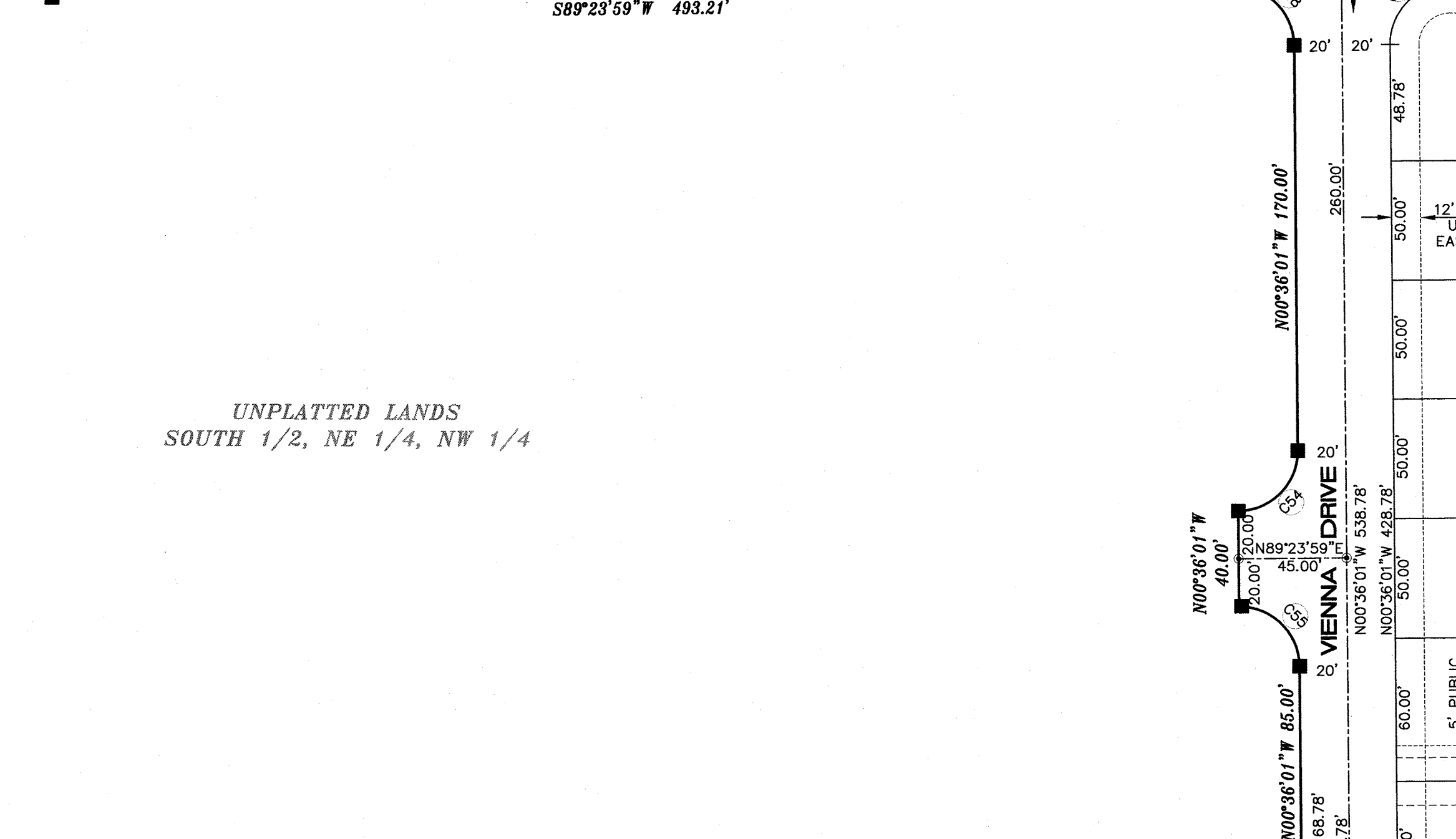
DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE

UNPLATTED LANDS
NORTH 1/2, NE 1/4, NW 1/4



UNPLATTED LANDS
SOUTH 1/2, NE 1/4, NW 1/4



TRACT G

UNPLATTED LANDS
SOUTH 1/2, NW 1/4

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C2	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C3	39.05'	25.00'	89° 29' 11"	35.20'	N44° 39' 24"E
C4	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C5A	28.98'	25.00'	66° 25' 19"	27.39'	N57° 23' 22"W
C5B	10.29'	25.00'	23° 34' 41"	10.22'	N12° 23' 22"W
C6	63.63'	850.00'	04° 17' 21"	63.62'	N87° 15' 18"E
C7	66.63'	890.00'	04° 17' 21"	66.61'	N87° 15' 18"E
C8	69.62'	930.00'	04° 17' 21"	69.61'	N87° 15' 18"E
C9	67.14'	850.00'	04° 31' 33"	67.12'	N87° 22' 24"E
C10	70.30'	890.00'	04° 31' 33"	70.28'	N87° 22' 24"E
C11	73.46'	930.00'	04° 31' 33"	73.44'	N87° 22' 24"E
C12	38.80'	25.00'	88° 54' 46"	35.02'	N40° 39' 14"E
C13	38.63'	25.00'	88° 31' 39"	34.90'	N47° 55' 17"W
C14	14.94'	280.00'	03° 03' 27"	14.94'	N02° 07' 44"W
C15	22.46'	300.00'	04° 17' 21"	22.45'	N02° 44' 42"W
C16	17.88'	320.00'	03° 12' 08"	17.88'	N02° 12' 05"W
C17	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C18	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C19	62.83'	40.00'	90° 00' 00"	56.57'	N44° 23' 59"E
C20	94.25'	60.00'	90° 00' 00"	84.85'	N44° 23' 59"E
C21	125.66'	80.00'	90° 00' 00"	113.14'	N44° 23' 59"E
C22	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C23	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C24	38.06'	25.00'	87° 13' 41"	34.49'	N43° 36' 50"W
C25	279.21'	60.00'	266° 37' 40"	87.31'	N46° 05' 09"E
C26	62.83'	40.00'	90° 00' 00"	56.57'	N44° 23' 59"E
C27	94.25'	60.00'	90° 00' 00"	84.85'	N44° 23' 59"E
C28	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C29	38.68'	40.00'	55° 23' 59"	37.19'	N28° 18' 01"W
C30	58.01'	60.00'	55° 23' 59"	55.78'	N28° 18' 01"W
C31	77.35'	80.00'	55° 23' 59"	74.37'	N28° 18' 01"W
C32	54.35'	90.00'	34° 36' 01"	53.53'	N73° 18' 01"W
C33	66.43'	110.00'	34° 36' 01"	65.42'	N73° 18' 01"W
C34	78.51'	130.00'	34° 36' 01"	77.32'	N73° 18' 01"W
C35	62.83'	40.00'	90° 00' 00"	56.57'	N45° 36' 01"W
C36	94.25'	60.00'	90° 00' 00"	84.85'	N45° 36' 01"W
C37	11.47'	80.00'	08° 12' 48"	11.46'	N04° 42' 25"W
C38	42.85'	25.00'	98° 12' 48"	37.80'	N40° 17' 35"E
C39	38.02'	25.00'	87° 08' 02"	34.46'	N42° 58' 00"E
C40	229.05'	75.00'	174° 59' 04"	149.86'	N00° 57' 31"W
C41	34.47'	25.00'	79° 00' 11"	31.80'	N48° 56' 57"W
C42	62.83'	40.00'	90° 00' 00"	56.57'	N45° 36' 01"W
C43	94.25'	60.00'	90° 00' 00"	84.85'	N45° 36' 01"W
C44	113.31'	80.00'	81° 09' 09"	104.07'	N50° 01' 26"W
C45					NOT USED
C46					NOT USED
C47	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C48	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C49					NOT USED
C50					NOT USED

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C51					NOT USED
C52					NOT USED
C53					NOT USED
C54	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C55	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C56	28.98'	25.00'	66° 25' 19"	27.39'	N57° 23' 22"W
C57	10.29'	25.00'	23° 34' 41"	10.22'	N12° 23' 22"W
C58	10.06'	25.00'	23° 03' 52"	10.00'	N11° 26' 44"E
C59	28.98'	25.00'	66° 25' 19"	27.39'	N56° 11' 20"E
C60					NOT USED
C61	42.03'	890.00'	02° 42' 21"	42.03'	N83° 45' 27"E
C62	25.73'	930.00'	01° 35' 06"	25.73'	N88° 36' 26"E
C63	43.90'	930.00'	02° 42' 16"	43.89'	N86° 27' 45"E
C64					NOT USED
C65	48.93'	945.00'	02° 58' 01"	48.93'	N87° 54' 59"E
C66	9.95'	25.00'	22° 47' 41"	9.88'	N15° 03' 19"W
C67	28.68'	25.00'	65° 43' 58"	27.13'	N59° 19' 08"W
C68	10.37'	25.00'	23° 45' 56"	10.30'	N08° 04' 49"E
C69	28.43'	25.00'	65° 08' 50"	26.92'	N52° 32' 13"E
C70					NOT USED
C71	12.67'	80.00'	09° 04' 35"	12.66'	N84° 51' 42"E
C72	35.14'	80.00'	25° 09' 54"	34.86'	N67° 44' 27"E
C73	28.54'	80.00'	20° 26' 27"	28.39'	N44° 56' 17"E
C74	34.04'	80.00'	24° 22' 39"	33.78'	N22° 31' 44"E
C75	15.28'	80.00'	10° 56' 25"	15.25'	N04° 52' 12"E
C76	18.28'	60.00'	17° 27' 25"	18.21'	N09° 19' 43"W
C77	42.70'	60.00'	40° 46' 29"	41.80'	N38° 26' 41"W
C78	45.81'	60.00'	43° 44' 41"	44.70'	N80° 42' 15"W
C79	34.18'	60.00'	32° 38' 18"	33.72'	N61° 06' 15"E
C80	138.24'	60.00'	132° 00' 47"	109.63'	N21° 13' 17"W
C81	4.05'	80.00'	02° 54' 06"	4.05'	N02° 03' 04"W
C82	31.12'	80.00'	22° 17' 18"	30.92'	N14° 38' 46"W
C83	42.18'	80.00'	30° 12' 35"	41.69'	N40° 53' 43"W
C84	27.27'	90.00'	17° 21' 35"	27.16'	N64° 40' 48"W
C85	27.08'	90.00'	17° 14' 26"	26.98'	N81° 58' 48"W
C86	6.21'	130.00'	02° 44' 05"	6.20'	N57° 22' 03"W
C87	55.58'	130.00'	24° 29' 46"	55.16'	N70° 58' 58"W
C88	16.72'	130.00'	07° 22' 10"	16.71'	N86° 54' 56"W
C89	4.55'	75.00'	03° 28' 39"	4.55'	N84° 47' 42"E
C90	109.51'	75.00'	83° 39' 23"	100.03'	N41° 13' 41"E
C91	38.20'	75.00'	29° 10' 44"	37.78'	N15° 11' 23"W
C92	76.80'	75.00'	58° 40' 18"	73.49'	N59° 06' 54"W
C93	17.24'	25.00'	39° 30' 06"	16.90'	N68° 42' 00"W
C94	17.24'	25.00'	39° 30' 06"	16.90'	N24° 11' 55"W
C95	40.85'	80.00'	29° 15' 15"	40.40'	N24° 04' 29"W
C96	30.53'	80.00'	21° 51' 59"	30.35'	N49° 38' 06"W
C97	41.93'	80.00'	30° 01' 55"	41.45'	N75° 35' 03"W
C98	28.98'	25.00'	66° 25' 19"	27.39'	N56° 11' 20"E
C99	10.29'	25.00'	23° 34' 41"	10.22'	N12° 23' 22"E

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VILLAMAR PHASE 1

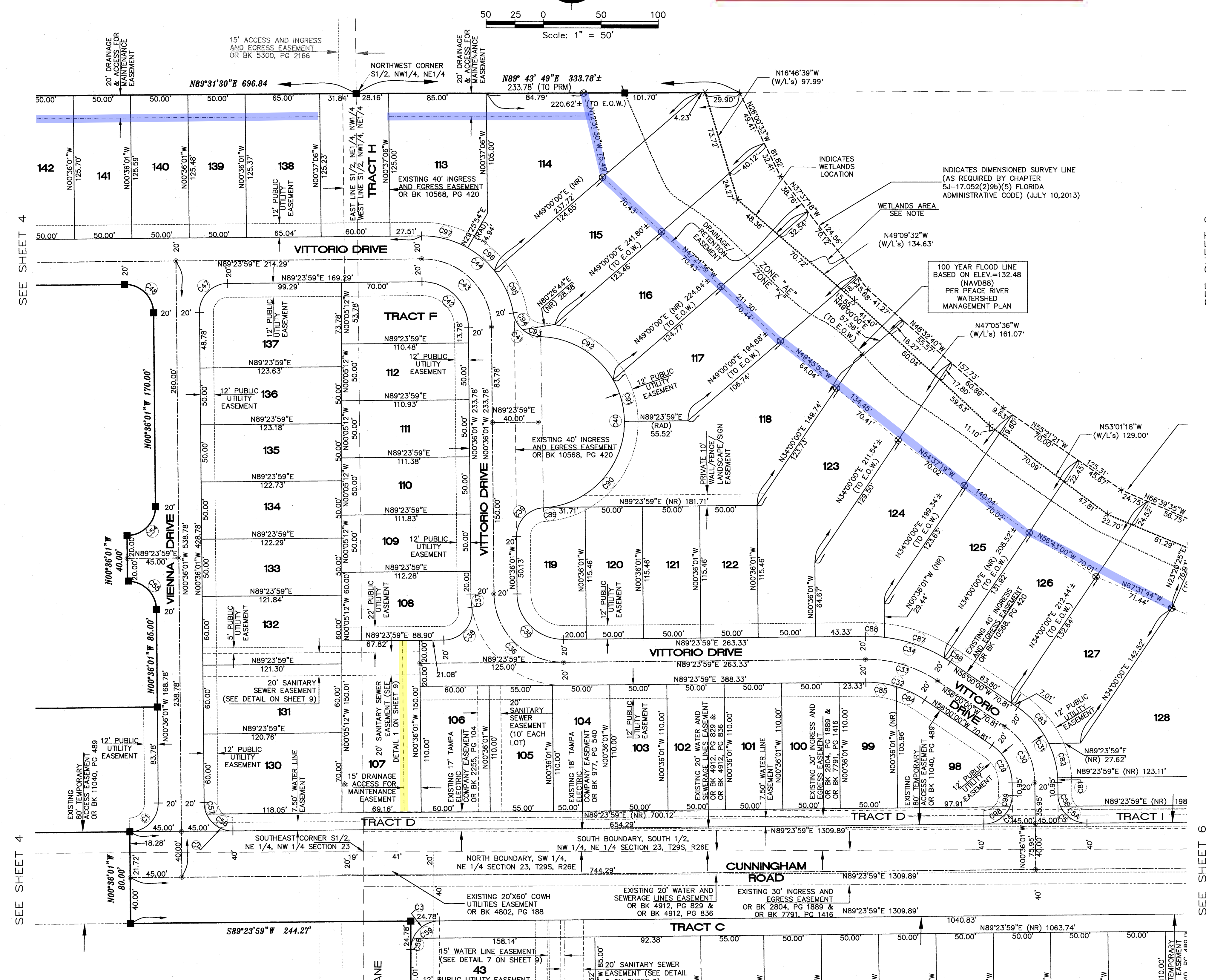
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C1	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C2	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C3	39.05'	25.00'	89° 29' 11"	35.20'	N44° 39' 24"E
C4	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C5A	28.98'	25.00'	66° 25' 19"	27.39'	N57° 23' 22"W
C5B	10.29'	25.00'	23° 34' 41"	10.22'	N12° 23' 22"W
C6	63.63'	850.00'	04° 17' 21"	63.62'	N87° 15' 18"E
C7	66.63'	890.00'	04° 17' 21"	66.61'	N87° 15' 18"E
C8	69.62'	930.00'	04° 17' 21"	69.61'	N87° 15' 18"E
C9	67.14'	850.00'	04° 17' 21"	67.12'	N87° 22' 24"E
C10	70.30'	890.00'	04° 17' 21"	70.28'	N87° 22' 24"E
C11	73.46'	930.00'	04° 17' 21"	73.44'	N87° 22' 24"E
C12	38.80'	25.00'	88° 54' 46"	35.02'	N40° 39' 14"E
C13	38.63'	25.00'	88° 31' 39"	34.90'	N47° 55' 17"W
C14	14.94'	280.00'	03° 03' 27"	14.94'	N02° 07' 44"W
C15	22.46'	300.00'	04° 17' 21"	22.45'	N02° 44' 42"W
C16	17.88'	320.00'	03° 12' 08"	17.88'	N02° 12' 05"W
C17	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C18	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C19	62.83'	40.00'	90° 00' 00"	56.57'	N44° 23' 59"E
C20	94.25'	60.00'	90° 00' 00"	84.85'	N44° 23' 59"E
C21	125.66'	80.00'	90° 00' 00"	113.14'	N44° 23' 59"E
C22	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C23	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C24	38.06'	25.00'	87° 13' 41"	34.49'	N43° 36' 50"W
C25	279.21'	60.00'	266° 37' 40"	87.31'	N46° 05' 09"E
C26	62.83'	40.00'	90° 00' 00"	56.57'	N44° 23' 59"E
C27	94.25'	60.00'	90° 00' 00"	84.85'	N44° 23' 59"E
C28	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C29	38.68'	40.00'	55° 23' 59"	37.19'	N28° 18' 01"W
C30	58.01'	60.00'	55° 23' 59"	55.78'	N28° 18' 01"W
C31	77.35'	80.00'	55° 23' 59"	74.37'	N28° 18' 01"W
C32	54.35'	90.00'	34° 36' 01"	53.53'	N73° 18' 01"W
C33	66.43'	110.00'	34° 36' 01"	65.42'	N73° 18' 01"W
C34	78.51'	130.00'	34° 36' 01"	77.32'	N73° 18' 01"W
C35	62.83'	40.00'	90° 00' 00"	56.57'	N45° 36' 01"W
C36	94.25'	60.00'	90° 00' 00"	84.85'	N45° 36' 01"W
C37	11.47'	80.00'	08° 12' 48"	11.46'	N04° 42' 25"W
C38	42.85'	25.00'	98° 12' 48"	37.80'	N40° 17' 35"E
C39	38.02'	25.00'	87° 08' 02"	34.46'	N42° 58' 00"E
C40	229.05'	75.00'	174° 59' 04"	149.86'	N00° 57' 31"W
C41	34.47'	25.00'	79° 00' 11"	31.80'	N48° 56' 57"W
C42	62.83'	40.00'	90° 00' 00"	56.57'	N45° 36' 01"W
C43	94.25'	60.00'	90° 00' 00"	84.85'	N45° 36' 01"W
C44	113.31'	80.00'	81° 09' 09"	104.07'	N50° 01' 26"W
C45					NOT USED
C46					NOT USED
C47	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C48	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C49					NOT USED
C50					NOT USED

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C51					NOT USED
C52					NOT USED
C53					NOT USED
C54	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C55	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C56	28.98'	25.00'	66° 25' 19"	27.39'	N57° 23' 22"W
C57	10.29'	25.00'	23° 34' 41"	10.22'	N12° 23' 22"W
C58	10.06'	25.00'	23° 03' 52"	10.00'	N11° 26' 44"E
C59	28.98'	25.00'	66° 25' 19"	27.39'	N56° 11' 20"E
C60					NOT USED
C61	42.03'	890.00'	02° 42' 21"	42.03'	N83° 45' 27"E
C62	25.73'	930.00'	01° 35' 06"	25.73'	N88° 36' 26"E
C63	43.90'	930.00'	02° 42' 16"	43.89'	N86° 27' 45"E
C64					NOT USED
C65	48.93'	945.00'	02° 58' 01"	48.93'	N87° 54' 59"E
C66	9.95'	25.00'	22° 47' 41"	9.88'	N15° 03' 19"W
C67	28.68'	25.00'	65° 43' 56"	27.13'	N59° 19' 08"W
C68	10.37'	25.00'	23° 45' 56"	10.30'	N08° 04' 49"E
C69	28.43'	25.00'	65° 08' 50"	26.92'	N52° 32' 13"E
C70					NOT USED
C71	12.67'	80.00'	09° 04' 35"	12.66'	N84° 51' 42"E
C72	35.14'	80.00'	25° 09' 54"	34.86'	N67° 44' 27"E
C73	28.54'	80.00'	20° 26' 27"	28.39'	N44° 56' 17"E
C74	34.04'	80.00'	24° 22' 39"	33.78'	N22° 31' 44"E
C75	15.28'	80.00'	10° 56' 25"	15.25'	N04° 52' 12"E
C76	18.28'	60.00'	17° 27' 25"	18.21'	N09° 19' 43"W
C77	42.70'	60.00'	40° 46' 29"	41.80'	N38° 26' 41"W
C78	45.81'	60.00'	43° 44' 41"	44.70'	N80° 42' 15"W
C79	34.18'	60.00'	32° 38' 18"	33.72'	N61° 06' 15"E
C80	138.24'	60.00'	132° 00' 47"	109.63'	N21° 13' 17"W
C81	4.05'	80.00'	02° 54' 06"	4.05'	N02° 03' 04"W
C82	31.12'	80.00'	22° 17' 18"	30.92'	N14° 38' 46"W
C83	42.18'	80.00'	30° 12' 35"	41.69'	N40° 53' 43"W
C84	27.27'	90.00'	17° 21' 35"	27.16'	N64° 40' 48"W
C85	27.08'	90.00'	17° 14' 28"	26.98'	N81° 58' 48"W
C86	6.21'	130.00'	02° 44' 05"	6.20'	N57° 22' 03"W
C87	55.58'	130.00'	24° 29' 46"	55.16'	N70° 58' 58"W
C88	16.72'	130.00'	07° 22' 10"	16.71'	N86° 54' 56"W
C89	4.55'	75.00'	03° 28' 39"	4.55'	N84° 47' 42"E
C90	109.51'	75.00'	83° 39' 23"	100.03'	N41° 13' 41"E
C91	38.20'	75.00'	29° 10' 44"	37.78'	N15° 11' 23"W
C92	76.80'	75.00'	58° 40' 18"	73.49'	N59° 06' 54"W
C93	17.24'	25.00'	39° 30' 06"	16.90'	N68° 42' 00"W
C94	17.24'	25.00'	39° 30' 06"	16.90'	N29° 11' 55"W
C95	40.85'	80.00'	29° 15' 15"	40.40'	N24° 04' 29"W
C96	30.53'	80.00'	21° 51' 59"	30.35'	N49° 38' 06"W
C97	41.93'	80.00'	30° 01' 55"	41.45'	N75° 35' 03"W
C98	28.98'	25.00'	66° 25' 19"	27.39'	N56° 11' 20"E
C99	10.29'	25.00'	23° 34' 41"	10.22'	N11° 11' 20"E



TRACT USAGE TABLE

- TRACTS A, C, D, F AND I ARE OPEN SPACE, COMMON AREAS, AND WALL/FENCE/LANDSCAPE AREAS, TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS B AND C ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AREAS, TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT E IS A RECREATION AREA, TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT H IS AN INGRESS AND EGRESS TRACT FOR A FUTURE ROADWAY EXTENSION, TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, D, E, F, G, H AND I, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

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 SUPERSEDED 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.

VILLAMAR PHASE 1

SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST,
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8126" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
- ⊙ SIR - SET 5/8" IRON ROD AND CAP "LB-8126 (POINT ON LINE)"
- FCM - FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AND CAP "PSM 5130" - UNLESS NOTED OTHERWISE
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- △ C1 = CURVE - SEE CURVE DATA
- △ L1 = LINE - SEE LINE DATA
- △ = AND
- △ = CENTERLINE
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO./# = NUMBER
- LD = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PB = PLAT BOOK
- PG = PAGE
- PGS = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- FND = FOUND
- TRAC = IRON ROD AND CAP AS NOTED
- R/W = RIGHT-OF-WAY
- CONC = CONCRETE
- D/A = CENTRAL ANGLE (DELTA)
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK
- NAVD 1988 = NORTH AMERICA VERTICAL DATUM OF 1988
- T29S = TOWNSHIP 29 SOUTH
- R26E = RANGE 26 EAST
- SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- COHW = CITY OF WINTER HAVEN
- CCD = COMMUNITY DEVELOPMENT DISTRICT

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C2	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C3	39.05'	25.00'	89° 29' 11"	35.20'	N44° 39' 24"E
C4	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C5A	28.98'	25.00'	66° 25' 19"	27.39'	N57° 23' 22"W
C5B	10.29'	25.00'	23° 34' 41"	10.22'	N12° 23' 22"W
C6	63.63'	850.00'	04° 17' 21"	63.62'	N87° 15' 18"E
C7	66.63'	890.00'	04° 17' 21"	66.61'	N87° 15' 18"E
C8	69.62'	930.00'	04° 17' 21"	69.61'	N87° 15' 18"E
C9	67.14'	850.00'	04° 31' 33"	67.12'	N87° 22' 24"E
C10	70.30'	890.00'	04° 31' 33"	70.28'	N87° 22' 24"E
C11	73.46'	930.00'	04° 31' 33"	73.44'	N87° 22' 24"E
C12	38.80'	25.00'	88° 54' 46"	35.02'	N40° 39' 14"E
C13	38.63'	25.00'	88° 31' 39"	34.90'	N47° 55' 17"W
C14	14.94'	280.00'	03° 03' 27"	14.94'	N02° 07' 44"W
C15	22.46'	300.00'	04° 17' 21"	22.45'	N02° 44' 42"W
C16	17.88'	320.00'	03° 12' 08"	17.88'	N02° 12' 05"W
C17	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C18	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C19	62.83'	40.00'	90° 00' 00"	56.57'	N44° 23' 59"E
C20	94.25'	60.00'	90° 00' 00"	84.85'	N44° 23' 59"E
C21	125.66'	80.00'	90° 00' 00"	113.14'	N44° 23' 59"E
C22	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C23	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C24	38.06'	25.00'	87° 13' 41"	34.49'	N43° 36' 50"W
C25	279.21'	60.00'	266° 37' 40"	87.31'	N46° 05' 09"E
C26	62.83'	40.00'	90° 00' 00"	56.57'	N44° 23' 59"E
C27	94.25'	60.00'	90° 00' 00"	84.85'	N44° 23' 59"E
C28	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C29	38.68'	40.00'	55° 23' 59"	37.19'	N28° 18' 01"W
C30	58.01'	60.00'	55° 23' 59"	55.78'	N28° 18' 01"W
C31	77.35'	80.00'	55° 23' 59"	74.37'	N28° 18' 01"W
C32	54.35'	90.00'	34° 36' 01"	53.53'	N73° 18' 01"W
C33	66.43'	110.00'	34° 36' 01"	65.42'	N73° 18' 01"W
C34	78.51'	130.00'	34° 36' 01"	77.32'	N73° 18' 01"W
C35	62.83'	40.00'	90° 00' 00"	56.57'	N45° 36' 01"W
C36	94.25'	60.00'	90° 00' 00"	84.85'	N45° 36' 01"W
C37	11.47'	80.00'	08° 12' 48"	11.46'	N04° 42' 25"W
C38	42.85'	25.00'	98° 12' 48"	37.80'	N40° 17' 35"E
C39	38.02'	25.00'	87° 08' 02"	34.46'	N42° 58' 00"E
C40	229.05'	75.00'	174° 59' 04"	149.86'	N00° 57' 31"W
C41	34.47'	25.00'	79° 00' 11"	31.80'	N48° 56' 57"W
C42	62.83'	40.00'	90° 00' 00"	56.57'	N45° 36' 01"W
C43	94.25'	60.00'	90° 00' 00"	84.85'	N45° 36' 01"W
C44	113.31'	80.00'	81° 09' 09"	104.07'	N50° 01' 26"W
C45			NOT USED		
C46			NOT USED		
C47	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C48	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C49			NOT USED		
C50			NOT USED		

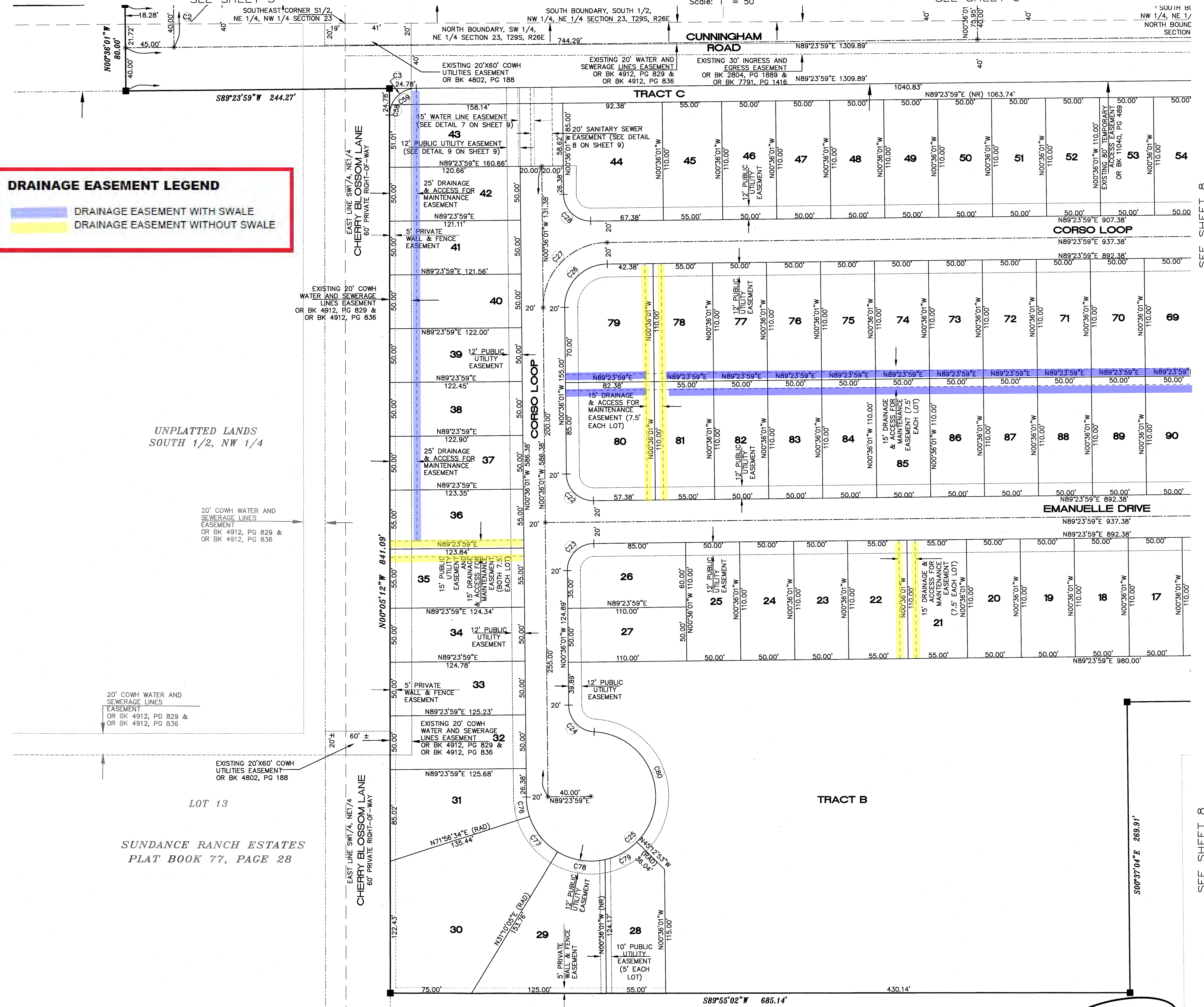
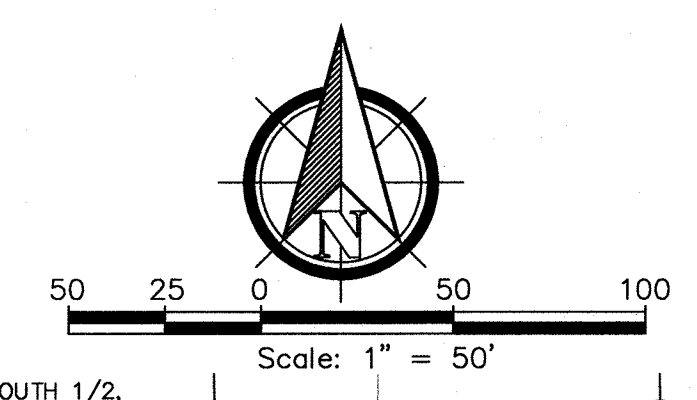
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C51			NOT USED		
C52			NOT USED		
C53			NOT USED		
C54	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C55	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C56	28.98'	25.00'	66° 25' 19"	27.39'	N57° 23' 22"W
C57	10.29'	25.00'	23° 34' 41"	10.22'	N12° 23' 22"W
C58	10.06'	25.00'	23° 03' 52"	10.00'	N11° 26' 44"E
C59	28.98'	25.00'	66° 25' 19"	27.39'	N56° 11' 20"E
C60			NOT USED		
C61	42.03'	890.00'	02° 42' 21"	42.03'	N83° 45' 27"E
C62	25.73'	930.00'	01° 35' 06"	25.73'	N88° 36' 26"E
C63	43.90'	930.00'	02° 42' 16"	43.89'	N86° 27' 45"E
C64			NOT USED		
C65	48.93'	945.00'	02° 58' 01"	48.93'	N87° 54' 59"E
C66	9.95'	25.00'	22° 47' 41"	9.88'	N15° 03' 19"W
C67	28.68'	25.00'	65° 43' 58"	27.13'	N59° 19' 08"W
C68	10.37'	25.00'	23° 45' 56"	10.30'	N08° 04' 49"E
C69	28.43'	25.00'	65° 08' 50"	26.92'	N52° 32' 13"E
C70			NOT USED		
C71	12.67'	80.00'	09° 04' 35"	12.66'	N84° 51' 42"E
C72	35.14'	80.00'	25° 09' 54"	34.86'	N67° 44' 27"E
C73	28.54'	80.00'	20° 26' 27"	28.39'	N44° 56' 17"E
C74	34.04'	80.00'	24° 22' 39"	33.78'	N22° 31' 44"E
C75	15.28'	80.00'	10° 56' 25"	15.25'	N04° 52' 12"E
C76	18.28'	60.00'	17° 27' 25"	18.21'	N09° 19' 43"W
C77	42.70'	60.00'	40° 46' 29"	41.80'	N38° 26' 41"W
C78	45.81'	60.00'	43° 44' 41"	44.70'	N80° 42' 15"W
C79	34.18'	60.00'	32° 38' 18"	33.72'	N61° 06' 15"E
C80	138.24'	60.00'	132° 00' 47"	109.63'	N21° 13' 17"W
C81	4.05'	80.00'	02° 54' 06"	4.05'	N02° 03' 04"W
C82	31.12'	80.00'	22° 17' 18"	30.92'	N14° 38' 46"W
C83	42.18'	80.00'	30° 12' 35"	41.69'	N40° 53' 43"W
C84	27.27'	90.00'	17° 21' 35"	27.16'	N64° 40' 48"W
C85	27.08'	90.00'	17° 14' 26"	26.98'	N81° 58' 48"W
C86	6.21'	130.00'	02° 44' 05"	6.20'	N57° 22' 03"W
C87	55.58'	130.00'	24° 29' 46"	55.16'	N70° 58' 58"W
C88	16.72'	130.00'	07° 22' 10"	16.71'	N86° 54' 56"W
C89	4.55'	75.00'	03° 28' 39"	4.55'	N84° 47' 42"E
C90	109.51'	75.00'	83° 39' 23"	100.03'	N41° 13' 41"E
C91	38.20'	75.00'	29° 10' 44"	37.78'	N15° 11' 23"W
C92	76.80'	75.00'	58° 40' 18"	73.49'	N59° 06' 54"W
C93	17.24'	25.00'	39° 30' 06"	16.90'	N68° 42' 00"W
C94	17.24'	25.00'	39° 30' 06"	16.90'	N29° 11' 55"W
C95	40.85'	80.00'	29° 15' 15"	40.40'	N24° 04' 29"W
C96	30.53'	80.00'	21° 51' 59"	30.35'	N49° 38' 06"W
C97	41.93'	80.00'	30° 01' 55"	41.45'	N75° 35' 03"W
C98	28.98'	25.00'	66° 25' 19"	27.39'	N56° 11' 20"E
C99	10.29'	25.00'	23° 34' 41"	10.22'	N11° 11' 20"E



UNPLATTED LANDS
SOUTH 1/2, NW 1/4

LOT 13

SUNDANCE RANCH ESTATES
PLAT BOOK 77, PAGE 28



TRACT USAGE TABLE

- TRACTS A, C, D, F AND I ARE OPEN SPACE, COMMON AREAS, AND WALL/FENCE/LANDSCAPE AREAS. TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS B AND C ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AREAS. TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT E IS A RECREATION AREA. TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
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TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, D, E, F, G, H AND I IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT. THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

NOTICE:

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PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819

SEE SHEET 8

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
"PCP LB-8126" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"
CONCRETE MONUMENT AND CAP "PRM LB-8126"
- ⊙ SIR - SET 5/8" IRON ROD AND CAP "LB-8126 (POINT ON LINE)
- FOM - FOUND 4"X4" CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AND CAP "PSM 5130" ~ UNLESS NOTED OTHERWISE
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- C1 = CURVE - SEE CURVE DATA
- L1 = LINE - SEE LINE DATA
- Δ = AND
- ⊕ = CENTERLINE
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO./# = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- FB = PLAT BOOK
- PG = PAGE
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (I) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- FND = FOUND
- IR&C = IRON ROD AND CAP AS NOTED
- R/W = RIGHT-OF-WAY CONC. = CONCRETE
- Δ/Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
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- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK
- BK = BOOK
- NAVD 1988 = NORTH AMERICA VERTICAL DATUM OF 1988
- T29S = TOWNSHIP 29 SOUTH
- R26E = RANGE 26 EAST
- SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- COH = CITY OF WINTER HAVEN
- CDD = COMMUNITY DEVELOPMENT DISTRICT

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27	25.00	90° 00' 00"	35.36	N44° 23' 59"E
C2	39.27	25.00	90° 00' 00"	35.36	N45° 36' 01"W
C3	39.05	25.00	89° 29' 11"	35.20	N44° 39' 24"E
C4	39.27	25.00	90° 00' 00"	35.36	N44° 23' 59"E
C5	39.27	25.00	90° 00' 00"	35.36	N45° 36' 01"W
C5A	28.98	25.00	66° 25' 19"	27.39	N57° 23' 22"W
C5B	10.29	25.00	23° 34' 41"	10.22	N12° 23' 22"W
C6	63.63	850.00	04° 17' 21"	63.62	N87° 15' 18"E
C7	66.63	890.00	04° 17' 21"	66.61	N87° 15' 18"E
C8	69.62	930.00	04° 17' 21"	69.61	N87° 15' 18"E
C9	67.14	850.00	04° 31' 33"	67.12	N87° 22' 24"E
C10	70.30	890.00	04° 31' 33"	70.28	N87° 22' 24"E
C11	73.46	930.00	04° 31' 33"	73.44	N87° 22' 24"E
C12	38.80	25.00	88° 54' 46"	35.02	N40° 39' 14"E
C13	38.63	25.00	88° 31' 39"	34.90	N47° 55' 17"W
C14	14.94	280.00	03° 03' 27"	14.94	N02° 07' 44"W
C15	22.46	300.00	04° 17' 21"	22.45	N02° 44' 42"W
C16	17.88	320.00	03° 12' 08"	17.88	N02° 12' 05"W
C17	39.27	25.00	90° 00' 00"	35.36	N44° 23' 59"E
C18	39.27	25.00	90° 00' 00"	35.36	N45° 36' 01"W
C19	62.83	40.00	90° 00' 00"	56.57	N44° 23' 59"E
C20	94.25	60.00	90° 00' 00"	84.85	N44° 23' 59"E
C21	125.66	80.00	90° 00' 00"	113.14	N44° 23' 59"E
C22	39.27	25.00	90° 00' 00"	35.36	N45° 36' 01"W
C23	39.27	25.00	90° 00' 00"	35.36	N44° 23' 59"E
C24	38.06	25.00	87° 13' 41"	34.49	N43° 36' 50"W
C25	279.21	60.00	266° 37' 40"	87.31	N46° 05' 09"E
C26	62.83	40.00	90° 00' 00"	56.57	N44° 23' 59"E
C27	94.25	60.00	90° 00' 00"	84.85	N44° 23' 59"E
C28	39.27	25.00	90° 00' 00"	35.36	N45° 36' 01"W
C29	38.68	40.00	55° 23' 59"	37.19	N28° 18' 01"W
C30	58.01	60.00	55° 23' 59"	55.78	N28° 18' 01"W
C31	77.35	80.00	55° 23' 59"	74.37	N28° 18' 01"W
C32	54.35	90.00	34° 36' 01"	53.53	N73° 18' 01"W
C33	66.43	110.00	34° 36' 01"	65.42	N73° 18' 01"W
C34	78.51	130.00	34° 36' 01"	77.32	N73° 18' 01"W
C35	62.83	40.00	90° 00' 00"	56.57	N45° 36' 01"W
C36	94.25	60.00	90° 00' 00"	84.85	N45° 36' 01"W
C37	11.47	80.00	08° 12' 48"	11.46	N04° 42' 25"W
C38	42.85	25.00	98° 12' 48"	37.80	N40° 17' 35"E
C39	38.02	25.00	87° 08' 02"	34.46	N42° 58' 00"E
C40	229.05	75.00	174° 59' 04"	149.86	N00° 57' 31"W
C41	34.47	25.00	79° 00' 11"	31.80	N48° 56' 57"W
C42	62.83	40.00	90° 00' 00"	56.57	N45° 36' 01"W
C43	94.25	60.00	90° 00' 00"	84.85	N45° 36' 01"W
C44	113.31	80.00	81° 09' 09"	104.07	N50° 01' 26"W
C45					NOT USED
C46					NOT USED
C47	39.27	25.00	90° 00' 00"	35.36	N44° 23' 59"E
C48	39.27	25.00	90° 00' 00"	35.36	N45° 36' 01"W
C49					NOT USED
C50					NOT USED

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C51					NOT USED
C52					NOT USED
C53					NOT USED
C54	39.27	25.00	90° 00' 00"	35.36	N44° 23' 59"E
C55	39.27	25.00	90° 00' 00"	35.36	N45° 36' 01"W
C56	28.98	25.00	66° 25' 19"	27.39	N57° 23' 22"W
C57	10.29	25.00	23° 34' 41"	10.22	N12° 23' 22"W
C58	10.06	25.00	23° 03' 52"	10.00	N11° 28' 44"E
C59	28.98	25.00	66° 25' 19"	27.39	N56° 11' 20"E
C60					NOT USED
C61	42.03	890.00	02° 42' 21"	42.03	N83° 45' 27"E
C62	25.73	930.00	01° 35' 06"	25.73	N88° 36' 26"E
C63	43.90	930.00	02° 42' 16"	43.89	N86° 27' 45"E
C64					NOT USED
C65	48.93	945.00	02° 58' 01"	48.93	N87° 54' 59"E
C66	9.95	25.00	22° 47' 41"	9.88	N15° 03' 19"W
C67	28.68	25.00	85° 43' 58"	27.13	N59° 19' 08"W
C68	10.37	25.00	23° 45' 56"	10.30	N80° 04' 49"E
C69	28.43	25.00	65° 08' 50"	26.92	N52° 32' 13"E
C70					NOT USED
C71	12.67	80.00	09° 04' 35"	12.66	N84° 51' 42"E
C72	35.14	80.00	25° 09' 54"	34.86	N67° 44' 27"E
C73	28.54	80.00	20° 26' 27"	28.39	N44° 56' 17"E
C74	34.04	80.00	24° 22' 39"	33.78	N22° 31' 44"E
C75	15.28	80.00	10° 56' 25"	15.25	N04° 52' 12"E
C76	18.28	60.00	17° 27' 25"	18.21	N09° 19' 43"W
C77	42.70	60.00	40° 46' 29"	41.80	N38° 26' 41"W
C78	45.81	60.00	43° 44' 41"	44.70	N80° 42' 15"W
C79	34.18	60.00	32° 38' 18"	33.72	N61° 06' 15"E
C80	138.24	60.00	132° 00' 47"	109.63	N21° 13' 17"W
C81	4.05	80.00	02° 54' 06"	4.05	N02° 03' 04"W
C82	31.12	80.00	22° 17' 18"	30.92	N14° 38' 46"W
C83	42.18	80.00	30° 12' 35"	41.69	N40° 53' 43"W
C84	27.27	90.00	17° 21' 35"	27.16	N64° 40' 48"W
C85	27.08	90.00	17° 14' 26"	26.98	N81° 58' 48"W
C86	6.21	130.00	02° 44' 05"	6.20	N57° 22' 03"W
C87	55.58	130.00	24° 29' 46"	55.16	N70° 58' 58"W
C88	16.72	130.00	07° 22' 10"	16.71	N86° 54' 56"W
C89	4.55	75.00	03° 28' 39"	4.55	N84° 47' 42"E
C90	109.51	75.00	83° 39' 23"	100.03	N41° 13' 41"E
C91	38.20	75.00	29° 10' 44"	37.78	N15° 11' 23"W
C92	76.80	75.00	58° 40' 18"	73.49	N59° 06' 54"W
C93	17.24	25.00	39° 30' 06"	16.90	N68° 42' 00"W
C94	17.24	25.00	39° 30' 06"	16.90	N29° 11' 55"W
C95	40.85	80.00	29° 15' 15"	40.40	N24° 04' 29"W
C96	30.53	80.00	21° 51' 59"	30.35	N49° 38' 06"W
C97	41.93	80.00	30° 01' 55"	41.45	N75° 35' 03"W
C98	28.98	25.00	66° 25' 19"	27.39	N56° 11' 20"E
C99	10.29	25.00	23° 34' 41"	10.22	N11° 11' 20"E

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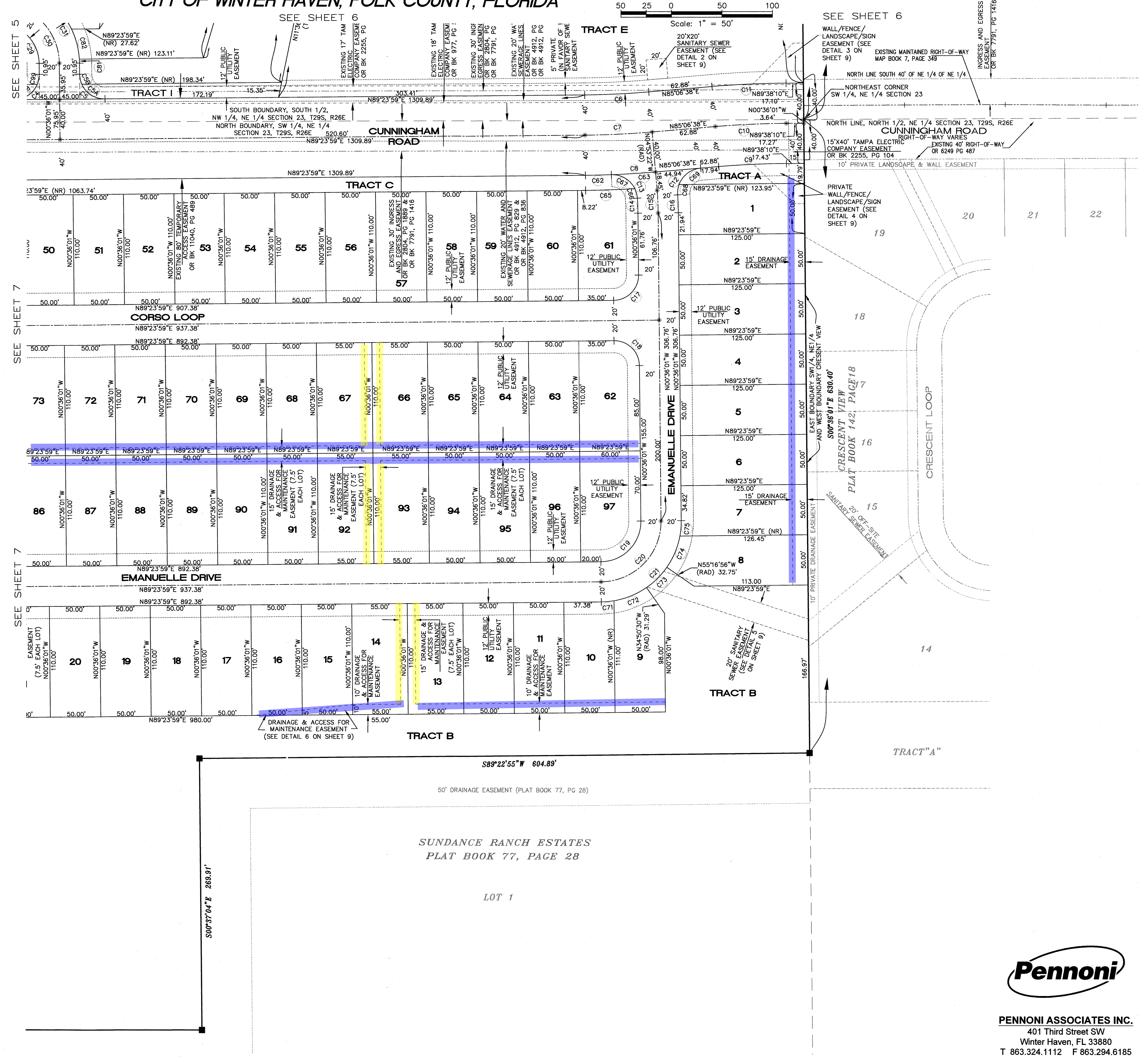
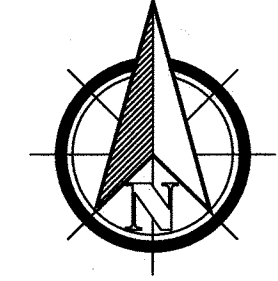
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VILLAMAR PHASE 1

SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA



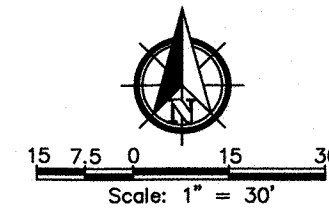
PENNONI ASSOCIATES INC.
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Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819

VILLAMAR PHASE 1

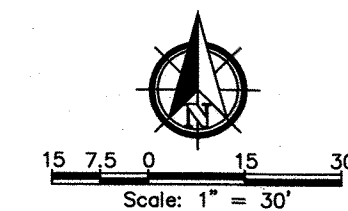
SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST,
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

NOTES AND LEGEND

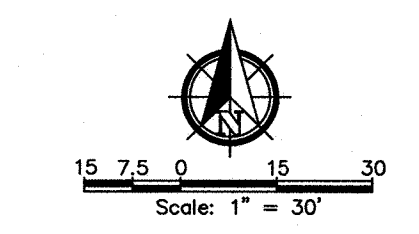
- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8126" - UNLESS OTHERWISE NOTED
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- SIR - SET 5/8" IRON ROD AND CAP "LB-8126 (POINT ON LINE)"
- FCM - FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AND CAP "PSM 5130" - UNLESS NOTED OTHERWISE
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- CI = CURVE - SEE CURVE DATA
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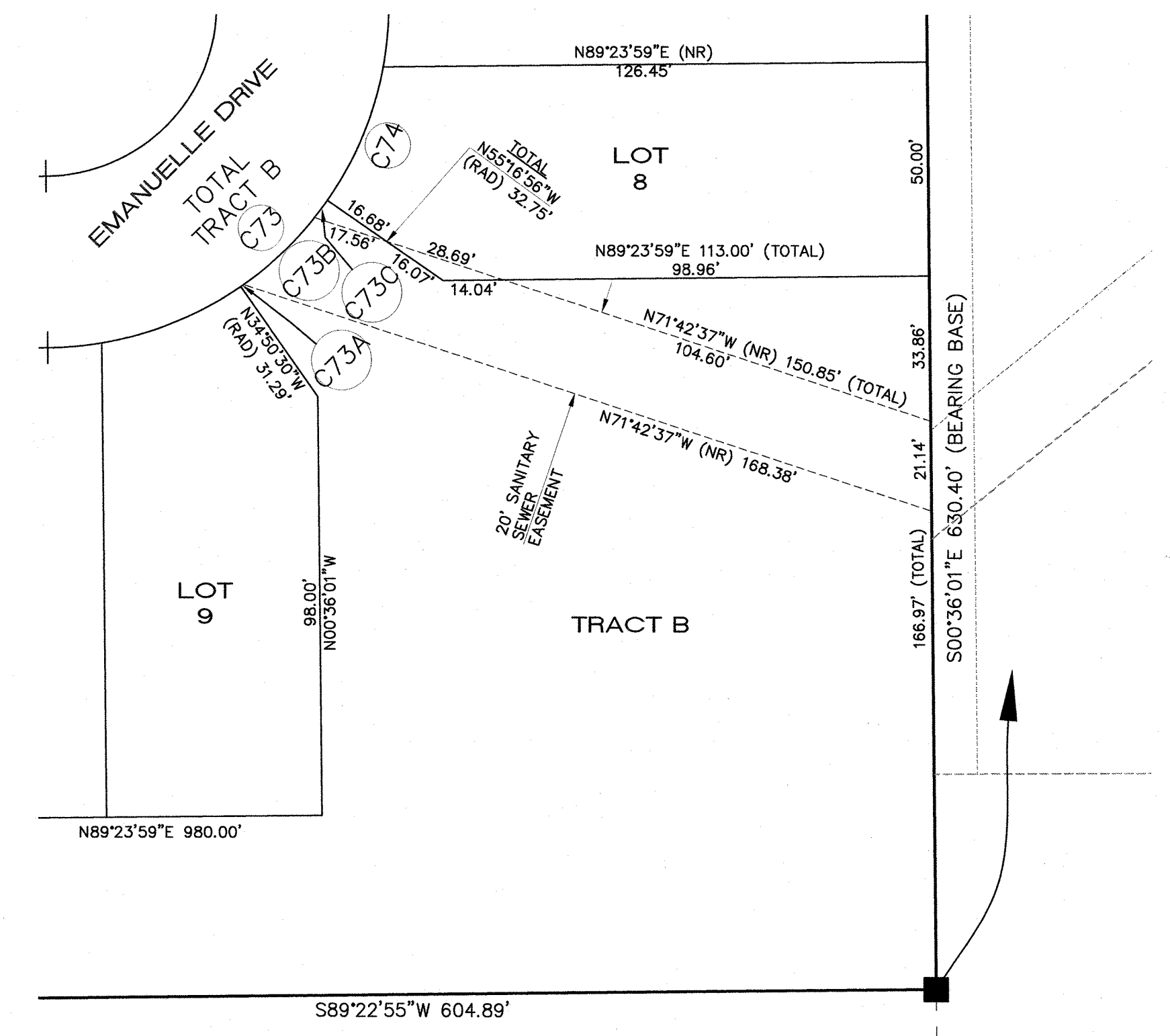
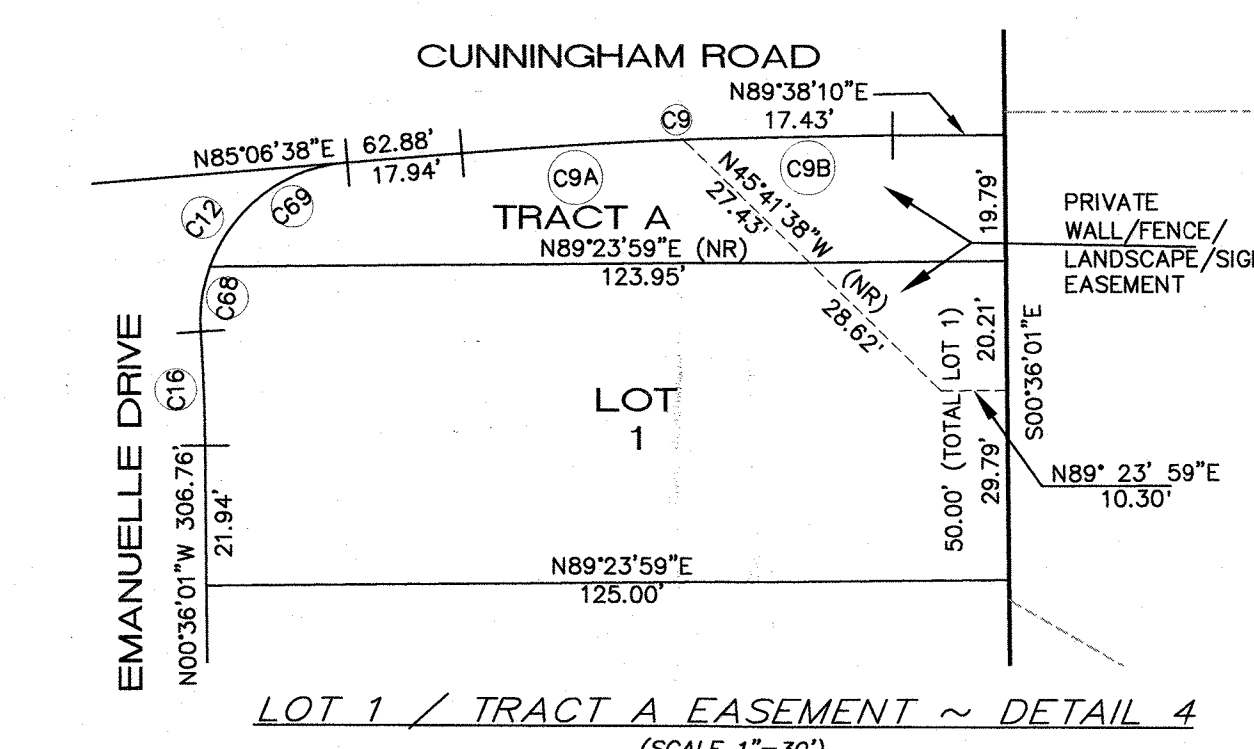
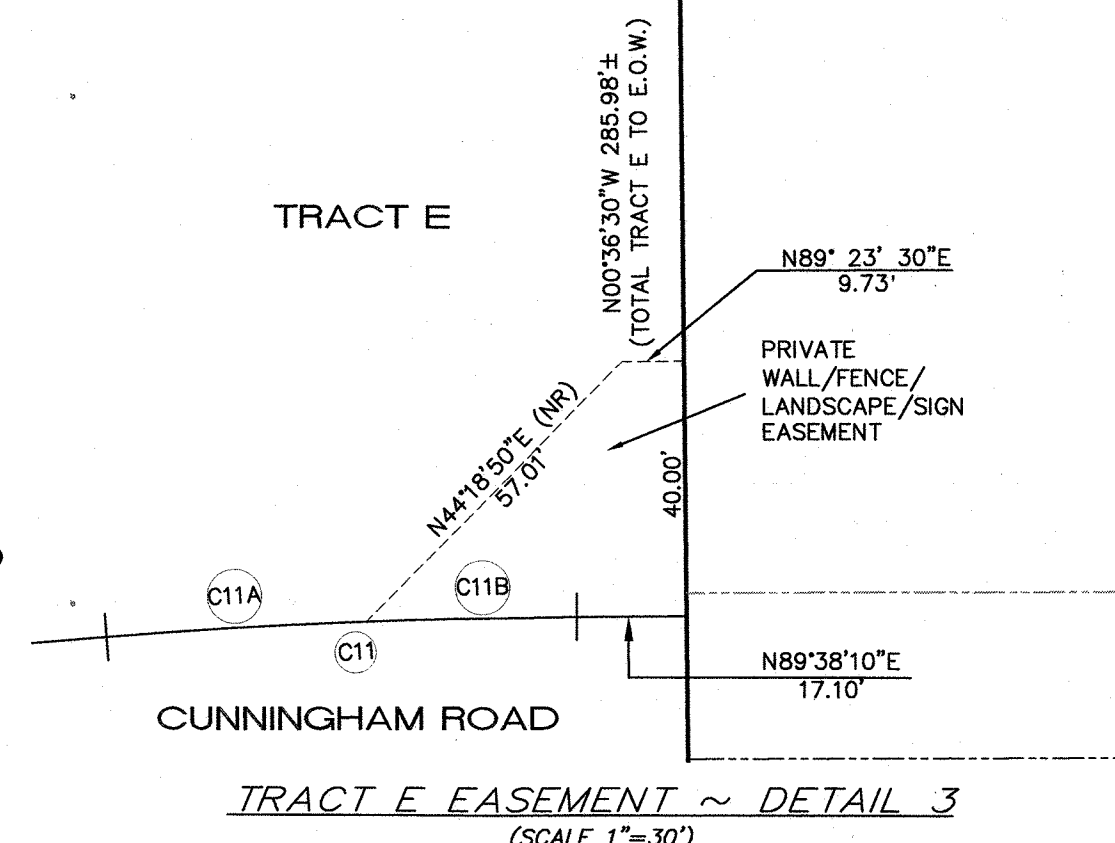
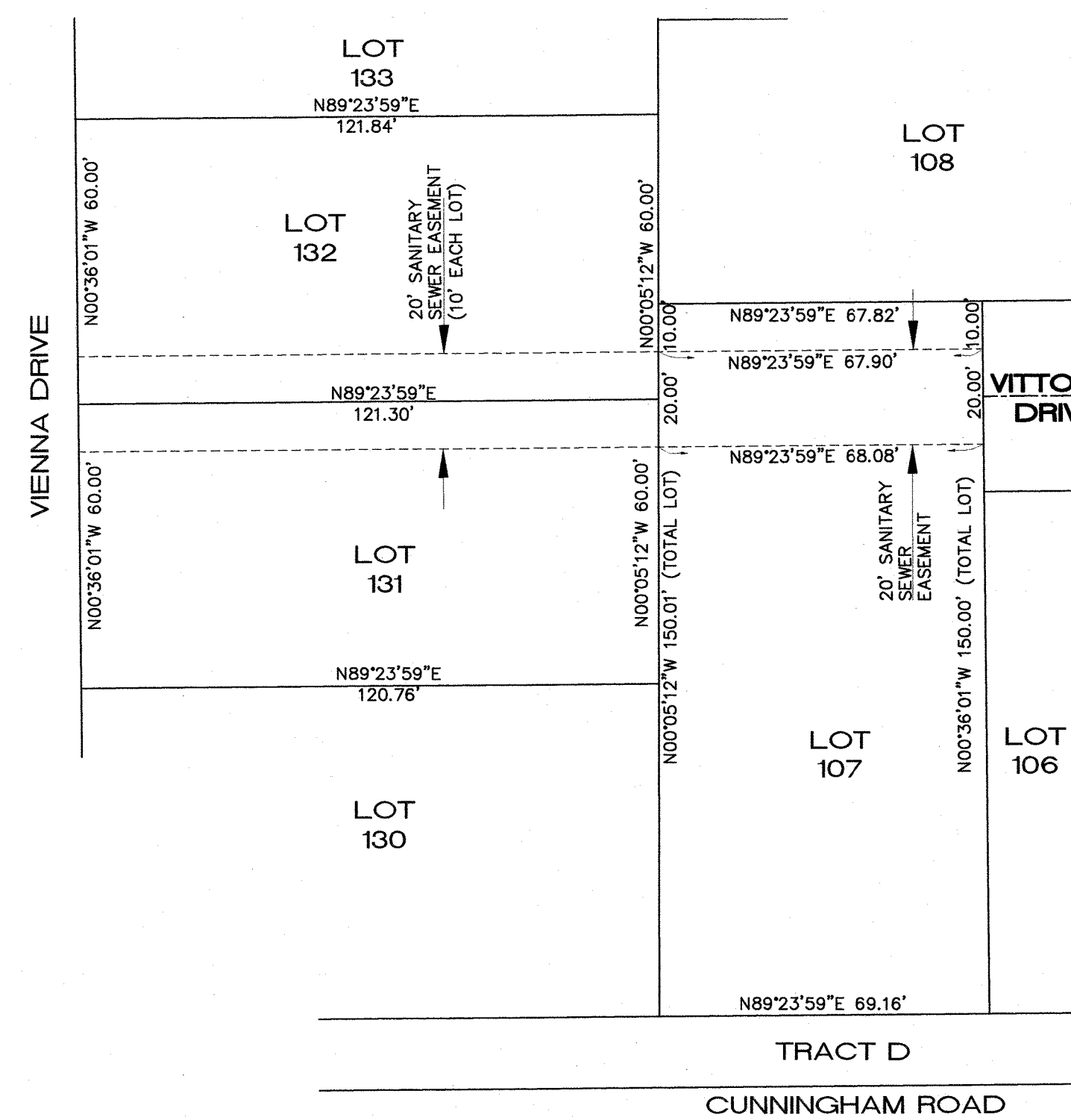
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C11	73.46'	930.00'	04° 31' 33"	73.44'	N87° 22' 24"E
C11A	40.56'	930.00'	02° 29' 56"	40.55'	N86° 21' 35"E
C11B	32.90'	930.00'	02° 01' 37"	32.90'	N88° 37' 21"E



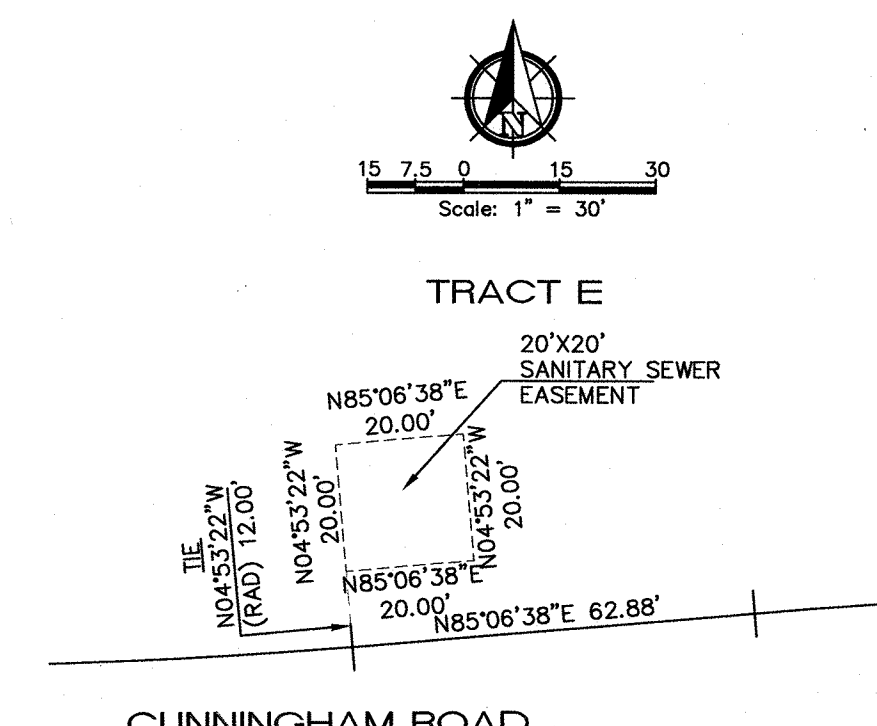
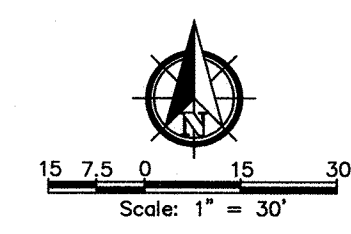
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C9	67.14'	850.00'	04° 31' 33"	67.12'	N87° 22' 24"E
C9A	34.56'	850.00'	02° 19' 46"	34.55'	N86° 16' 30"E
C9B	32.58'	850.00'	02° 11' 47"	32.58'	N88° 32' 17"E
C12	38.80'	25.00'	88° 54' 46"	35.02'	N40° 39' 14"E
C16	17.88'	320.00'	03° 12' 08"	17.88'	N02° 12' 05"W
C68	10.37'	25.00'	23° 45' 56"	10.30'	N08° 04' 49"E
C69	28.43'	25.00'	65° 08' 50"	26.92'	N52° 32' 13"E



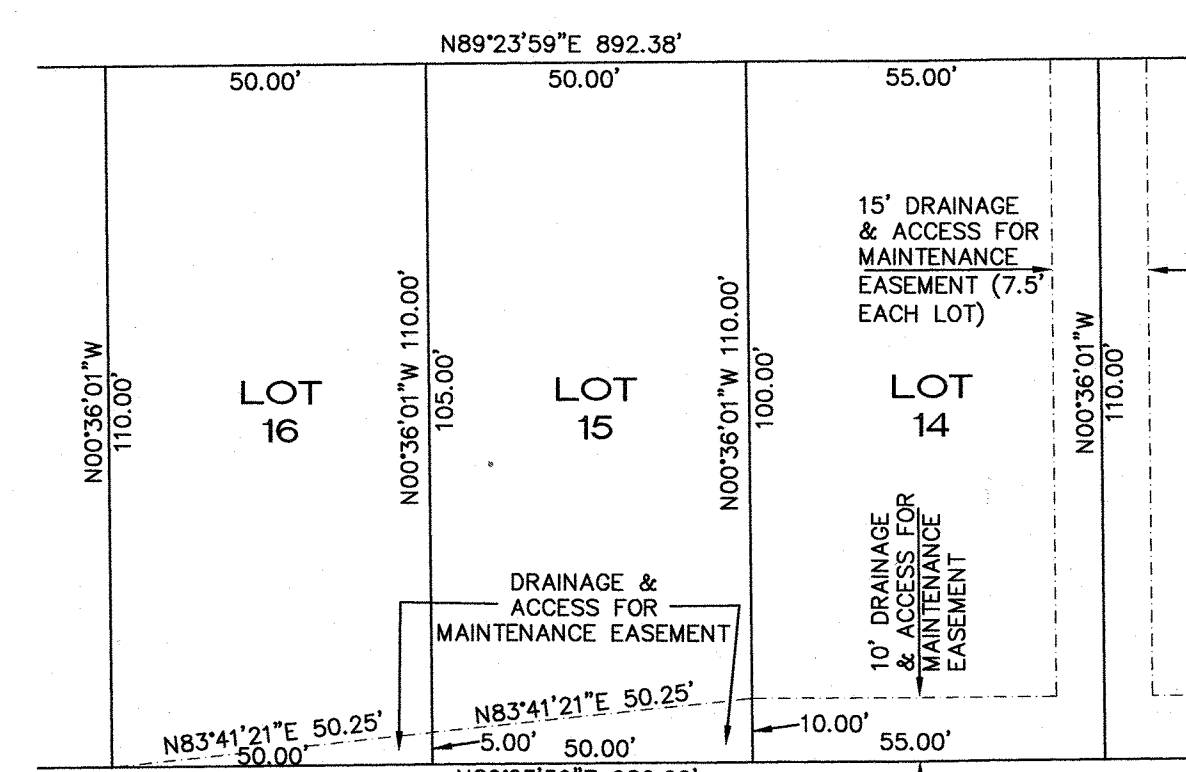
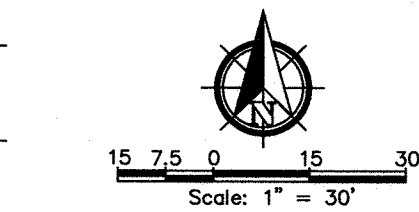
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C73	28.54'	80.00'	20° 26' 27"	28.39'	N44° 56' 17"E
C73A	0.82'	80.00'	00° 35' 04"	0.82'	N54° 51' 58"E
C73B	22.76'	80.00'	16° 17' 54"	22.68'	N46° 25' 30"E
C73C	4.97'	80.00'	03° 33' 29"	4.97'	N36° 29' 48"E
C74	34.04'	80.00'	24° 22' 39"	33.78'	N22° 31' 44"E



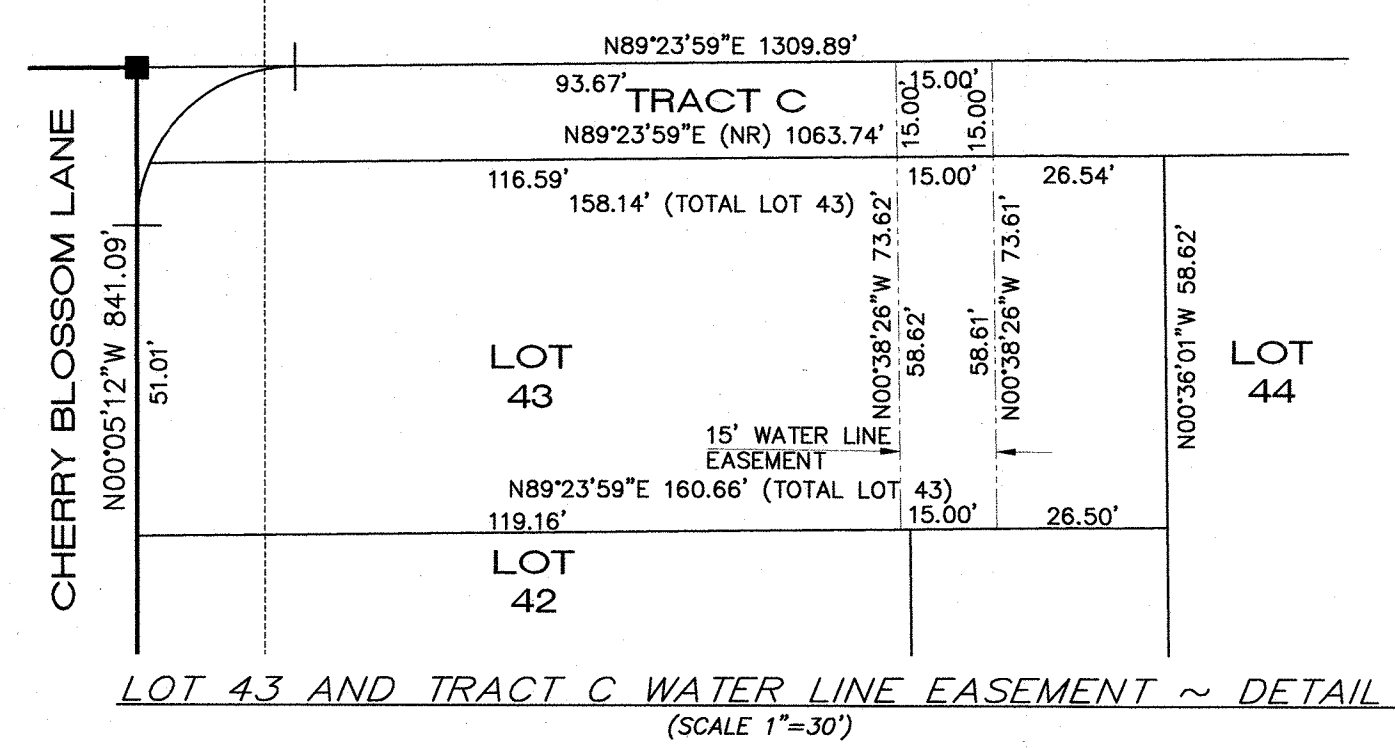
LOTS 107, 131 & 132 EASEMENT ~ DETAIL 1 (SCALE 1"=30')



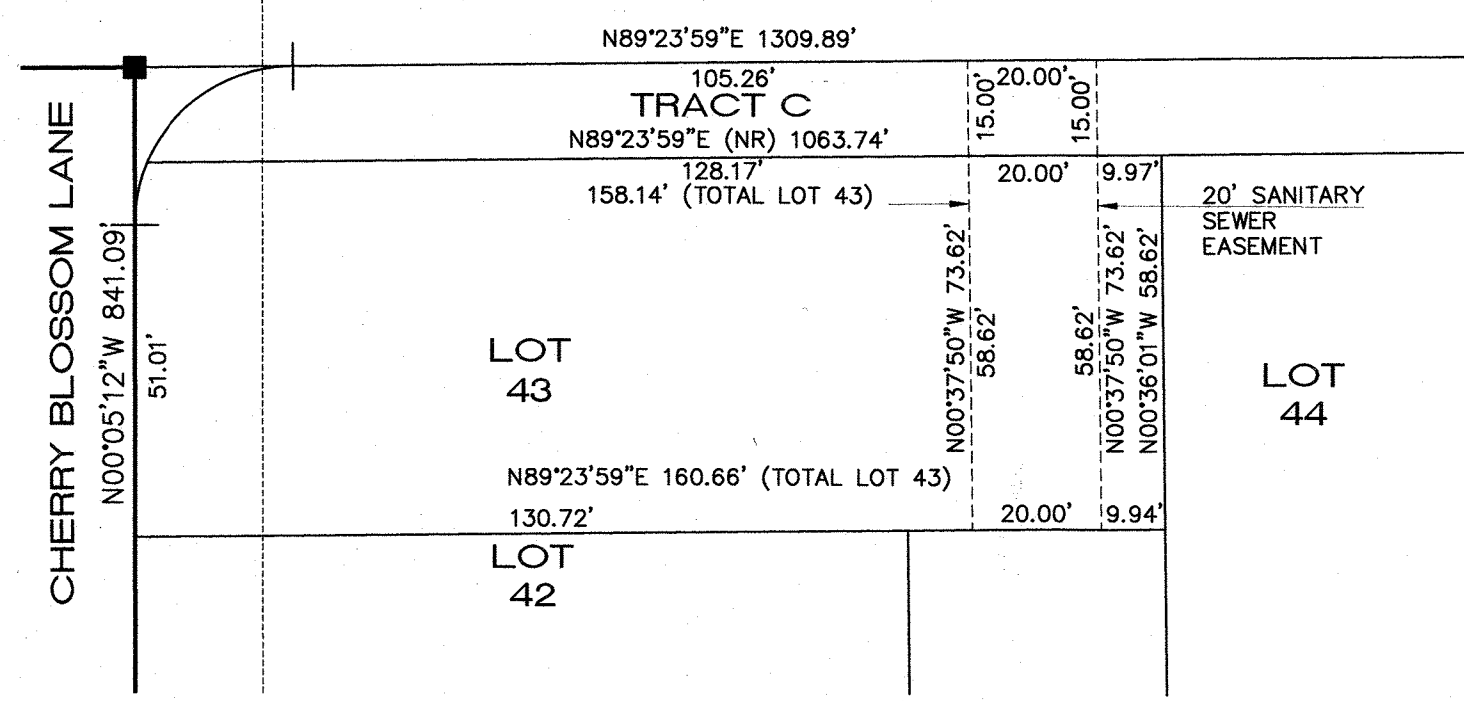
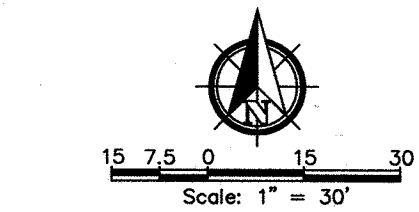
TRACT E EASEMENT ~ DETAIL 2 (SCALE 1"=30')



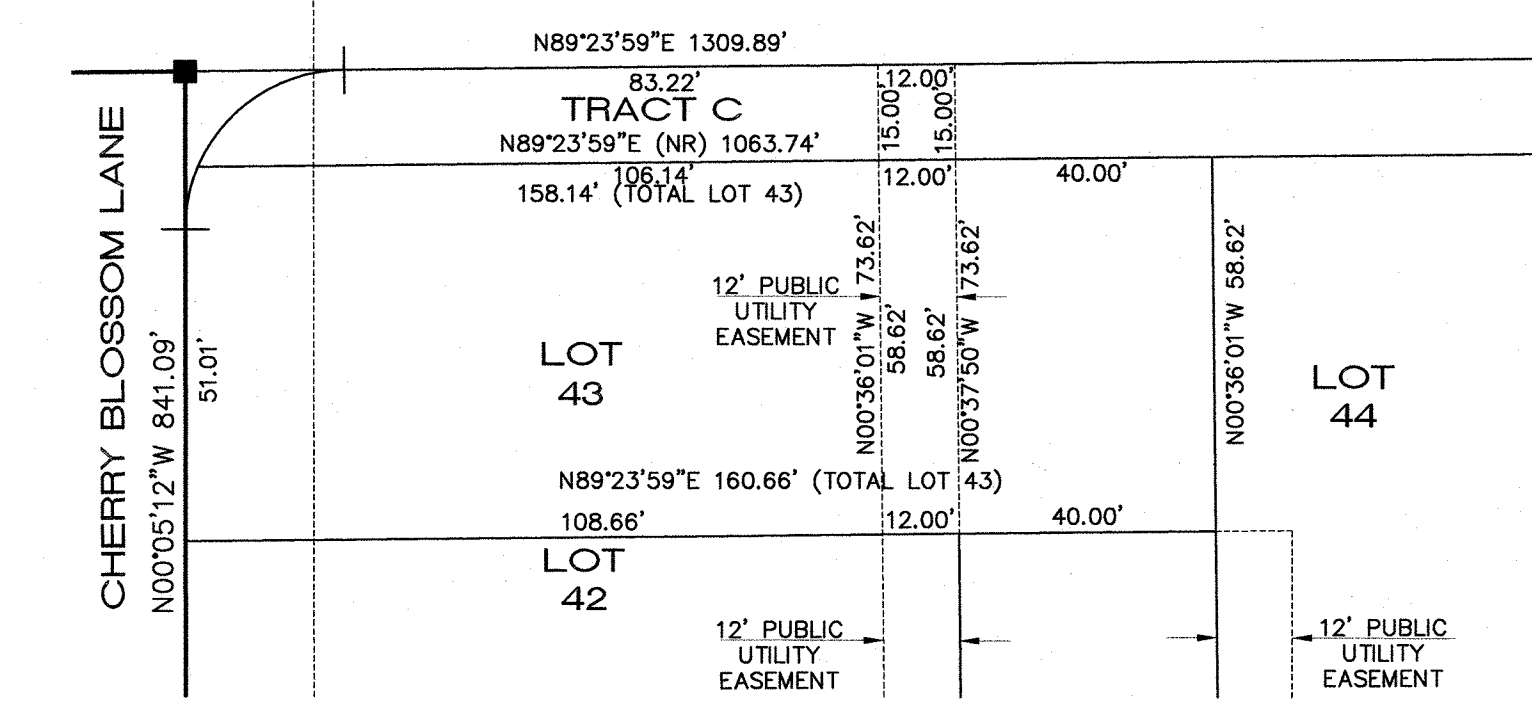
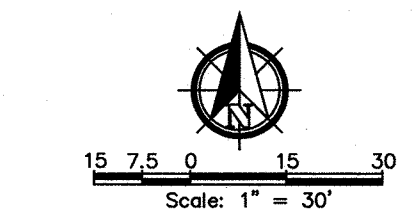
LOTS 14, 15 AND 16 EASEMENTS ~ DETAIL 6 (SCALE 1"=30')



LOT 43 AND TRACT C WATER LINE EASEMENT ~ DETAIL 7 (SCALE 1"=30')



LOT 43 AND TRACT C SANITARY SEWER EASEMENT ~ DETAIL 8 (SCALE 1"=30')



LOT 43 AND TRACT C PUBLIC UTILITY EASEMENT ~ DETAIL 9 (SCALE 1"=30')

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Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819



INSTR # 2020034878
 BK 176 Pgs 40-42 PG(s)3
 RECORDED 02/14/2020 10:34:48 AM
 STACY M. BUTTERFIELD, CLERK OF COURT
 POLK COUNTY
 RECORDING FEES \$60.00
 RECORDED BY shauruss

**Plat Name: Villamar Phase 2A
 (Winter Haven)**

**Section 23
 Township 29 South
 Range 26 East**

STATE OF FLORIDA
 COUNTY OF POLK

FILED FOR RECORD this 14th day of February, 2020

Recorded in Plat Book: 176
 Page(s) ----- 40-42

Record verified 2/14/2020

Stacy M. Butterfield
 Clerk of Circuit Court

By: *Jennifer Leidinger*
 Jennifer Leidinger
 Deputy Clerk



NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP
FCM - FOUND CONCRETE MONUMENT AS NOTED
FIR - FOUND IRON ROD AND CAP
FIP - FOUND IRON PIPE AS NOTED
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(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
FND = FOUND
IR&C = IRON ROD AND CAP AS NOTED

VILLAMAR PHASE 2A

SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

APPROVAL: CITY SURVEYOR (CONSULTANT)

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN

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.

REVIEWING SURVEYOR: [Signature] DATE: 2/13/20
PRINTED NAME: Nicholas DiGiovanna PS# 6708

APPROVAL: PLANNING DIVISION

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN

THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN PLANNING DIVISION THIS 11 DAY OF February, 2020.

APPROVED: [Signature] DIRECTOR - WINTER HAVEN, FLORIDA

APPROVAL: ENGINEERING SERVICES DIVISION

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN

THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN ENGINEERING SERVICES DIVISION THIS 12 DAY OF February, 2020.

APPROVED: [Signature] AMIN HANJAN, P.E. CITY ENGINEER WINTER HAVEN, FLORIDA

CITY COMMISSION APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN

THIS PLAT HAS RECEIVED FINAL APPROVAL BY THE CITY COMMISSION OF THE CITY OF WINTER HAVEN, FLORIDA IN AN OPEN MEETING THIS 14th DAY OF February, 2020.

BY: [Signature] MAYOR ATTEST: [Signature] CITY 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 HAS BEEN ACCEPTED FOR RECORDING THIS 14th DAY OF February, 2020.

[Signature] Stacy M. Butterfield, Clerk of the Circuit Court
By: Jennifer Leidinger, Deputy Clerk

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT HIGHLAND SUMNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "VILLAMAR PHASE 2A" TO BE MADE AND HEREBY DEDICATES THE INTERNAL STREETS, ROADS AND RIGHTS-OF-WAY DEPICTED HEREON TO INCLUDE ALL OF THE STORMWATER PIPING AND STRUCTURES TOGETHER WITH THE STORMWATER SYSTEM SWALES AND RETENTION AREAS TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE BY THE PUBLIC, AND HEREBY DEDICATES TO THE PUBLIC, INCLUDING BUT NOT LIMITED TO THE CITY OF WINTER HAVEN, ITS SUCCESSORS AND ASSIGNS, FOREVER, THE PUBLIC UTILITY EASEMENTS DEPICTED HEREON; AND HEREBY DEDICATES TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, THE DRAINAGE & ACCESS FOR MAINTENANCE EASEMENTS; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE CITY OF WINTER HAVEN, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN.

[Signature] Warren K. Heath II, Manager
Witness to Warren K. Heath II: [Signature] Philip Allende
Witness to Warren K. Heath II: [Signature] Nicholas Rodriguez

HIGHLAND SUMNER, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY HEATH CONSTRUCTION AND MANAGEMENT, LLC
ITS MANAGER
BY: [Signature] Warren K. Heath II
PRINTED NAME: WARREN K. HEATH, II
TITLE: MANAGER

ACKNOWLEDGMENT (HIGHLAND SUMNER, LLC):

STATE OF FLORIDA, COUNTY OF POLK

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF February, 2020, BY WARREN K. HEATH, II, AS MANAGER OF HEATH CONSTRUCTION AND MANAGEMENT, LLC, MANAGER OF HIGHLAND SUMNER, LLC, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

[Signature] Donna Jones, Notary Public
MY COMMISSION EXPIRES: 6-17-22

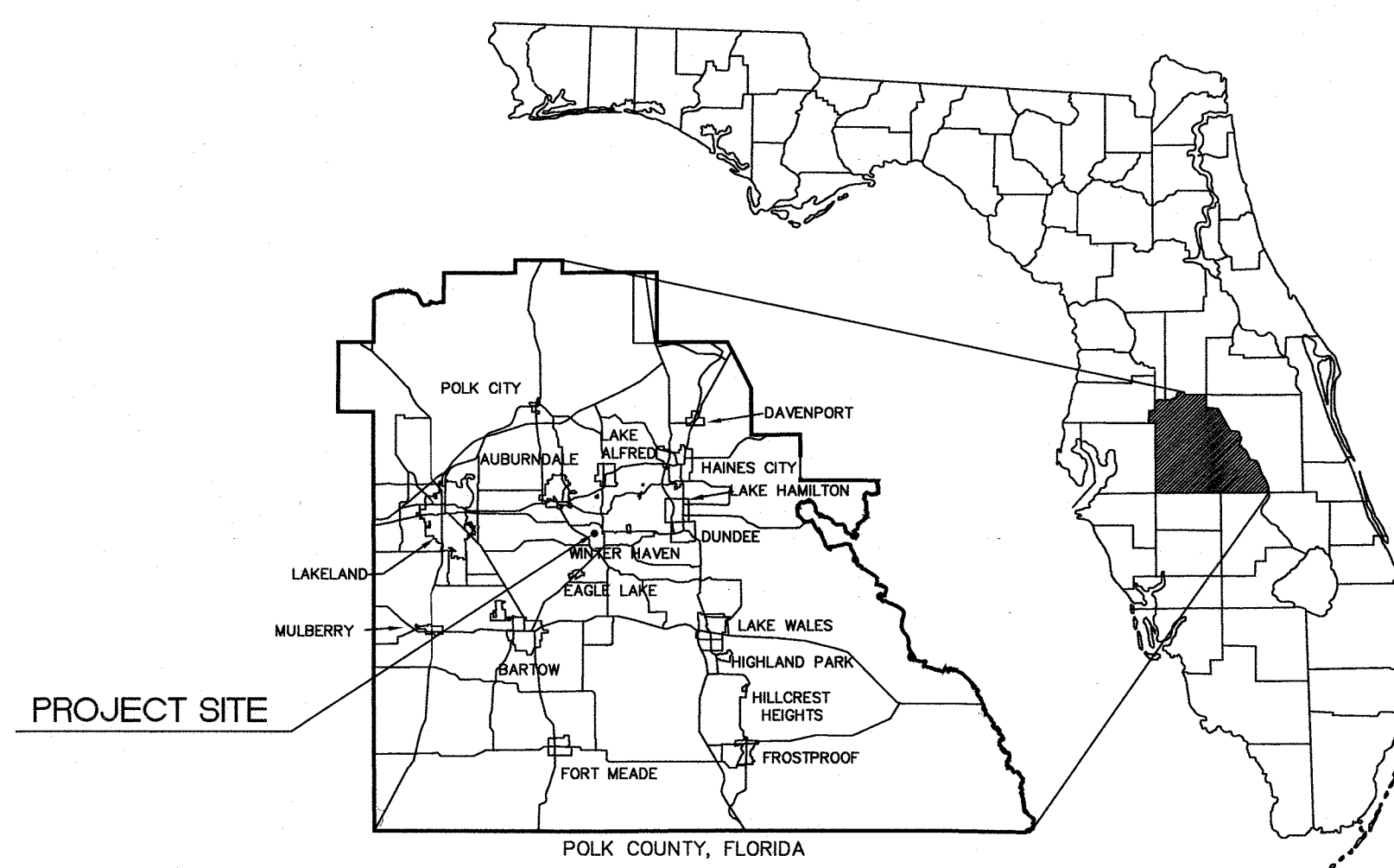
PREPARING SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "VILLAMAR PHASE 2A" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL P.C.P.'S AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.

[Signature] Bryan A. Zelmer, Professional Surveyor and Mapper
DATE: 2-10-2020
REGISTRATION NO. 7148
PENNONI ASSOCIATES, INC.
REGISTRATION NO. 8126

PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819



VICINITY MAP (NO SCALE) LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23 AND RUN THENCE S00°36'01"E ALONG THE EAST BOUNDARY THEREOF ALSO BEING THE WEST BOUNDARY OF CRESCENT VIEW SUBDIVISION AS RECORDED IN PLAT BOOK 142, PAGE 18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 630.40 FEET TO THE NORTH BOUNDARY OF SUNDANCE RANCH ESTATES AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID SUNDANCE RANCH ESTATES FOR THE NEXT THREE CALLS RUN S89°22'55"W, 604.89 FEET; THENCE S00°37'04"E, 269.91 FEET; THENCE S89°55'02"W, 685.14 FEET TO THE EASTERLY RIGHT OF WAY OF CHERRY BLOSSOM LANE; RUN THENCE N00°05'12"W ALONG SAID RIGHT OF WAY, 841.09 FEET; THENCE S89°23'59"W, 244.27 FEET; THENCE N00°36'01"W, 61.72 FEET TO THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°37'08"W ALONG SAID SOUTH BOUNDARY, 755.01 FEET; THENCE N00°36'01"W, 124.17 FEET TO THE POINT OF BEGINNING; THENCE N89°23'59"E, 790.00 FEET; THENCE N00°36'01"W, 85.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N45°36'01"W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; THENCE N00°36'01"W, 40.00 FEET TO A POINT OF CURVE CONCAVE NORTH; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N00°36'01"W, 170.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N45°36'01"W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE S89°23'59"W, 493.21 FEET; THENCE N00°36'01"W, 166.69 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°31'30"W ALONG SAID NORTH BOUNDARY, 305.00 FEET; THENCE S00°36'01"E, 127.95 FEET; THENCE S89°23'59"W, 106.79 FEET; THENCE S00°36'01"E, 325.00 FEET; THENCE N89°23'59"E, 150.00 FEET; THENCE S00°36'01"E, 85.00 FEET TO THE POINT OF BEGINNING

CDD ACCEPTANCE:

STATE OF FLORIDA, COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

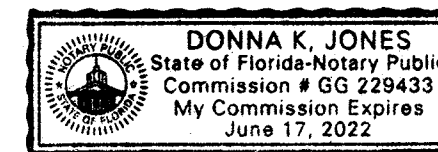
[Signature] Michael H. Cassidy, Villamar Community Development District
Witness: [Signature] Phillip Allende

CDD ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK

BEFORE ME APPEARED Warren K. Heath II, Chairman of Villamar Community Development District, who is personally known to me and who did not take an oath and who executed the foregoing dedication this 10th day of February, 2020.

[Signature] Donna Jones, Notary Public
MY COMMISSION EXPIRES: 6-17-22



TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

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.

SURVEYOR'S NOTES:

- 1. BEARINGS ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AS SOUTH 00°36'01" EAST - ASSUMED BETWEEN FOUND FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8126" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE BY PENNONI ASSOCIATES, INC. IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-8126" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0535 H, EFFECTIVE DATE OF 12/22/2016.
9. THE COORDINATES SHOWN HEREON, IF ANY, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

SURVEYOR'S REPORT:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE OPINION PREPARED BY STRAUGHN & TURNER, P.A., DATED DECEMBER 5, 2019, WHICH WAS RELIED UPON AS BEING COMPLETE AND CORRECT. ACCORDING TO SAID TITLE OPINION: "THE ONLY LIENS, EASEMENTS, JUDGEMENTS, MORTGAGES AND OTHER ENCUMBRANCES ON THE PROPERTY ARE LISTED BELOW"

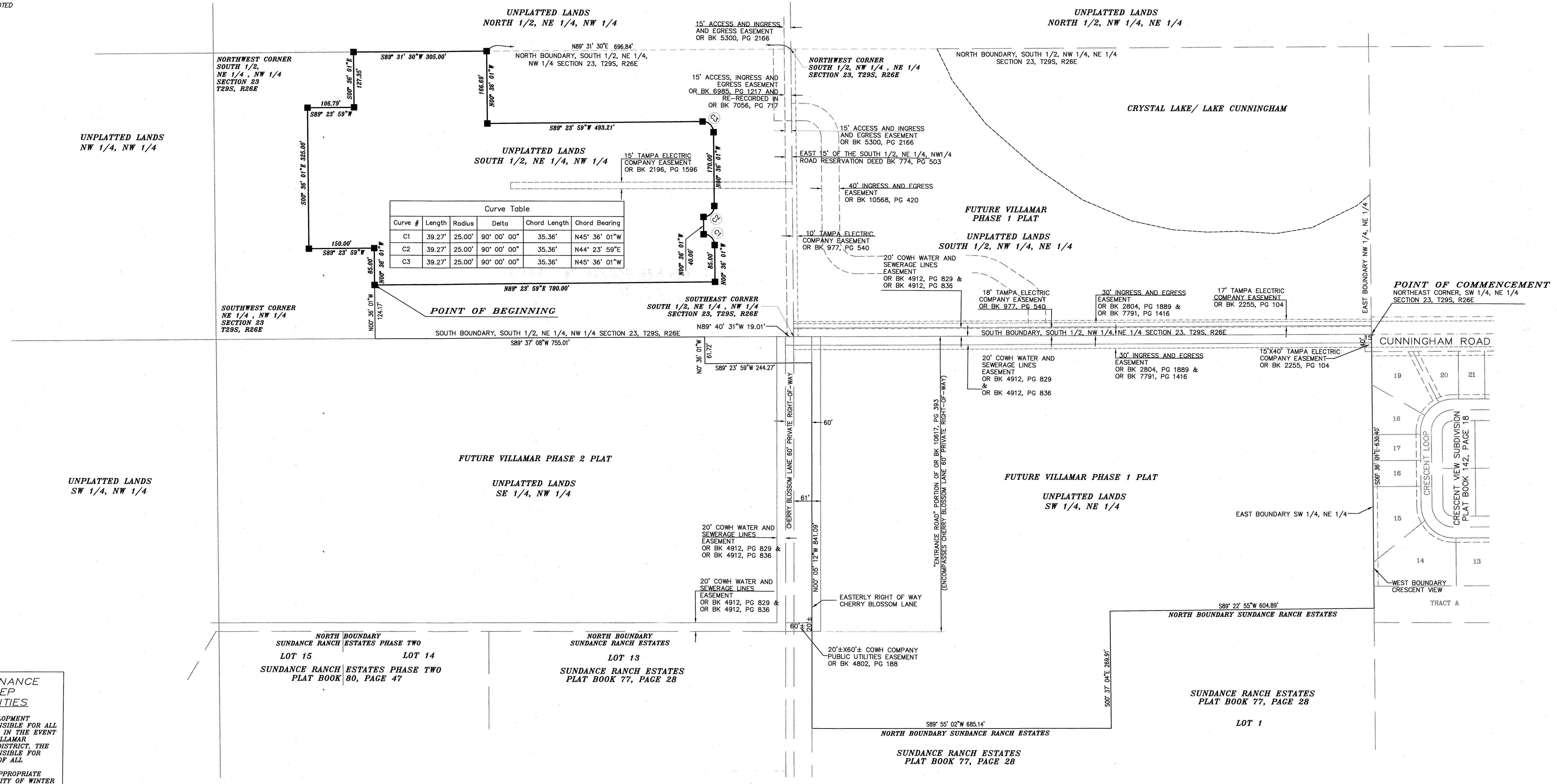
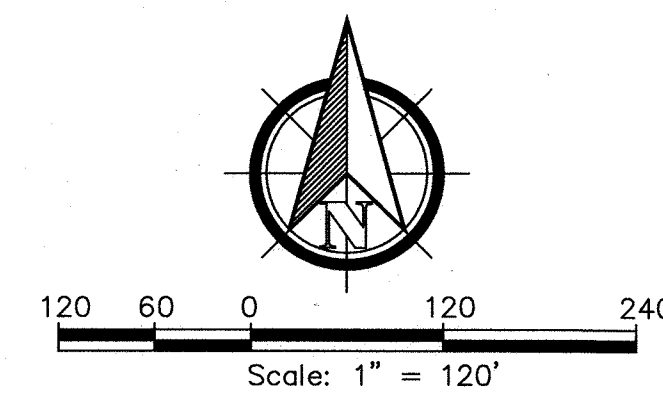
- 1. EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN O.R. BOOK 2196, PAGE 1596, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
2. EASEMENT AGREEMENT RECORDED IN O.R. BOOK 6985, PAGE 1217, AND RE-RECORDED IN O.R. BOOK 7056, PAGE 717, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT].
3. EASEMENT AGREEMENT RECORDED IN O.R. BOOK 10568, PAGE 420, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: EASEMENT DEPICTED ON PLAT - RECORDED DOCUMENT CONTAINS FOLLOWING STATEMENT: "THIS EASEMENT SHALL AUTOMATICALLY TERMINATE AS TO THAT PORTION OF THE EASEMENT PROPERTY THAT IS CONTAINED ON SUCH PLAT"].
4. NOTICE OF ESTABLISHMENT OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 10688, PAGE 1653, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
5. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. 10705, PAGE 2236, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
6. VILLAMAR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD RECORDED IN O.R. BOOK 10745, PAGE 1168, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
7. TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENTS RECORDED IN O.R. BOOK 10819, PAGE 451, PUBLIC RECORDS OF POLK COUNTY, FLORIDA [SURVEYOR'S NOTE: APPEARS TO BE A "BLANKET EASEMENT" THAT ENCOMPASSES BOUNDARY OF THIS SUBDIVISION].
8. AGREEMENT BETWEEN THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, HIGHLAND CASSIDY, LLC, CASSIDY PROPERTIES, INC. AND HIGHLAND SUMNER, LLC REGARDING TRUE-UP AS TO SERIES 2019 ASSESSMENTS AS RECORDED IN O.R. BOOK 10892, PAGE 1570, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
9. DECLARATION OF CONSENT TO JURISDICTION OF VILLAMAR COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN O.R. BOOK 10892, PAGE 1617, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
10. COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RELATING TO SERIES 2019 PROJECT RECORDED IN O.R. BOOK 10892, PAGE 1624, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
11. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 10946, PAGE 936, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
12. VILLAMAR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR SPECIAL ASSESSMENT BONDS, SERIES 2019 RECORDED IN O.R. BOOK 10946, PAGE 949, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
13. ANY LIENS CREATED OR LEVIED PURSUANT TO CHS. 190, 170, AND 197, F.S., PERTAINING TO COMMUNITY DEVELOPMENT DISTRICTS.

VILLAMAR PHASE 2A

SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST,
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
"PCP LB-8126" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"
CONCRETE MONUMENT AND CAP "PRM LB-8126"
- FCM - FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AND CAP "PSM 5130" - UNLESS NOTED OTHERWISE
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
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- NAVD 1988 = NORTH AMERICA VERTICAL DATUM OF 1988
- T29S = TOWNSHIP 29 SOUTH
- R26E = RANGE 26 EAST
- SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- COWH = CITY OF WINTER HAVEN
- CDD = COMMUNITY DEVELOPMENT DISTRICT



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W
C2	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59"E
C3	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01"W

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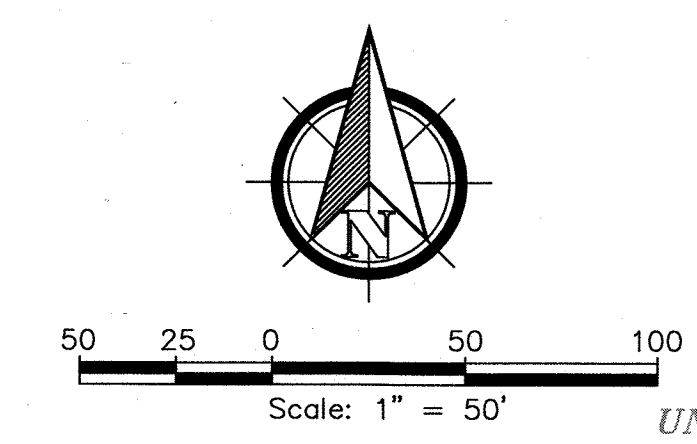
"OVERALL" EXTERNAL BOUNDARY
(SCALE: 1"=120')

PENNONI ASSOCIATES INC.
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Winter Haven, FL 33880
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VILLAMAR PHASE 2A

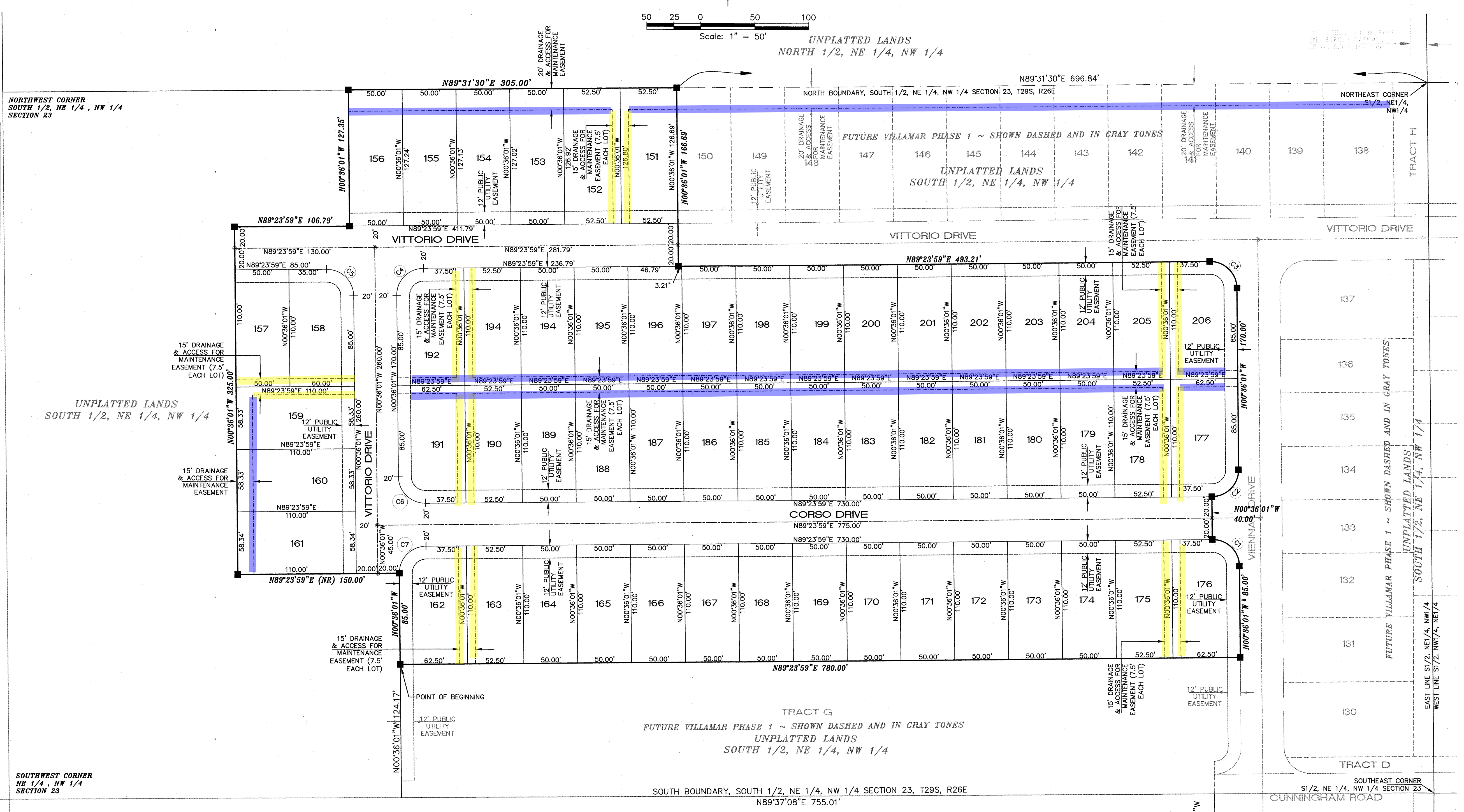
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CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

- NOTES AND LEGEND**
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 - ⊗ SIR - SET 5/8" IRON ROD AND CAP "LB-8126 (POINT ON LINE)"
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Curve Table

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C6	39.27'	25.00'	90° 00' 00"	35.36'	N45° 36' 01" W
C7	39.27'	25.00'	90° 00' 00"	35.36'	N44° 23' 59" E



TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT. THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

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.

Pennoni Associates Inc.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819

VILLAMAR PHASE 3

A PLAT OF PORTIONS OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

LEGEND:

- ⊙ = PCP (PERMANENT CONTROL POINT)
- ⊙ = SET PK, NAIL & DISK "PCP LB-8126", UNLESS OTHERWISE NOTED
- ⊙ FPK-FOUND PK NAIL & DISK "PCP LB-8126"
- = FRM (PERMANENT REFERENCE MONUMENT)
- = SET 4" X 4" CONCRETE MONUMENT AND CAP "FRM LB-8126"
- ⊕ = AND
- ⊖ = FCM (FOUND CONCRETE MONUMENT) "FRM LB-8126", UNLESS OTHERWISE NOTED
- ± = MORE OR LESS / PLUS OR MINUS
- W = WETLAND ZONE
- DK = BOOK
- BLDG = BUILDING
- BM = BENCHMARK
- CT = CURVE LABEL (SEE CURVE TABLES)
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- CB = CHORD BEARING
- CL = CHORD LENGTH
- CONC. = CONCRETE
- ⊕ = CENTERLINE
- D/A = CENTRAL ANGLE (DELTA)
- EA = EACH
- ELEV = ELEVATION

- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FND = FOUND
- ID = IDENTIFICATION
- IR = IRON ROD
- L = INFORMATION PER LEGAL DESCRIPTION
- L1 = ARC LENGTH
- L2 = LINE LABEL (SEE LINE TABLES)
- LB = LICENSED BUSINESS
- N&D = NAIL AND DISK
- NO./# = NUMBER
- (NR) = NON-RADIAL
- OR = OFFICIAL RECORDS
- (P) = PLATTED INFORMATION PER PLAT BOOK 77, PAGE 28
- PB = PLAT BOOK
- PG = PAGE
- PGS = PAGES
- PK = PARKER KALON NAIL
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- (R) = RADIAL
- R/W = RIGHT-OF-WAY
- R = RADIUS
- SSE = SANITARY SEWER EASEMENT
- T = TANGENT LENGTH
- UE = UTILITY EASEMENT

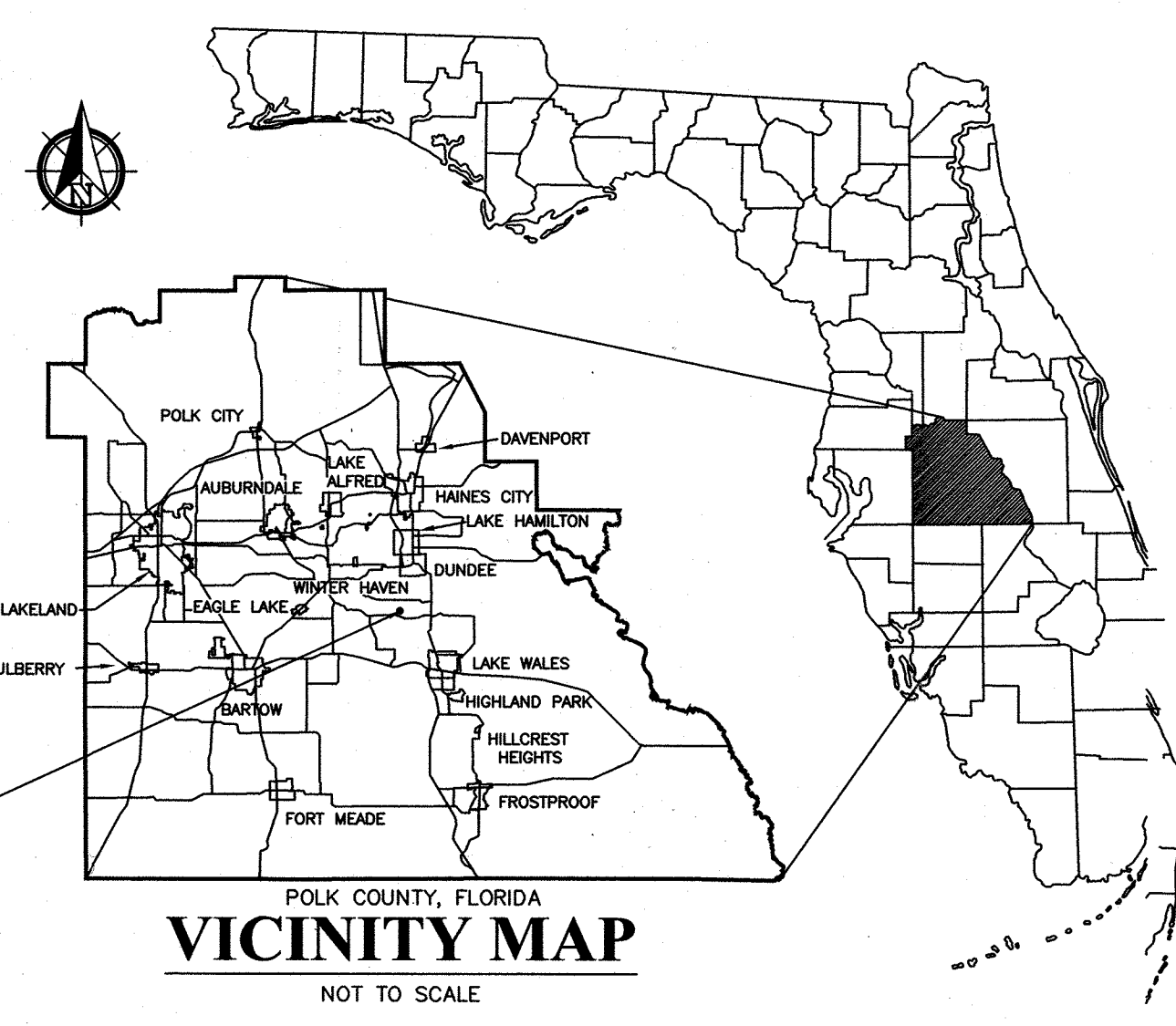
SURVEYOR'S NOTES:

- BEARINGS BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83), ADJUSTMENT 1990, WEST ZONE, THE NORTH LINE OF "SUNDANCE RANCH ESTATES PHASE TWO", PLAT BOOK 80, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING SOUTH 89°50'17" WEST.
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "PENNONI LB-8126" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A FRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE BY PENNONI ASSOCIATES, INC. IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- PCP'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "PENNONI LB-8126" - UNLESS OTHERWISE NOTED.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- THE PLATTED LANDS ARE LOCATED WITHIN ZONES "X", "A" AND "E" (BASE FLOOD ELEVATIONS 136.6' & 136.7'), AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 12105C0303R, EFFECTIVE DECEMBER 22, 2015, FOR COMMUNITY PANEL NUMBER 120261 0530 G, IN POLK COUNTY, FLORIDA, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE COORDINATES SHOWN HEREON, IF ANY, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
- ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY (NAD 83) BENCHMARK "Y 736", BEING 125.37 FEET, ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).

SURVEYOR'S REPORT:

THIS PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE OPINION PREPARED BY STRAUGHN & TURNER, P.A., DATED AUGUST 18, 2021, WHICH WAS RELIED UPON AS BEING COMPLETE AND CORRECT, ACCORDING TO SAID TITLE OPINION: "THE ONLY LIENS, EASEMENTS, JUDGEMENTS, MORTGAGES AND OTHER ENCUMBRANCES ON THE PROPERTY ARE LISTED BELOW."

- MORTGAGE TO D.R. HORTON, INC., MORTGAGEE(S), RECORDED IN O.R. BOOK 11508, PAGE 1042, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- MORTGAGE TO MERITAGE HOMES OF FLORIDA, INC., MORTGAGEE(S), RECORDED IN O.R. BOOK 11582, PAGE 421, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- NOTICE OF ESTABLISHMENT OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 10688, PAGE 1653, VILLAMAR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS AND GOVERNMENT LIEN OF RECORD RECORDED IN O.R. 10745, PAGE 1158, DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 10246, PAGE 938, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- EASEMENTS IN FAVOR OF THE CITY OF WINTER HAVEN RECORDED IN O.R. BOOK 4912, PAGE 829 AND O.R. BOOK 4912, PAGE 836, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [EASEMENTS SHOWN ON PLAT].
- TEMPORARY ACCESS AND CONSTRUCTION EASEMENT RECORDED IN O.R. BOOK 10819, PAGE 458, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [BLANKET EASEMENT AFFECTING THIS PLAT].
- TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 10819, PAGE 451, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [BLANKET EASEMENT AFFECTING THIS PLAT].
- TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 10819, PAGE 443, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [BLANKET EASEMENT AFFECTING THIS PLAT].
- EASEMENT IN FAVOR OF THE CITY OF WINTER HAVEN RECORDED IN O.R. BOOK 11133, PAGE 2, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [EASEMENT SHOWN ON PLAT].
- EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN O.R. BOOK 11022, PAGE 1225, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [THE WIDTH OF THE EASEMENT IS 15 FEET, BEING 7.5 FEET ON EACH SIDE OF THE CENTERLINE OF FACILITIES AS INSTALLED OR TO BE CONSTRUCTED ACROSS THE LANDS OF THIS PLAT, THEREFORE ARE NOT AND CAN NOT BE DEPICTED ON THIS PLAT].
- EASEMENT IN FAVOR OF THE CITY OF WINTER HAVEN RECORDED IN O.R. BOOK 11133, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [EASEMENT SHOWN ON PLAT].
- TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 11449, PAGE 910, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [BLANKET EASEMENT AFFECTING THIS PLAT].
- TEMPORARY ACCESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 11508, PAGE 1061, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. NOTE: THIS EASEMENT TERMINATES PURSUANT TO ITS TERMS AT SUCH TIME AS THE PLAT IS RECORDED. [EASEMENT SHOWN ON PLAT].
- ORDINANCE NO. 0-21-32 RECORDED IN O.R. BOOK 11886, PAGE 1267, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [AFFECTS THIS PLAT].
- EASEMENT AGREEMENT RECORDED IN O.R. BOOK 11582, PAGE 483, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. NOTE: THIS EASEMENT TERMINATES PURSUANT TO ITS TERMS AT SUCH TIME AS THE PLAT IS RECORDED. [EASEMENT SHOWN ON PLAT].
- EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN O.R. BOOK 11714, PAGE 1675, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [THE WIDTH OF THE EASEMENT IS 15 FEET, BEING 7.5 FEET ON EACH SIDE OF THE CENTERLINE OF FACILITIES AS INSTALLED OR TO BE CONSTRUCTED ACROSS THE LANDS OF THIS PLAT, THEREFORE ARE NOT AND CAN NOT BE DEPICTED ON THIS PLAT].



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 22 & 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHERRY BLOSSOM LANE OF SUNDANCE RANCH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°40'51" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 19.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID CHERRY BLOSSOM LANE; THENCE SOUTH 00°05'12" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 678.40 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID SUNDANCE RANCH ESTATES; THENCE SOUTH 89°54'40" WEST, ALONG THE NORTH LINE OF SAID LOT 13, AND THE NORTHERLY LINE OF SUNDANCE RANCH ESTATES PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 1303.55 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 30°18'12" WEST, 131.90 FEET; (2) THENCE SOUTH 00°02'26" EAST, 597.04 FEET; (3) THENCE SOUTH 89°50'17" WEST, 1447.86 FEET; (4) THENCE SOUTH 52°57'56" WEST, 162.90 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY, ACCORDING TO THE MAP THEREOF RECORDED IN MAP VS FLA L-27-17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 37°02'21" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1685.34 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°36'31" WEST, ALONG SAID WEST LINE, 140.08 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE SOUTH 89°42'34" EAST, ALONG SAID NORTH LINE, 1338.57 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE NORTH 89°43'36" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 935.14 FEET; THENCE SOUTH 00°26'50" EAST, 216.14 FEET; THENCE NORTH 89°21'46" EAST, 105.87 FEET; THENCE SOUTH 00°36'01" EAST, 350.21 FEET; THENCE NORTH 89°23'59" EAST, 63.26 FEET; THENCE SOUTH 00°32'24" EAST, 105.76 FEET; THENCE NORTH 89°54'40" EAST, 211.52 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 65.50 ACRES, MORE OR LESS.

MORTGAGEE APPROVAL: D.R. HORTON, INC.

STATE OF Florida
COUNTY OF Polk

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, MORTGAGEES OF THE LANDS SHOWN HEREON DOES HEREBY CONSENT TO AND JOIN WITH THE OWNER'S DEDICATION AS STATED HEREON.

WITNESS
PRINTED NAME: Marcelle Schott
BY: Philip Allende
WITNESS
PRINTED NAME: Philip Allende
D.R. HORTON, INC.,
A DELAWARE CORPORATION
BY: Philip Allende
PRINTED NAME: Philip Allende
TITLE: Notary Public

ACKNOWLEDGEMENT: D.R. HORTON, INC.

STATE OF Florida
COUNTY OF Polk

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF August, 2021, BY (NAME OF OFFICER) Timothy Hultgren AS Notary Secretary (TITLE OF OFFICER) OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

NOTARY PUBLIC
PRINTED NAME: Philip Allende
MY COMMISSION EXPIRES: 6/16/2025

MORTGAGEE APPROVAL: MERITAGE HOMES OF FLORIDA, INC.

STATE OF Florida
COUNTY OF Polk

KNOW ALL MEN BY THESE PRESENTS THAT MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, MORTGAGEES OF THE LANDS SHOWN HEREON DOES HEREBY CONSENT TO AND JOIN WITH THE OWNER'S DEDICATION AS STATED HEREON.

WITNESS
PRINTED NAME: Marcelle Schott
BY: Adam Schott
WITNESS
PRINTED NAME: Philip Allende
MERITAGE HOMES OF FLORIDA, INC.,
A FLORIDA CORPORATION
BY: Adam Schott
PRINTED NAME: Adam Schott
TITLE: Vice President

ACKNOWLEDGEMENT: MERITAGE HOMES OF FLORIDA, INC.

STATE OF Florida
COUNTY OF Polk

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF August, 2021, BY (NAME OF OFFICER) Adam Schott AS Vice President (TITLE OF OFFICER) OF Meritage Homes of Florida, Inc., A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

NOTARY PUBLIC
PRINTED NAME: Philip Allende
MY COMMISSION EXPIRES: 6/16/2025

CDD ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

WITNESS
PRINTED NAME: Philip Allende
BY: Phillip Allende
WITNESS
PRINTED NAME: Phillip Allende
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
BY: Phillip Allende
PRINTED NAME: Phillip Allende
TITLE: Notary Public

CDD ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF August, 2021, BY (NAME OF OFFICER) Adam Schott AS Vice President (TITLE OF OFFICER) OF VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

NOTARY PUBLIC
PRINTED NAME: Philip Allende
MY COMMISSION EXPIRES: 6/16/2025

TRACT USAGE TABLE

- TRACT A IS OPEN SPACE, COMMON AREA AND WALL/FENCE/LANDSCAPE AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT B IS OPEN SPACE, DRAINAGE/RETENTION AREA AND WETLAND PRESERVATION AREA TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- TRACT C IS A LIFT STATION TRACT DEDICATED TO THE CITY OF WINTER HAVEN.
- TRACT D-1 AND D-2 ARE AN OPEN SPACE & COMMON AREA THAT SHALL BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS E AND H ARE OPEN SPACE & DRAINAGE/RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS F AND G ARE OPEN SPACE, DRAINAGE/RETENTION AREAS AND WALL/FENCE/LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, D-1, D-2, E, G, AND H, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

WETLANDS AREA NOTE
WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MOWED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

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

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

APPROVAL: CITY SURVEYOR (CONSULTANT)

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF WINTER HAVEN

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.

REVIEWING SURVEYOR
PRINTED NAME: Robert D. Huss DATE: 8/24/21
PSM: LS 5203

APPROVAL: PLANNING DIVISION

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF WINTER HAVEN

THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN PLANNING DIVISION THIS 21st DAY OF August, 2021.

APPROVED: Philip Allende
DIRECTOR ~ WINTER HAVEN, FLORIDA

APPROVAL: ENGINEERING SERVICES DIVISION

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF WINTER HAVEN

THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN ENGINEERING SERVICES DIVISION THIS 21st DAY OF August, 2021.

APPROVED: Philip Allende
AMIN HANHAN, PE
CITY ENGINEER ~ WINTER HAVEN, FLORIDA

CITY COMMISSION APPROVAL:

STATE OF FLORIDA,
COUNTY OF POLK
CITY OF WINTER HAVEN

THIS PLAT HAS RECEIVED FINAL APPROVAL BY THE CITY COMMISSION OF THE CITY OF WINTER HAVEN, FLORIDA IN AN OPEN MEETING THIS DAY OF August, 2021.

BY: Philip Allende MAYOR
ATTEST: Vanessa Castillo CITY 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 HAS BEEN ACCEPTED FOR RECORDING THIS 21st DAY OF August, 2021.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
BY: Stephanie May Deputy Clerk

DEDICATION:

STATE OF FLORIDA,
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT VMAR DEV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "VILLAMAR PHASE 3" TO BE MADE AND HEREBY DEDICATE THE INTERNAL STREETS, ROADS AND RIGHTS-OF-WAY OF LEAMINGTON LANE, BRASSIE COURT, AUTUMN HILLS STREET, CARNOSTIE ROAD AND CARTOGATE LANE DEPICTED HEREON TO INCLUDE ALL OF THE STORMWATER PIPING AND STRUCTURES TOGETHER WITH THE STORMWATER SYSTEM SWALES AND RETENTION AREAS TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE BY THE PUBLIC, AND HEREBY DEDICATES TO THE CITY OF WINTER HAVEN, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOREVER, TRACT C AND THE PUBLIC RIGHT-OF-WAY FOR CUNNINGHAM ROAD AS DEPICTED HEREON, AND HEREBY DEDICATES TO THE PUBLIC, INCLUDING, BUT NOT LIMITED TO THE CITY OF WINTER HAVEN, ITS SUCCESSORS AND ASSIGNS, FOREVER, THE PUBLIC UTILITY EASEMENTS, THE UTILITY EASEMENT, THE UTILITY AND ACCESS EASEMENT, THE ELECTRIC EASEMENT, THE WATER LINE EASEMENT, THE RECLAIMED WATER EASEMENT AND THE SANITARY SEWER EASEMENTS DEPICTED HEREON, AND HEREBY DEDICATES TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, TRACTS "A", "B", "D-1", "D-2", "E", "F", "G", AND "H", AND "I", THE DRAINAGE & ACCESS FOR MAINTENANCE EASEMENTS; AND HEREBY GRANTS TO THE CITY OF WINTER HAVEN, FLORIDA, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INGRESS-EGRESS OVER TRACTS "A", "B", "D-1", "D-2", "E", "F", "G", AND "H" FOR ANY PUBLIC PURPOSE, AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO THE CITY OF WINTER HAVEN, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, AND ACROSS ALL THE INTERNAL STREETS, ROADS, AND RIGHT OF WAYS BEING DEDICATED TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT HEREON, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THE UTILITIES INSTALLED THEREIN.

VMAR DEV, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: Adam Rhinehart
PRINTED NAME: Adam Rhinehart
TITLE: MANAGER

ACKNOWLEDGMENT: VMAR DEV, LLC

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF August, 2021, BY (NAME OF OFFICER) ADAM RHINEHART AS MANAGER (TITLE OF OFFICER) OF VMAR DEV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

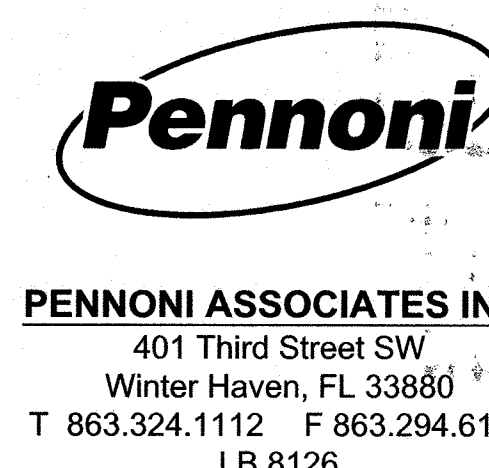
NOTARY PUBLIC
PRINTED NAME: Philip Allende
MY COMMISSION EXPIRES: 6/16/2025

PREPARING SURVEYOR'S STATEMENT:

STATE OF FLORIDA,
COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES. ALL LOT SIZES AND LOT DIMENSIONS ARE CORRECTLY SHOWN HEREON, ALL NECESSARY PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND ARE CORRECTLY SHOWN HEREON, AND ALL PERMANENT CONTROL POINTS AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED AS REQUIRED BY PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES.

BY: Robert P. DuBois DATE: 8-23-2021
ROBERT P. DUBOIS, PSM
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. LS5293
PENNONI ASSOCIATES INC.
REGISTRATION NO. 8126

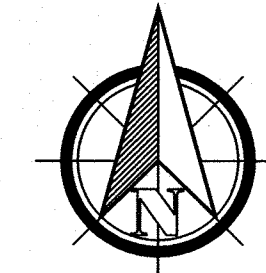


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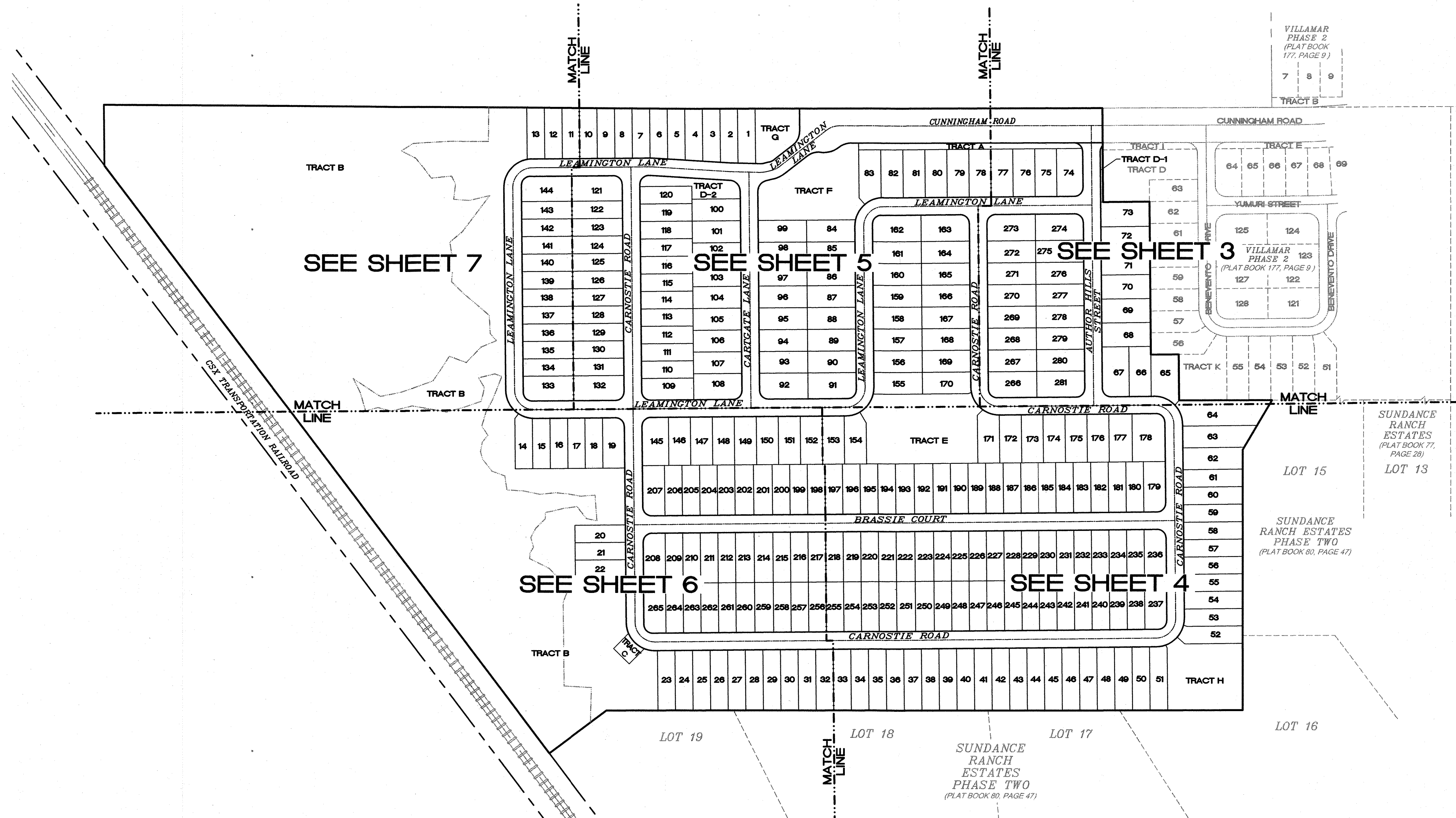
VILLAMAR PHASE 3

A PLAT OF PORTIONS OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA



Scale: 1" = 150'

- LEGEND:**
- ⊙ = PCP (PERMANENT CONTROL POINT)
 - ⊙ = SET PK, NAIL & DISK "PCP LB-8126", UNLESS OTHERWISE NOTED
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 - & = AND
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 - C = CENTERLINE
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 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FND = FOUND
 - ID. = IDENTIFICATION
 - IR = IRON ROD
 - (L) = INFORMATION PER LEGAL DESCRIPTION
 - L = ARC LENGTH
 - L1 = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
 - N&D = NAIL AND DISK
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 - OR = OFFICIAL RECORDS
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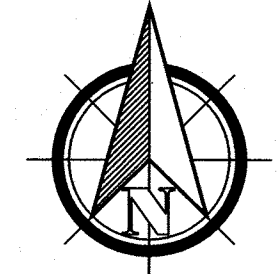
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PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

VILLAMAR PHASE 3

A PLAT OF PORTIONS OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

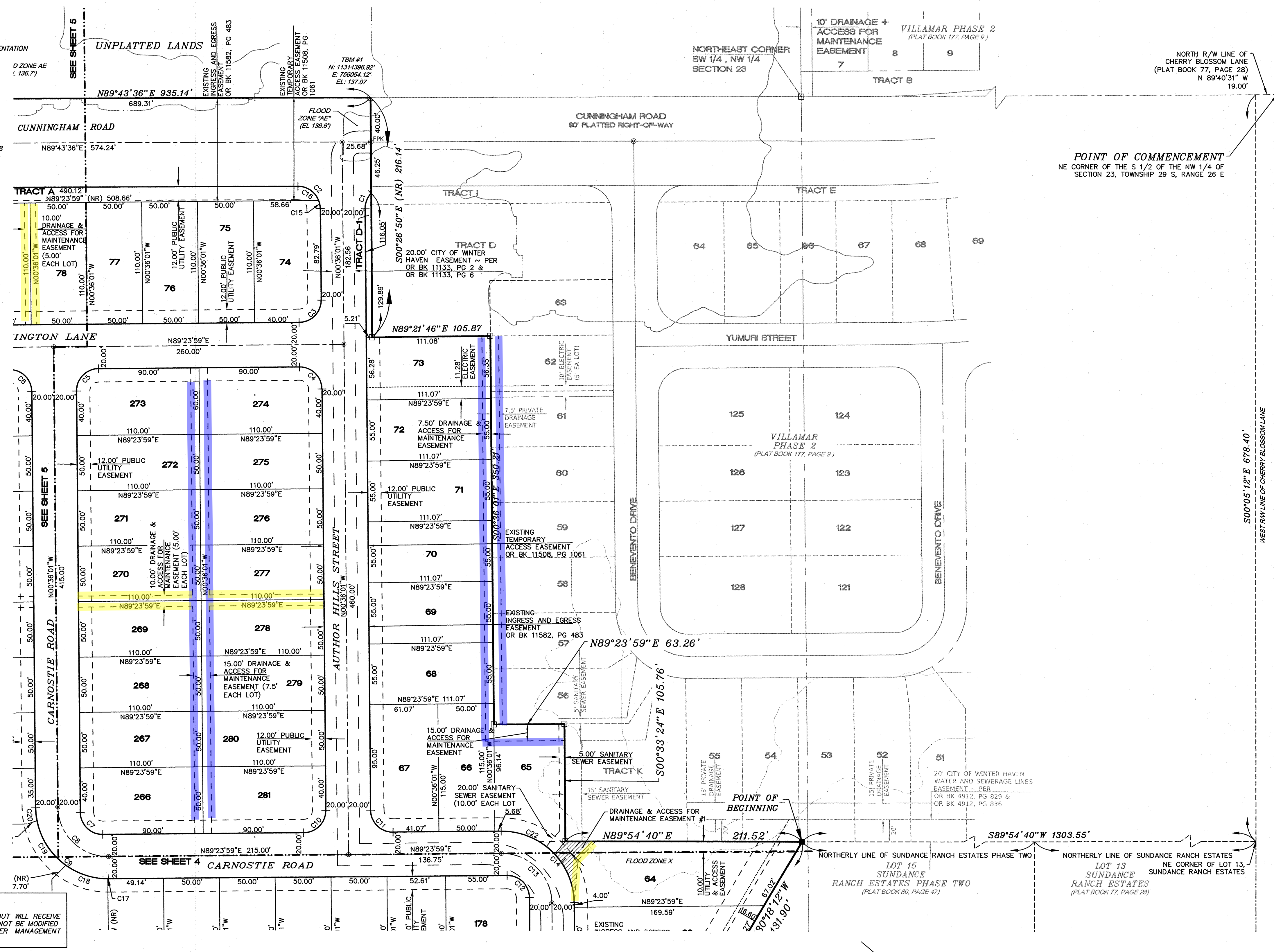


Scale: 1" = 50'

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- ⊙ = POP (PERMANENT CONTROL POINT)
 - ⊙ = SET PK NAIL & DISK "POP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ = FOUND PK NAIL & DISK "POP LB-8126"
 - = FRM (PERMANENT REFERENCE MONUMENT)
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DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	15.28'	20.00'	43° 45' 50"	14.91'	N21° 16' 54"E
C2	31.30'	20.00'	89° 40' 23"	28.20'	N45° 26' 13"W
C3	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C4	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C5	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C6	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C7	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C8	70.69'	45.00'	90° 00' 00"	63.64'	N45° 36' 01"W
C9	102.10'	65.00'	90° 00' 00"	91.92'	N45° 36' 01"W
C10	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C11	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C12	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C13	70.69'	45.00'	90° 00' 00"	63.64'	N45° 36' 01"W
C14	102.10'	65.00'	90° 00' 00"	91.92'	N45° 36' 01"W
C15	7.38'	20.00'	21° 08' 04"	7.34'	N11° 10' 03"W
C16	23.92'	20.00'	68° 32' 19"	22.52'	N56° 00' 15"W
C17	0.86'	65.00'	00° 45' 22"	0.86'	N89° 46' 40"E
C18	40.15'	65.00'	35° 23' 38"	39.52'	N72° 08' 50"W
C19	48.82'	65.00'	43° 02' 04"	47.68'	N32° 55' 59"W
C20	12.27'	65.00'	10° 48' 56"	12.25'	N06° 00' 29"W
C21	48.45'	65.00'	42° 42' 11"	47.33'	N21° 57' 06"W
C22	53.66'	65.00'	47° 17' 49"	52.15'	N66° 57' 06"W

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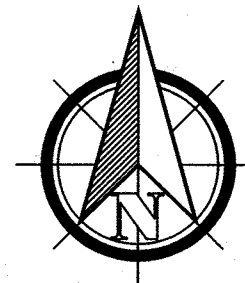
DRAINAGE & ACCESS FOR MAINTENANCE EASEMENT #1
(SCALE 1"=30')

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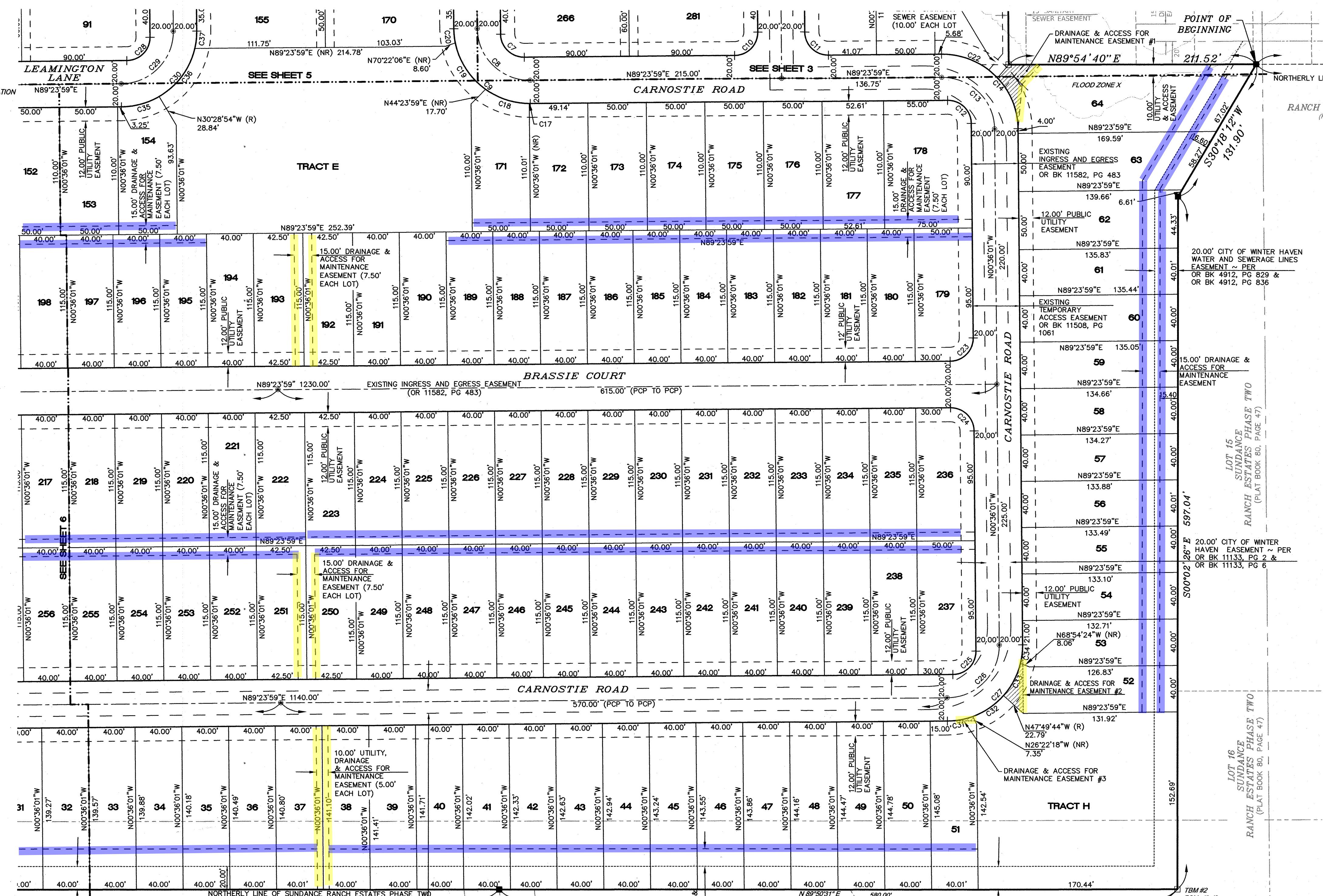
VILLAMAR PHASE 3

A PLAT OF PORTIONS OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA



Scale: 1" = 50'

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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C7	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01" W
C8	70.69'	45.00'	90° 00' 00"	63.64'	N45° 36' 01" W
C9	102.10'	65.00'	90° 00' 00"	91.92'	N45° 36' 01" W
C10	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59" E
C11	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01" W
C12	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01" W
C13	70.69'	45.00'	90° 00' 00"	63.64'	N45° 36' 01" W
C14	102.10'	65.00'	90° 00' 00"	91.92'	N45° 36' 01" W
C15	7.38'	20.00'	21° 08' 04"	7.34'	N11° 10' 03" W
C16	23.92'	20.00'	68° 32' 19"	22.52'	N56° 00' 15" W
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C21	48.45'	65.00'	42° 42' 11"	47.33'	N21° 57' 06" W
C22	53.66'	65.00'	47° 17' 49"	52.15'	N66° 57' 06" W
C23	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59" E
C24	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01" W
C25	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59" E
C26	70.69'	45.00'	90° 00' 00"	63.64'	N44° 23' 59" E
C27	102.10'	65.00'	90° 00' 00"	91.92'	N44° 23' 59" E
C28	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59" E
C29	70.69'	45.00'	90° 00' 00"	63.64'	N44° 23' 59" E
C30	102.10'	65.00'	90° 00' 00"	91.92'	N44° 23' 59" E
C31	22.24'	65.00'	19° 36' 05"	22.13'	N79° 35' 57" E
C32	32.17'	65.00'	28° 21' 15"	31.84'	N55° 37' 17" E
C33	31.50'	65.00'	27° 46' 11"	31.20'	N27° 33' 33" E
C34	16.19'	65.00'	14° 16' 28"	16.15'	N06° 32' 13" E
C35	33.90'	65.00'	29° 52' 53"	33.52'	N74° 27' 33" E
C36	53.07'	65.00'	46° 46' 35"	51.60'	N36° 07' 49" E
C37	15.14'	65.00'	13° 20' 33"	15.10'	N06° 04' 15" E

TRACT USAGE TABLE

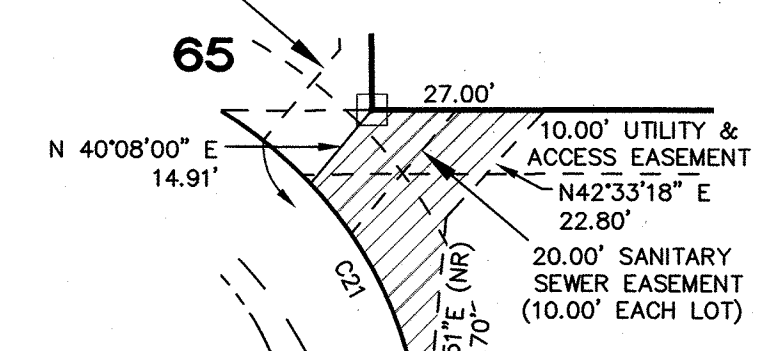
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DRAINAGE & ACCESS FOR MAINTENANCE EASEMENT #1
(SCALE 1"=30')



DRAINAGE & ACCESS FOR MAINTENANCE EASEMENT #2
(SCALE 1"=30')



DRAINAGE & ACCESS FOR MAINTENANCE EASEMENT #3
(SCALE 1"=30')

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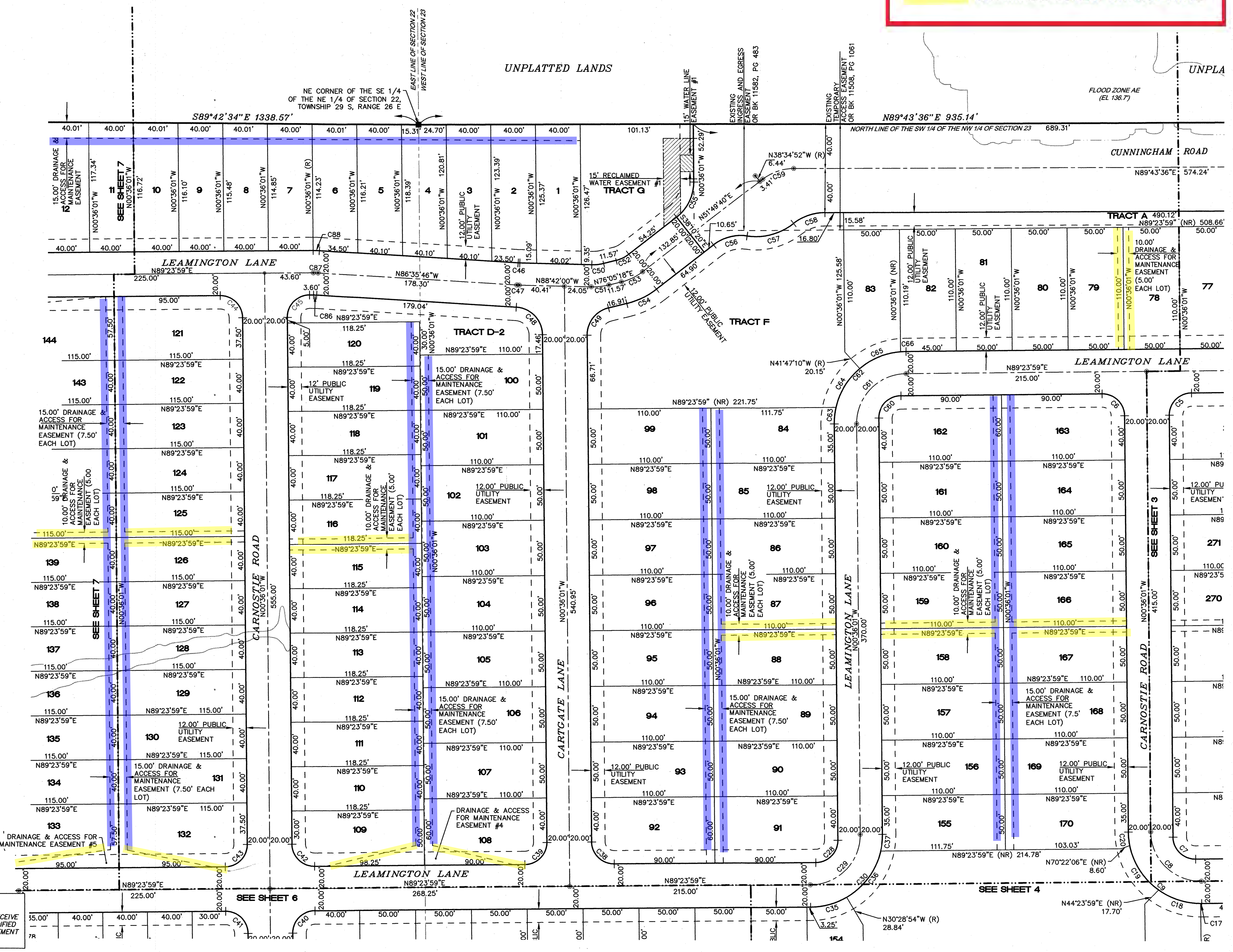
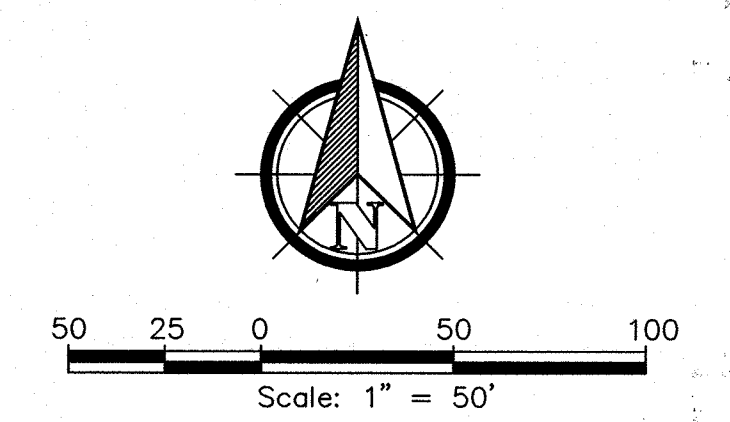
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CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

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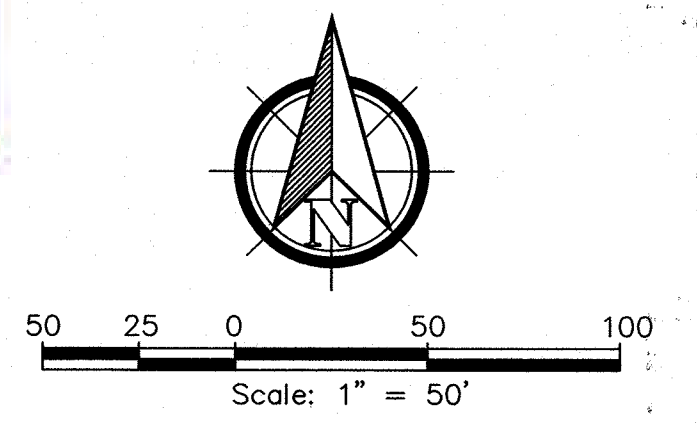
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 - ⊙ FPK = FOUND PK NAIL & DISK "PK LB-8126"
 - ⊙ PRM (PERMANENT REFERENCE MONUMENT)
 - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - ⊙ FCM (FOUND CONCRETE MONUMENT) "PRM LB-8126", UNLESS OTHERWISE NOTED
 - & = AND
 - ± = MORE OR LESS / PLUS OR MINUS
 - W = WETLAND ZONE
 - BK = BOOK
 - BLDG = BUILDING
 - BM = BENCHMARK
 - CT = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - Δ = CENTERLINE
 - D/Δ = CENTRAL ANGLE (DELTA)
 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FND = FOUND
 - I.D. = IDENTIFICATION
 - IR = IRON ROD
 - (L) = INFORMATION PER LEGAL DESCRIPTION
 - L = ARC LENGTH
 - L1 = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
 - N&D = NAIL AND DISK
 - NO./# = NUMBER
 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P) = PLATTED INFORMATION PER PLAT BOOK 77, PAGE 28
 - PB = PLAT BOOK
 - PG = PAGE
 - PCS = PAGES
 - PK = PARKER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (R) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADIUS
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C40	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C41	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C42	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C43	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C44	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C45	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C46	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C47	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C48	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C49	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C50	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C51	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C52	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C53	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C54	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C55	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C56	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C57	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C58	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C59	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C60	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C61	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C62	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C63	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C64	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C65	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C66	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C67	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C68	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C69	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C70	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C71	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C72	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C73	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C74	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C75	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C76	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C77	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C78	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E
C79	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01"W
C80	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59"E

Wetland Line Table

Line	Length	Bearing
L37	29.03'	N73°32'13"E
L38	31.08'	S75°14'03"E
L39	43.44'	N76°10'40"E
L40	79.21'	S79°40'36"E
L41		INTENTIONALLY DELETED
L42	37.92'	N75°07'46"E
L43	44.95'	N70°43'50"E
L44	32.14'	N13°33'27"E
L45	26.77'	N30°13'27"W
L46	38.06'	N76°19'55"E
L47	17.01'	S68°58'39"E
L48	56.43'	S21°11'50"W
L49	32.74'	S27°44'03"W
L50	33.81'	S16°29'23"W
L51	25.49'	S33°06'43"E
L52	19.73'	S39°41'27"W
L53	22.58'	S10°57'06"W
L54	17.59'	S16°04'55"E
L55	1.84'	S33°31'55"E
L56	33.18'	S37°54'22"E
L57	31.17'	S69°53'08"E
L58	32.43'	S07°53'45"E
L59	36.83'	S86°51'03"E
L60	39.51'	S78°53'52"E
L61	35.95'	N84°04'21"E
L62	28.79'	S84°35'31"E
L63	28.57'	S79°59'54"E
L64	33.24'	N85°47'10"E
L65	58.81'	S04°05'17"E
L66	24.50'	N77°48'12"W
L67	34.12'	N37°46'37"W
L68	31.23'	S82°49'48"W
L69	27.42'	S75°59'02"W
L70	15.54'	S79°47'00"W
L71	14.42'	S00°00'00"E
L72	31.45'	S44°32'10"W
L73	23.55'	S27°30'38"W
L74	23.35'	S15°27'56"E
L75	15.33'	S32°10'30"W
L76	15.08'	S02°32'48"W
L77	48.82'	S63°27'33"E
L78	16.51'	S43°59'40"E
L79	33.29'	S49°17'49"E
L80	19.24'	S18°32'44"E
L81	27.65'	S21°43'49"W
L82	193.00'	S00°40'36"E
L83	62.70'	S86°48'40"E
L84	79.24'	S01°27'24"W

TRACT USAGE TABLE

- TRACT A IS OPEN SPACE, COMMON AREA AND WALL/FENCE/LANDSCAPE AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT B IS OPEN SPACE, DRAINAGE/RETENTION AREA AND WETLAND PRESERVATION AREA TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- TRACT C IS A LIFT STATION TRACT DEDICATED TO THE CITY OF WINTER HAVEN.
- TRACT D-1 AND D-2 ARE AN OPEN SPACE & COMMON AREA THAT SHALL BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
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- TRACTS F AND G ARE OPEN SPACE, DRAINAGE/RETENTION AREAS AND WALL/FENCE/LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

WETLANDS AREA NOTE

WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

FLOOD HAZARD WARNING:

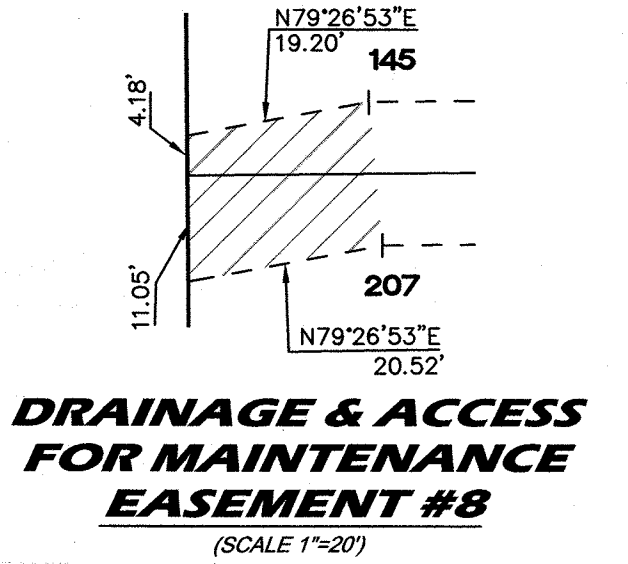
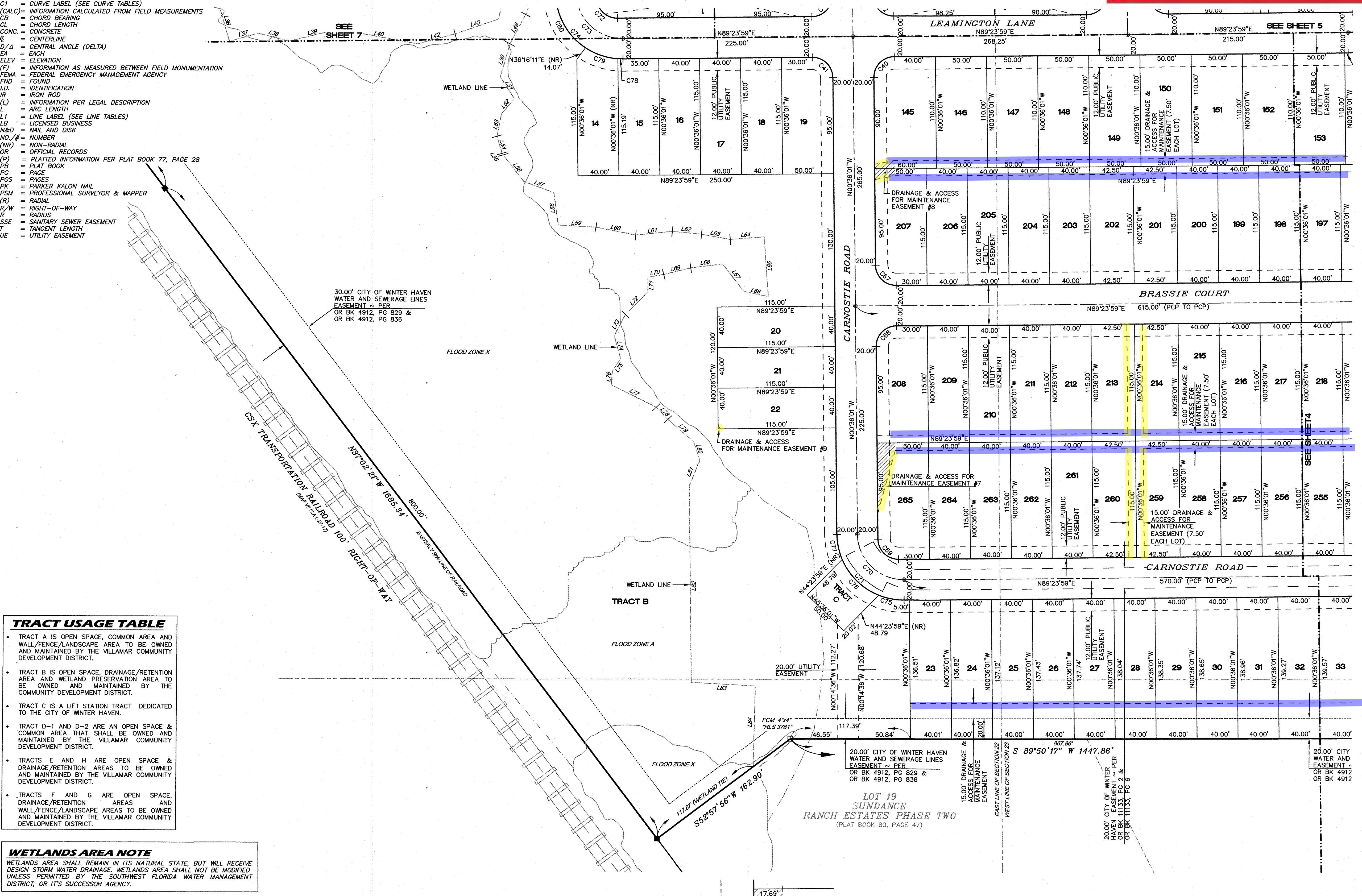
THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE:

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

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, D-1, D-2, E, F, G, AND H. IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.



Pennoni

PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

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Page 7 of 8
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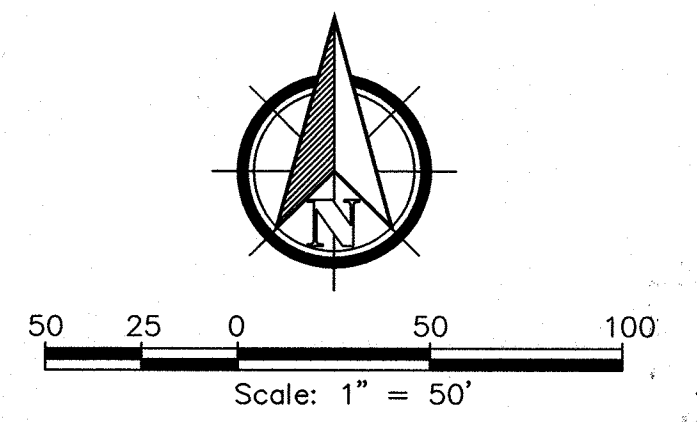
VILLAMAR PHASE 3

A PLAT OF PORTIONS OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

- LEGEND:**
- ⊙ = PCP (PERMANENT CONTROL POINT)
 - ⊙ = SET PK NAIL & DISK "PCP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ FPK = FOUND PK NAIL & DISK "PCP LB-8126"
 - ⊙ = PRM (PERMANENT REFERENCE MONUMENT)
 - ⊙ = SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - ⊙ = FCM (FOUND CONCRETE MONUMENT) "PRM LB-8126", UNLESS OTHERWISE NOTED
 - & = AND
 - ± = MORE OR LESS / PLUS OR MINUS
 - W = WETLAND ZONE
 - BK = BOOK
 - BLDG = BUILDING
 - BM = BENCHMARK
 - C1 = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - C = CENTERLINE
 - D/Δ = CENTRAL ANGLE (DELTA)
 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FND = FOUND
 - ID = IDENTIFICATION
 - IR = IRON ROD
 - (L) = INFORMATION PER LEGAL DESCRIPTION
 - L = ARC LENGTH
 - L1 = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
 - N&D = NAIL AND DISK
 - NO./# = NUMBER
 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P) = PLATTED INFORMATION PER PLAT BOOK 77, PAGE 28
 - PB = PLAT BOOK
 - PG = PAGE
 - PGS = PAGES
 - PK = PARKER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (R) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADIUS
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT

DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C72	31.42'	20.00'	90° 00' 00"	28.28'	N45° 36' 01" W
C73	70.69'	45.00'	90° 00' 00"	63.64'	N45° 36' 01" W
C74	102.10'	65.00'	90° 00' 00"	91.92'	N45° 36' 01" W
C78	5.00'	65.00'	04° 24' 42"	5.00'	N88° 23' 40" W
C79	33.82'	65.00'	29° 48' 46"	33.44'	N71° 16' 56" W
C80	63.28'	65.00'	55° 46' 32"	60.81'	N28° 29' 17" W
C81	31.42'	20.00'	90° 00' 00"	28.28'	N44° 23' 59" E
C82	70.69'	45.00'	90° 00' 00"	63.64'	N44° 23' 59" E
C83	102.10'	65.00'	90° 00' 00"	91.92'	N44° 23' 59" E
C84	90.64'	65.00'	79° 54' 03"	83.48'	N39° 21' 00" E
C85	11.46'	65.00'	10° 05' 57"	11.44'	N84° 21' 00" E

Wetland Line Table

Line	Length	Bearing
L1	78.87	S00°20'28"W
L2	INTENTIONALLY DELETED	
L3	42.74	N90°00'00"W
L4	44.73	N89°40'30"W
L5	84.19	S86°43'14"W
L6	31.76	S58°14'48"W
L7	37.77	S62°23'12"E
L8	28.21	S39°59'58"E
L9	29.33	S36°29'52"E
L10	46.36	N84°08'23"E
L11	20.12	S26°17'51"E
L12	35.55	S06°40'58"W
L13	35.51	S85°51'43"E
L14	48.10	N78°34'17"E
L15	104.06	S37°05'48"W
L16	INTENTIONALLY DELETED	
L17	36.28	S50°25'10"W
L18	53.62	S08°20'35"E
L19	37.74	S06°07'48"W
L20	41.87	S45°31'22"E
L21	36.52	S50°13'32"E
L22	37.62	S48°35'22"E
L23	41.58	S03°09'33"E
L24	21.33	S41°39'02"E
L25	37.96	S66°50'05"W
L26	49.14	S43°30'00"W
L27	41.10	N69°15'24"W
L28	40.84	S32°24'11"W
L29	27.39	S34°18'08"W
L30	35.87	S70°06'32"W
L31	38.97	S77°53'46"W
L32	50.20	S75°14'03"E
L33	30.31	N57°05'09"W
L34	43.62	N56°13'08"W
L35	35.81	S26°34'22"E
L36	44.49	S16°02'15"E
L37	29.03	N70°43'50"E
L38	31.08	N13°33'27"E
L39	49.44	N78°10'40"E
L40	79.21	S79°40'36"E
L41	INTENTIONALLY DELETED	
L42	37.92	N75°07'46"E
L43	44.95	N70°43'50"E
L44	32.14	N13°33'27"E
L45	26.77	N30°13'27"E
L46	38.06	N76°19'55"E
L47	17.01	S68°58'39"E
L48	56.43	S21°11'50"W
L49	32.74	S27°44'03"W
L50	33.81	S16°29'23"W
L51	25.49	S33°06'43"E

TRACT USAGE TABLE

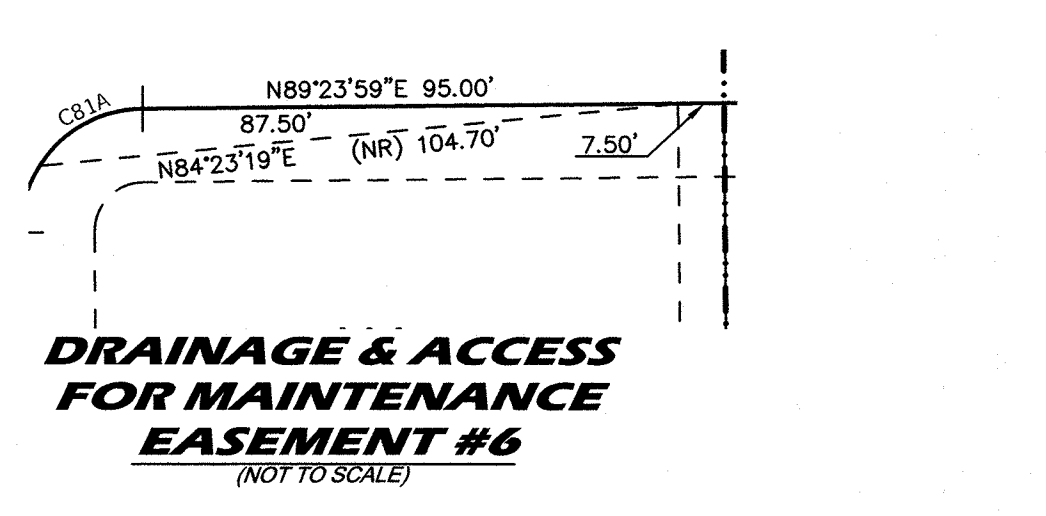
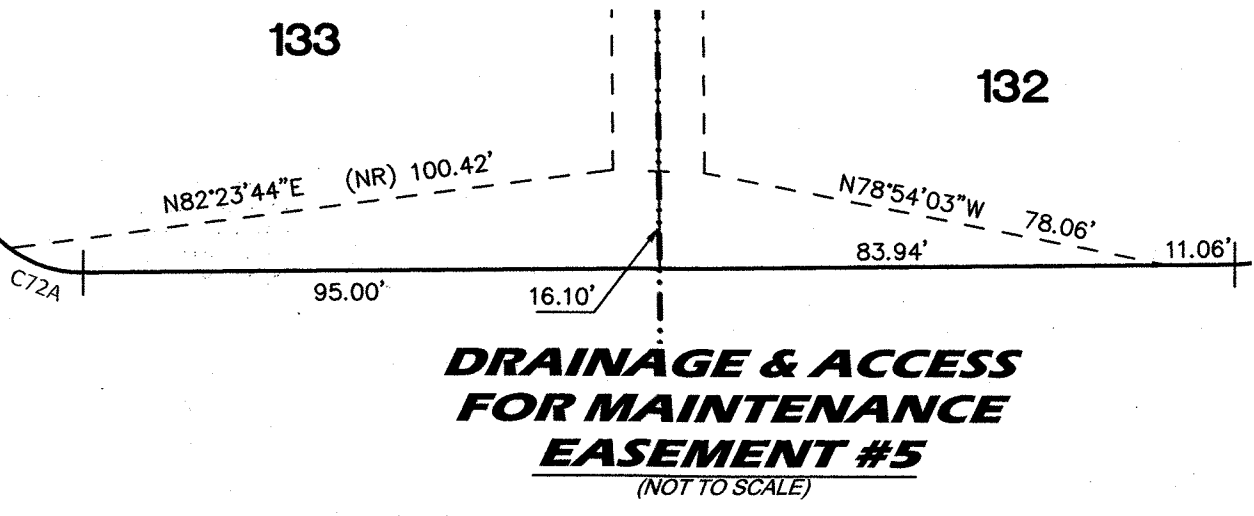
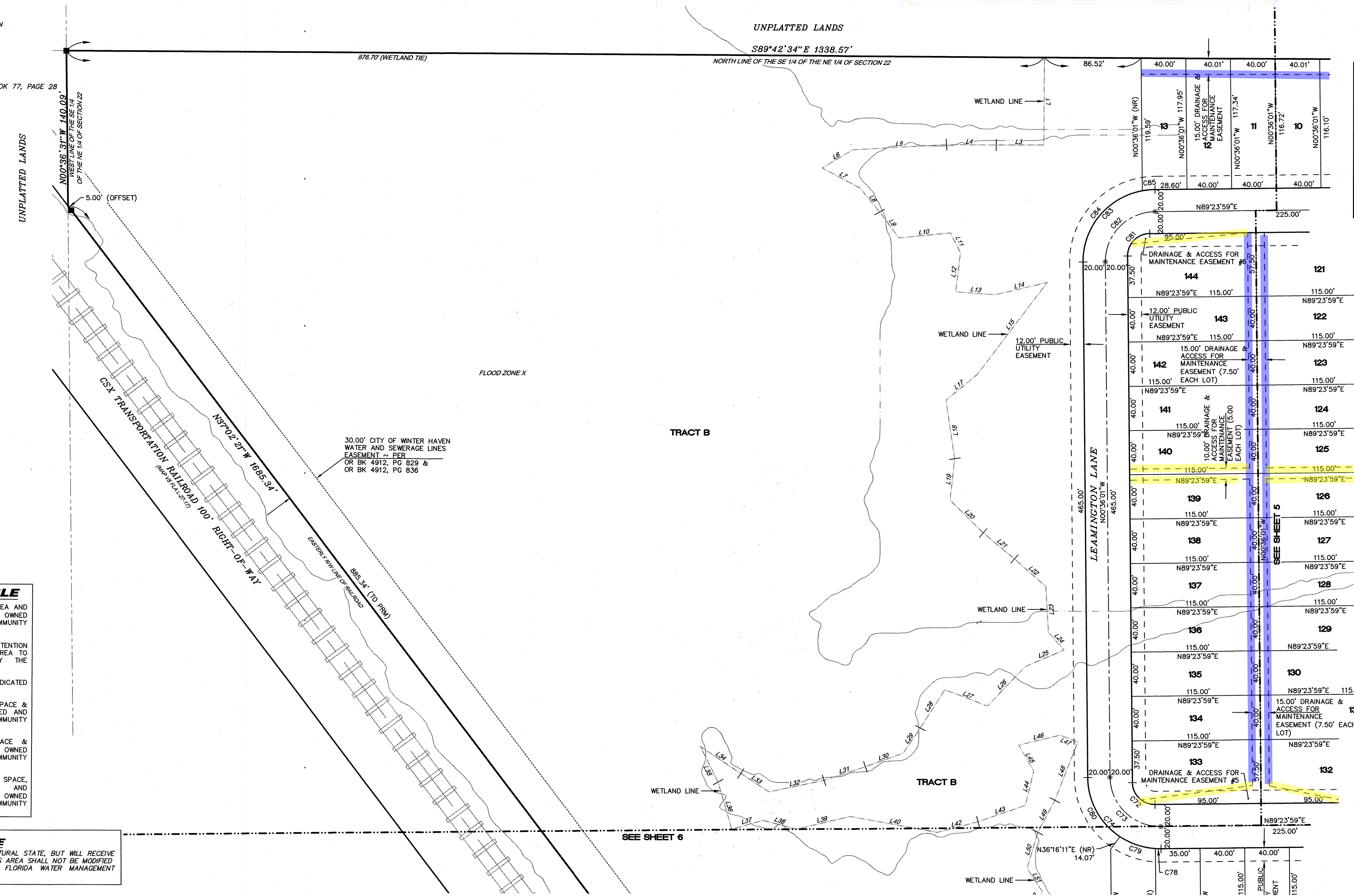
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WETLANDS AREA NOTE
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Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP
FCM - FOUND CONCRETE MONUMENT AS NOTED
FIR - FOUND IRON ROD AS NOTED
FIP - FOUND IRON PIPE AS NOTED
RRS - FOUND RAILROAD SPIKE AS NOTED
CURVE - SEE CURVE DATA
AND - AND
RADIAL - RADIAL
NON-RADIAL - NON-RADIAL
NO./# = NUMBER
I.D. = IDENTIFICATION
O.R. = OFFICIAL RECORDS
PB = PLAT BOOK
PC = PAGE
PGS = PAGES
PK = PARKER-KALON NAIL OR "MAG-MAIL"
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(I) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

VILLAMAR PHASE FOUR

A REPLAT OF TRACT "H", VILLAMAR PHASE 1 AS RECORDED IN PLAT BOOK 176, PAGES 50-58 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF SECTION 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, STATE OF FLORIDA

CITY SURVEYOR - CONSULTANT 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. DATE: 1/27/2022

APPROVAL: ECONOMIC OPPORTUNITY & COMMUNITY INVESTMENT DIRECTOR

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN. THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN ECONOMIC OPPORTUNITY & COMMUNITY INVESTMENT DIRECTOR THIS 18th DAY OF January, 2022.

APPROVAL: ENGINEERING SERVICES DIVISION

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN. THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN ENGINEERING SERVICES DIVISION THIS 19th DAY OF January, 2022.

CITY COMMISSION APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN. THIS PLAT HAS RECEIVED FINAL APPROVAL BY THE CITY COMMISSION OF THE CITY OF WINTER HAVEN, FLORIDA IN AN OPEN MEETING THIS 24th DAY OF January, 2022.

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 HAS BEEN ACCEPTED FOR RECORDING THIS 31st DAY OF January, 2022.

SURVEYOR'S NOTES:

- 1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST BEING ASSUMED SOUTH 89°31'30" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED SA 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISK "LB-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "AE", "X", AND "V2" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 121000583 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1983. ALL BEARINGS AND DISTANCES WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK. KNOW ALL MEN BY THESE PRESENTS THAT HIGHLAND SUMNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF A PORTION OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "VILLAMAR PHASE FOUR" TO BE MADE AND HEREBY AGREES THAT TRACT "G" AS DEPICTED HEREON BE RETAINED BY CLAYTON PROPERTIES GROUP, INC. FOR FUTURE CONVEYANCE TO THE LANDOWNER TO THE NORTH FOR ACCESS AND PUBLIC UTILITIES; AND HEREBY DEDICATES THE INTERNAL STREETS, ROADS AND RIGHTS-OF-WAY OF COSTELLO DRIVE, PALAZZO PLACE, LAUREL OAK LANE AND SAN MARCO WAY AS DEPICTED HEREON TO INCLUDE ALL OF THE STORMWATER PIPING AND STRUCTURES TOGETHER WITH THE STORMWATER SYSTEMS SWALES AND RETENTION AREAS TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE BY THE PUBLIC; AND HEREBY DEDICATES TO THE CITY OF WINTER HAVEN, FLORIDA ITS SUCCESSORS AND ASSIGNS FOREVER, THE SANITARY SEWER FORCE MAIN EASEMENT, THE PUBLIC UTILITY EASEMENTS AND TRACT "G" AND THE PUBLIC RIGHT-OF-WAY FOR RIALTO ROAD AS DEPICTED HEREON; AND HEREBY DEDICATES TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, TRACTS "A", "B", "C", "E", "F" AND "G", THE DRAINAGE AND ACCESS FOR MAINTENANCE EASEMENTS; AND HEREBY DEDICATES TO THE CITY OF WINTER HAVEN, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INGRESS-EGRESS OVER TRACTS "A", "B", "C", "E", "F" AND "G" FOR ANY PUBLIC PURPOSE; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE CITY OF WINTER HAVEN, FLORIDA ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS ALL INTERNAL STREETS, ROADS AND RIGHTS-OF-WAY BEING DEDICATED TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT HEREON, FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN.

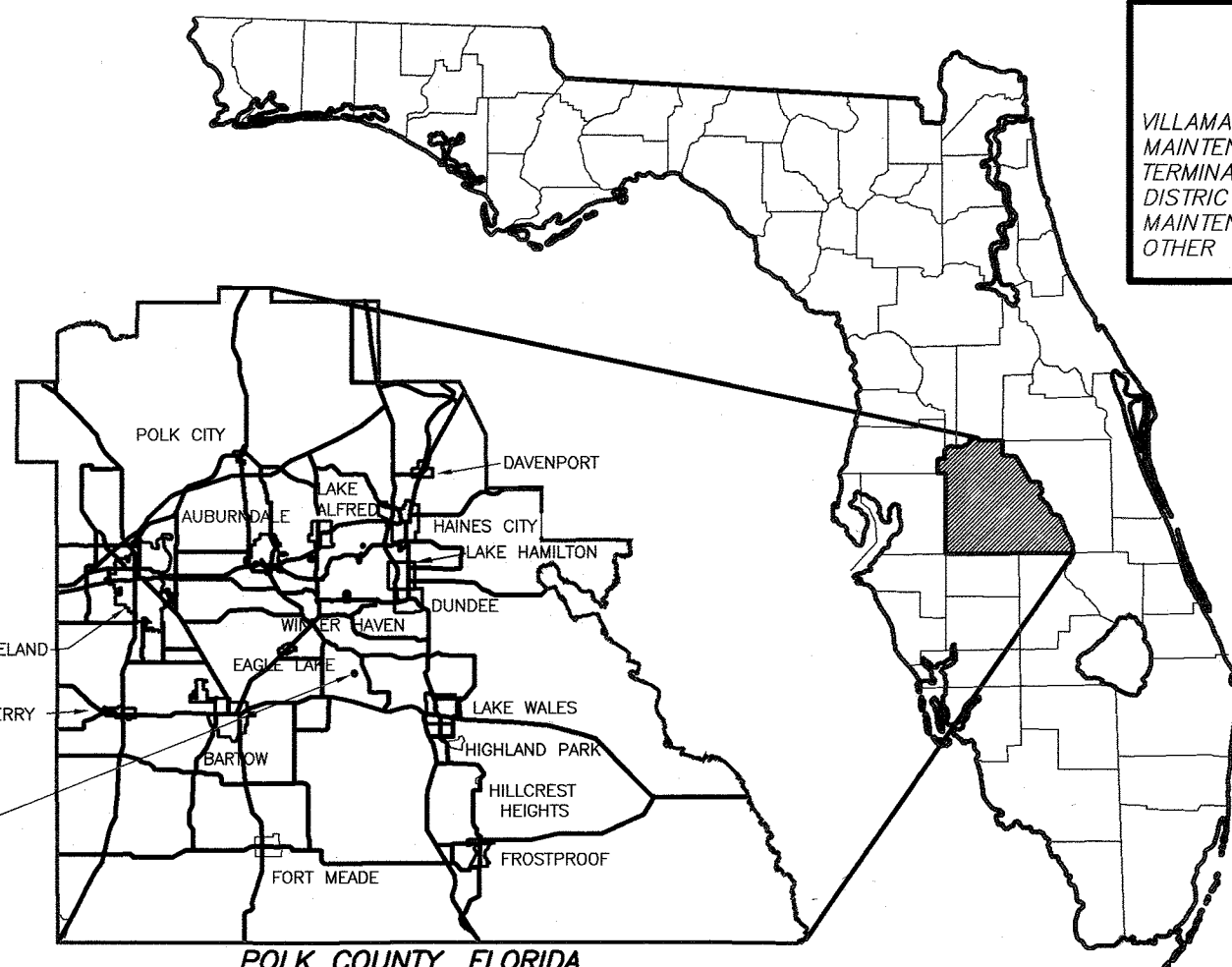
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, SAID CORNER BEING ON THE NORTH BOUNDARY LINE OF THE PLAT OF VILLAMAR PHASE 1, AS RECORDED IN PLAT BOOK 176, PAGES 50-58, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°31'30" WEST, ALONG SAID NORTH BOUNDARY LINE OF VILLAMAR PHASE 2, AS RECORDED IN PLAT BOOK 176, PAGES 40-42, AND VILLAMAR PHASE 2, AS RECORDED IN PLAT BOOK 177, PAGES 9-16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 1322.94 FEET; THENCE SOUTH 00°35'24" EAST, ALONG THE BOUNDARY OF SAID VILLAMAR PHASE 2, A DISTANCE OF 660.84 FEET; THENCE SOUTH 89°43'36" WEST, ALONG SAID BOUNDARY OF VILLAMAR PHASE 2, AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1320.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 89°42'34" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 1338.57 FEET TO THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE NORTH 00°36'31" WEST, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 417.58 FEET; THENCE NORTH 89°38'59" EAST, 864.74 FEET; THENCE NORTH 00°21'01" WEST, 25.00 FEET; THENCE NORTH 89°38'59" EAST, 40.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°21'01" EAST, AND A CHORD LENGTH OF 35.36 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, 39.27 FEET; THENCE NORTH 89°38'59" EAST, 188.49 FEET; THENCE NORTH 00°21'01" WEST, 110.00 FEET; THENCE NORTH 89°38'59" EAST, 313.14 FEET; THENCE SOUTH 00°21'01" EAST, 85.00 FEET; THENCE NORTH 89°38'59" EAST, 40.00 FEET; THENCE SOUTH 00°21'01" EAST, 19.86 FEET; THENCE NORTH 89°38'59" EAST, 210.00 FEET; THENCE NORTH 00°21'01" WEST, 254.86 FEET; THENCE NORTH 89°38'59" EAST, 810.31 FEET; THENCE NORTH 00°21'01" WEST, 84.37 FEET TO THE POINT OF CURVATURE A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°39'57", A CHORD BEARING OF NORTH 43°40'59" WEST, AND A CHORD LENGTH OF 34.31 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, 37.82 FEET; THENCE NORTH 87°00'58" WEST, 5.24 FEET; THENCE NORTH 02°59'02" EAST, 40.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°39'57", A CHORD BEARING OF NORTH 46°19'01" EAST, AND A CHORD LENGTH OF 36.37 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 40.72 FEET; THENCE NORTH 89°38'59" EAST, 40.00 FEET; THENCE SOUTH 00°21'20" EAST, 5.08 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°33'36", A CHORD BEARING OF SOUTH 43°46'48" EAST, AND A CHORD LENGTH OF 34.59 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, 38.21 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 02°57'39", A CHORD BEARING OF SOUTH 89°02'26" EAST, AND A CHORD LENGTH OF 14.47 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 14.47 FEET; THENCE NORTH 89°28'44" EAST, 88.75 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 00°35'58" WEST, ALONG SAID EAST LINE, 120.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 89°28'44" EAST, ALONG SAID SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1322.82 FEET TO THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE SOUTH 00°36'29" EAST, ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 189.95 FEET TO THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 89°43'49" EAST, ALONG SAID NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1322.82 FEET TO THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE SOUTH 00°36'26" EAST, ALONG SAID EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 109.00 FEET TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE SOUTH 89°43'49" WEST, ALONG SAID SOUTH LINE OF NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 1323.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: TRACT H OF VILLAMAR PHASE 1, AS RECORDED IN PLAT BOOK 176, PAGES 50-58, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, E AND F, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.



VICINITY MAP NOT TO SCALE

CDD ACCEPTANCE:

STATE OF FLORIDA, COUNTY OF POLK. KNOW ALL MEN BY THESE PRESENTS THAT THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

WITNESS: Jessica Kowalski, Justin Trefe, Warren K. Heath, Chairman of the Villamar Community Development District.

CDD ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17th DAY OF January, 2022, BY WARREN K. HEATH, AS CHAIRMAN OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Notary Public: Bobbie Henley, My Commission Expires February 17, 2022.

SURVEYOR'S REPORT:

- 1) THIS PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIO FILE NO. 2037-5254002, DATED DECEMBER 10, 2021, ACCORDING TO SAID REPORT, THE LANDS DEPICTED HEREON ARE SUBJECT TO THE FOLLOWING DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA:
a. EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10568, PAGE 410. THE EASEMENT IS SHOWN ON THE SURVEY AND WILL BE VACATED BY SEPARATE INSTRUMENT AT A FUTURE DATE.
b. VILLAMAR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 10745, PAGE 1168.
c. DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS RECORDED IN OFFICIAL RECORDS BOOK 10946, PAGE 938.
d. NOTICE OF BOUNDARY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 11447, PAGE 393.
e. NOTICE OF BOUNDARY AMENDMENT OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 11684, PAGE 1757.
f. PLAT OF VILLAMAR PHASE 1 AS RECORDED IN PLAT BOOK 176, PAGES 50 THROUGH 58.
g. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAMAR PHASE 1, 2 AND 24 RECORDED IN OFFICIAL RECORDS BOOK 11165, PAGE 1033.
h. FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAMAR PHASE 1, 2 AND 24 AS RECORDED IN OFFICIAL RECORDS BOOK 11273, PAGE 1720.
i. RESOLUTION R-20-11, RECORDED IN OFFICIAL RECORDS BOOK 11269, PAGE 1837.
j. ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 11312, PAGE 21.

2) THE SUBJECT LANDS CONSIST OF 140 RESIDENTIAL LOTS AND 7 TRACTS AND CONTAINS 5,822.64 LINEAR FEET OF ROADWAY, 5,188 LINEAR FEET OF GRUITY SEWER MAIN, 745 LINEAR FEET OF SEWER FORCE MAIN, 5,943 LINEAR FEET OF POTABLE WATER LINES AND 5,480 LINEAR FEET OF RE-USE WATER LINES.

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.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, E AND F, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17th DAY OF January, 2022, BY WARREN K. HEATH, MANAGER OF HEATH CONSTRUCTION & MANAGEMENT, LLC, AS MANAGER OF HIGHLAND SUMNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Notary Public: Bobbie Henley, My Commission Expires February 17, 2022.

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK. KNOW ALL MEN BY THESE PRESENTS THAT THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, OWNER OF A PORTION OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "VILLAMAR PHASE FOUR" TO BE MADE AND HEREBY AGREES THAT TRACT "G" AS DEPICTED HEREON BE RETAINED BY CLAYTON PROPERTIES GROUP, INC. FOR FUTURE CONVEYANCE TO THE LANDOWNER TO THE NORTH FOR ACCESS AND PUBLIC UTILITIES; AND HEREBY DEDICATES THE INTERNAL STREETS, ROADS AND RIGHTS-OF-WAY OF COSTELLO DRIVE, PALAZZO PLACE, LAUREL OAK LANE AND SAN MARCO WAY AS DEPICTED HEREON TO INCLUDE ALL OF THE STORMWATER PIPING AND STRUCTURES TOGETHER WITH THE STORMWATER SYSTEMS SWALES AND RETENTION AREAS TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE BY THE PUBLIC; AND HEREBY DEDICATES TO THE CITY OF WINTER HAVEN, FLORIDA ITS SUCCESSORS AND ASSIGNS FOREVER, THE SANITARY SEWER FORCE MAIN EASEMENT, THE PUBLIC UTILITY EASEMENTS AND TRACT "G" AND THE PUBLIC RIGHT-OF-WAY FOR RIALTO ROAD AS DEPICTED HEREON; AND HEREBY DEDICATES TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, TRACTS "A", "B", "C", "E" AND "F", THE DRAINAGE AND ACCESS FOR MAINTENANCE EASEMENTS; AND HEREBY DEDICATES TO THE CITY OF WINTER HAVEN, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INGRESS-EGRESS OVER TRACTS "A", "B", "C", "E" AND "F" FOR ANY PUBLIC PURPOSE; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE CITY OF WINTER HAVEN, FLORIDA ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS ALL INTERNAL STREETS, ROADS AND RIGHTS-OF-WAY BEING DEDICATED TO THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT HEREON, FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN.

WITNESS: Jessica Kowalski, Justin Trefe, Warren K. Heath, Chairman of the Villamar Community Development District.

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17th DAY OF January, 2022, BY WARREN K. HEATH, AS CHAIRMAN OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Notary Public: Bobbie Henley, My Commission Expires February 17, 2022.

CLAYTON PROPERTIES GROUP/VILLAMAR PHASE FOUR-PLAT 40-15-2022.dwg 1/27/2022 2:33 PM Ken Thompson

NOTES AND LEGEND

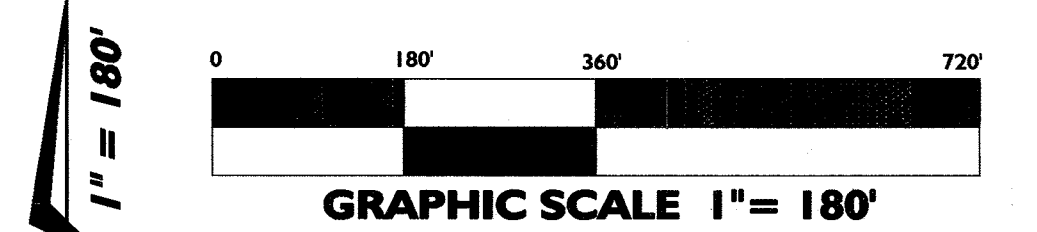
- ⊙ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
"PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"
CONCRETE MONUMENT AND CAP "PRM LB-8135"
OR SET 1" IRON PIPE AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ FRS - FOUND RAILROAD SPIKE AS NOTED
- ⊕ - CURVE - SEE CURVE DATA
- & - AND
- (RAD) - RADIAL
- (NR) - NON-RADIAL
- NO./# = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- P.G. = PAGE
- P.C.S. = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W = RIGHT-OF-WAY
- CONC. = CONCRETE
- D/Δ = CENTRAL ANGLE (DELTA)
- ρ = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST BEING ASSUMED SOUTH 89°31'30" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISK "LB-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
8. THE PLATED LANDS ARE LOCATED IN FLOOD ZONES "AE", "X" & "XS" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 1210505030 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RISK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.

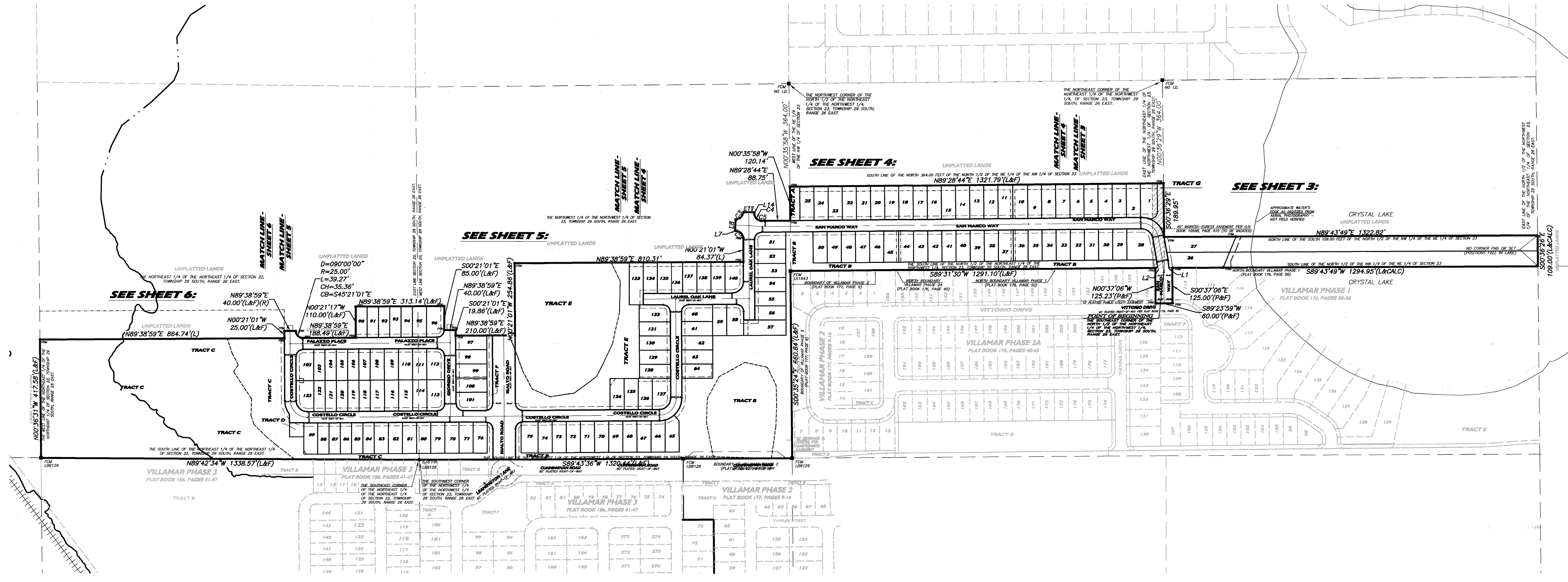
VILLAMAR PHASE FOUR

A REPLAT OF TRACT "H", VILLAMAR PHASE 1 AS RECORDED IN PLAT BOOK 176, PAGES 50-58 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF SECTION 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, STATE OF FLORIDA



LINE #	DIRECTION	LENGTH
L1	N89°43'49"E	31.14'
L2	N89°31'30"E	28.86'
L7	N87°00'58"W	5.24'
L11	N89°38'59"E	40.00'
L14	S00°21'01"E	5.08'

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	086°39'57"	25.00'	37.82'	34.31'	N43°40'59"W
C3	093°20'03"	25.00'	40.72'	36.37'	N46°19'01"E
C4	087°33'36"	25.00'	38.21'	34.59'	S43°46'48"E
C5	002°57'39"	280.00'	14.47'	14.47'	S89°02'26"E



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.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, E AND F. IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

PSM PLATINUM
SURVEYING & MAPPING
6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813
(863) 904-4699 - kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

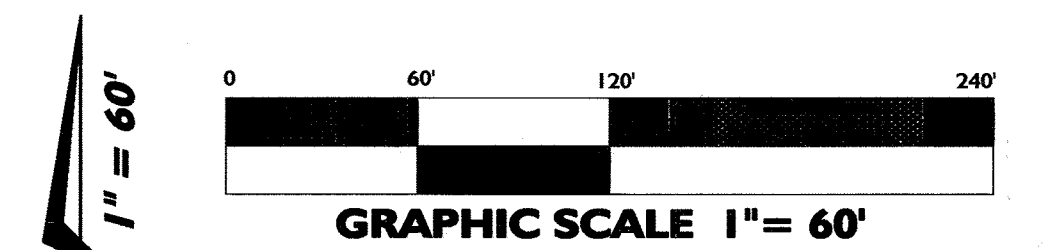
S:\ACTIVE\PLATON PROPERTIES GROUP\VILLAMAR PHASE 4\PLAT 01-12-2022.dwg, 11/3/2022 12:27 PM, Ken Thompson

Page 3 of 7

Book 190\Page 17 CF#2022021718

VILLAMAR PHASE FOUR

A REPLAT OF TRACT "H", VILLAMAR PHASE 1 AS RECORDED IN PLAT BOOK 176, PAGES 50-58 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF SECTION 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, STATE OF FLORIDA



NOTES AND LEGEND

- ⊙ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135" OR SET 1" IRON PIPE AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
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- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE - SEE CURVE DATA
- & = AND
- (RAD) = RADIAL
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- NO./# = NUMBER
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- CONC. = CONCRETE
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- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK

DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE

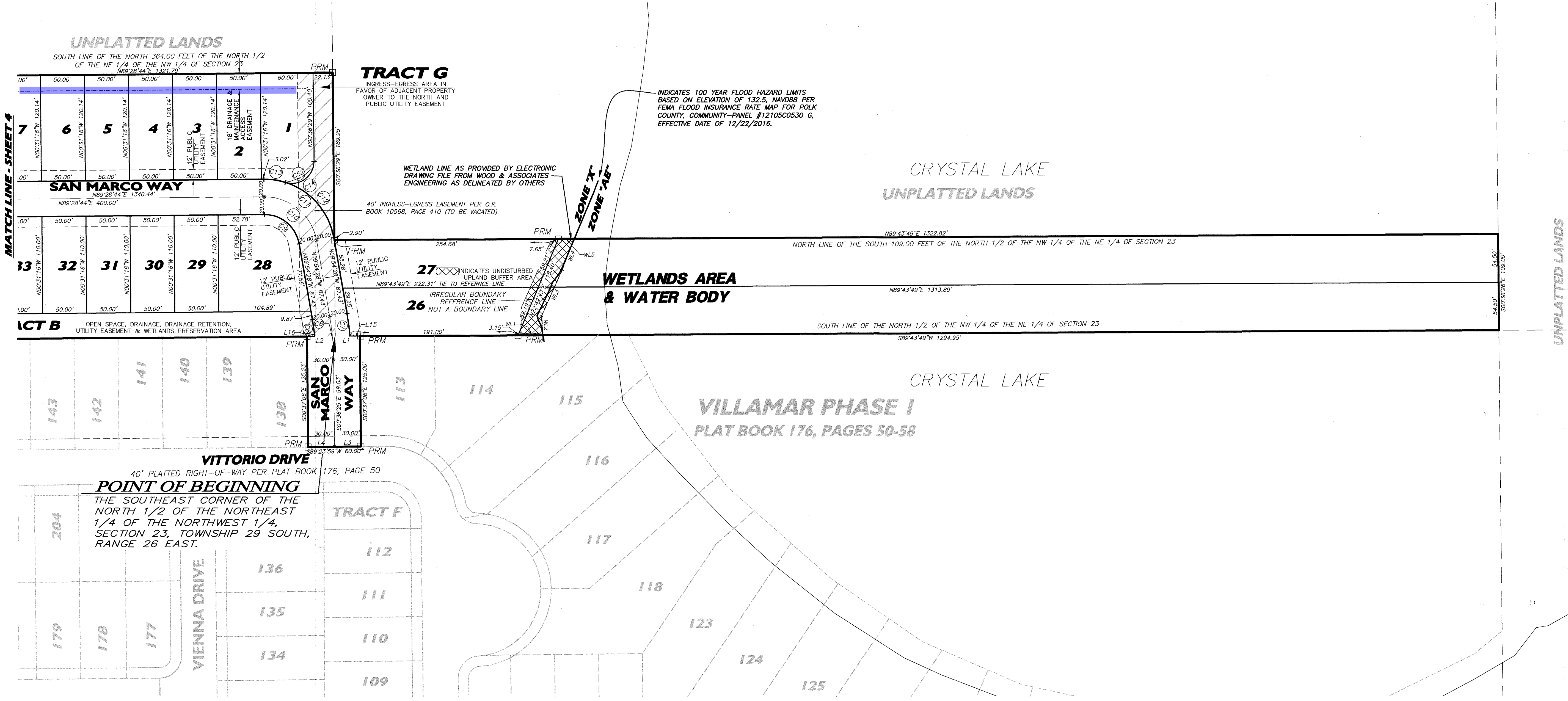
SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST BEING ASSUMED SOUTH 89°31'30" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISK "LB-8135" - UNLESS OTHERWISE NOTED.
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6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
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8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "AE", "X" & "XS" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0530 G, EFFECTIVE DATE OF 12/22/2016.
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WETLANDS LINE TABLE		
LINE #	DIRECTION	LENGTH
WL1	N89°43'49"E	24.92'
WL2	N03°57'45"W	21.80'
WL3	N24°10'17"E	57.09'
WL4	N20°22'04"E	37.69'
WL5	S89°45'00"W	17.35'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°43'49"E	31.14'
L2	N89°31'30"E	28.86'
L3	S89°23'59"W	30.02'
L4	S89°23'59"W	29.98'
L15	N89°43'49"E	11.06'
L16	S89°31'29"W	8.77'

BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C6	009°17'59"	300.00'	48.69'	48.64'	N05°15'28"W
C7	004°38'00"	320.00'	25.88'	25.87'	N07°35'28"W
C8	003°55'59"	280.00'	19.22'	19.22'	N07°56'28"W
C9	080°36'48"	40.00'	56.28'	51.75'	N50°12'52"W
C10	080°36'48"	60.00'	84.42'	77.63'	N50°12'52"W
C11	080°36'48"	80.00'	112.56'	103.50'	N50°12'52"W
C12	062°47'38"	80.00'	87.68'	83.35'	N41°18'17"W
C13	017°49'09"	80.00'	24.88'	24.78'	N81°36'41"W
C14	107°17'54"	25.00'	46.82'	40.27'	N53°38'57"E
C52	089°14'47"	25.00'	38.94'	35.12'	N82°40'30"E



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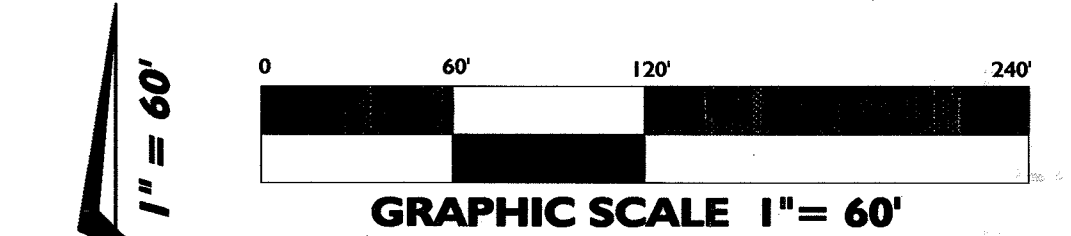
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STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

S:\ACTIVE\CLIENT PROJECTS\GROUP\VILLAMAR PHASE 4\VILLAMAR PHASE FOUR PLAT 01-12-2022.dwg, 1/13/2022 12:27 PM, Ken Thompson

VILLAMAR PHASE FOUR

A REPLAT OF TRACT "H", VILLAMAR PHASE 1 AS RECORDED IN PLAT BOOK 176, PAGES 50-58 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF SECTION 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, STATE OF FLORIDA



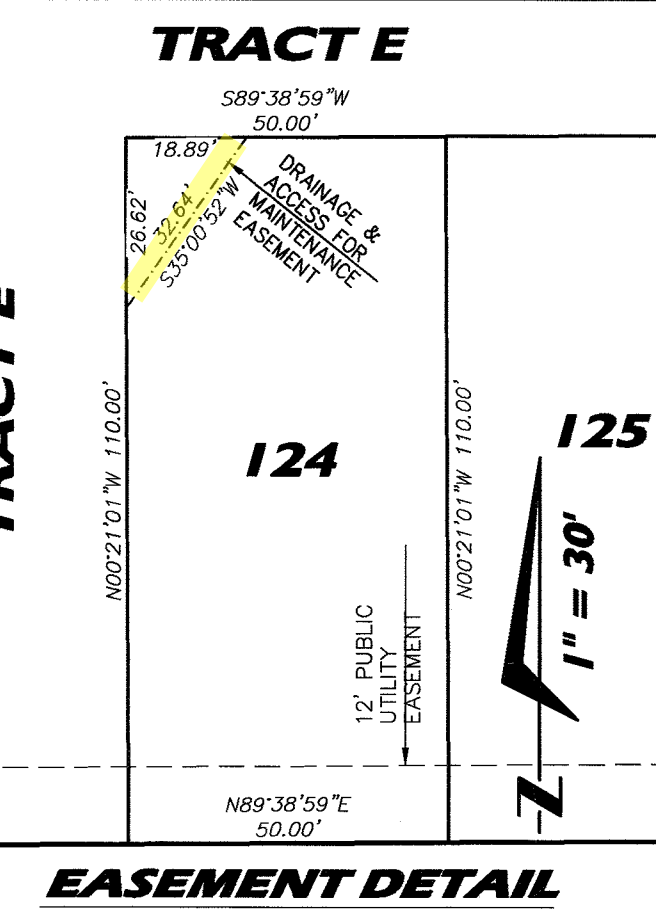
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CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	086°39'57"	25.00'	37.82'	34.31'	N43°40'59"W
C3	093°20'03"	25.00'	40.72'	36.37'	N46°19'01"E
C4	087°33'36"	25.00'	38.21'	34.59'	S43°46'48"E
C5	002°57'39"	280.00'	14.47'	14.47'	S89°02'26"E
C15	089°49'45"	25.00'	39.20'	35.30'	S44°33'52"W
C17	090°00'00"	25.00'	39.27'	35.36'	N45°21'01"W
C18	090°00'00"	40.00'	62.83'	56.57'	N44°38'59"E
C19	090°00'00"	25.00'	39.27'	35.36'	S44°38'59"W
C20	090°00'00"	25.00'	39.27'	35.36'	N45°21'01"W
C21	090°00'00"	40.00'	62.83'	56.57'	N44°38'59"E
C22	090°00'00"	60.00'	94.25'	84.85'	N44°38'59"E
C23	090°00'00"	80.00'	125.66'	113.14'	N44°38'59"E
C24	048°56'28"	80.00'	68.33'	66.28'	N24°07'13"E
C25	028°48'45"	80.00'	37.44'	37.10'	N61°59'49"E
C26	014°14'47"	80.00'	19.89'	19.84'	N82°31'35"E

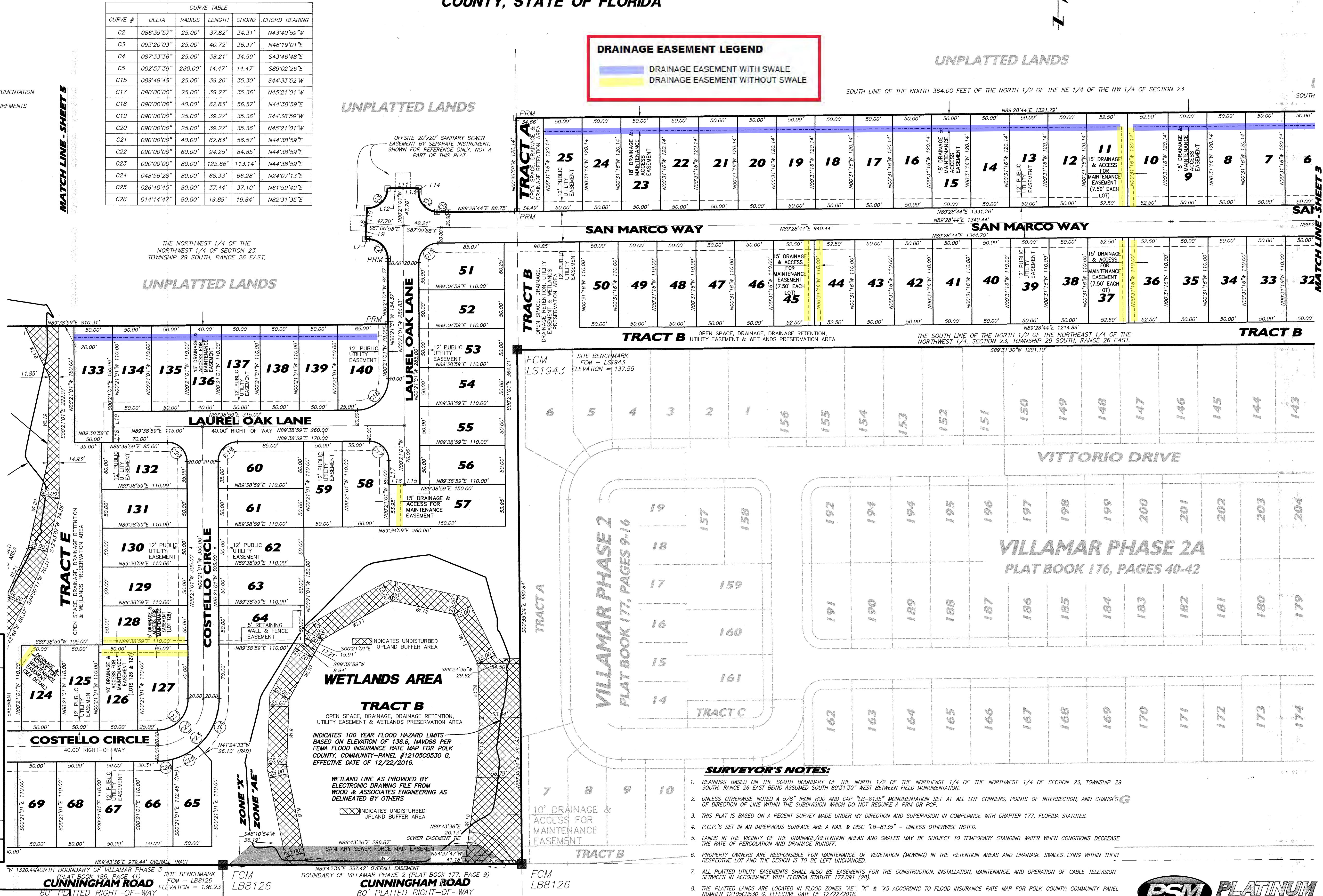
LINE #	DIRECTION	LENGTH
WL6	S89°43'36"W	73.30'
WL7	S88°24'39"E	205.75'
WL8	S11°37'10"E	121.66'
WL9	S01°56'00"W	87.09'
WL10	S28°58'31"W	87.54'
WL11	S60°57'54"W	103.03'
WL12	N77°41'29"W	81.63'
WL13	N26°11'13"W	70.57'
WL14	N01°47'06"W	70.03'
WL15	N02°13'29"E	76.34'
WL16	N07°50'58"E	112.55'
WL18	N26°17'26"W	72.34'
WL19	N01°14'19"E	110.80'
WL20	N12°43'07"E	113.39'
WL21	N24°50'11"E	67.24'
WL22	N26°43'48"E	62.00'

LINE #	DIRECTION	LENGTH
L7	N87°00'58"W	5.24'
L8	N02°59'02"E	40.00'
L9	N02°59'02"E	20.00'
L10	N02°59'02"E	20.00'
L11	N89°38'59"E	40.00'
L12	N89°38'59"E	20.00'
L13	N89°38'59"E	20.00'
L14	S00°21'01"E	5.08'



MATCH LINE - SHEET 3

MATCH LINE - SHEET 5



- SURVEYOR'S NOTES:**
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WETLANDS AREA
OPEN SPACE, DRAINAGE, DRAINAGE RETENTION, UTILITY EASEMENT & WETLANDS PRESERVATION AREA
INDICATES 100 YEAR FLOOD HAZARD LIMITS BASED ON ELEVATION OF 136.6, NAVD88 PER FEMA FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY-PANEL #12105C0530 G, EFFECTIVE DATE OF 12/22/2016.
WETLAND LINE AS PROVIDED BY ELECTRONIC DRAWING FILE FROM WOOD & ASSOCIATES ENGINEERING AS DELINEATED BY OTHERS
INDICATES UNDISTURBED UPLAND BUFFER AREA

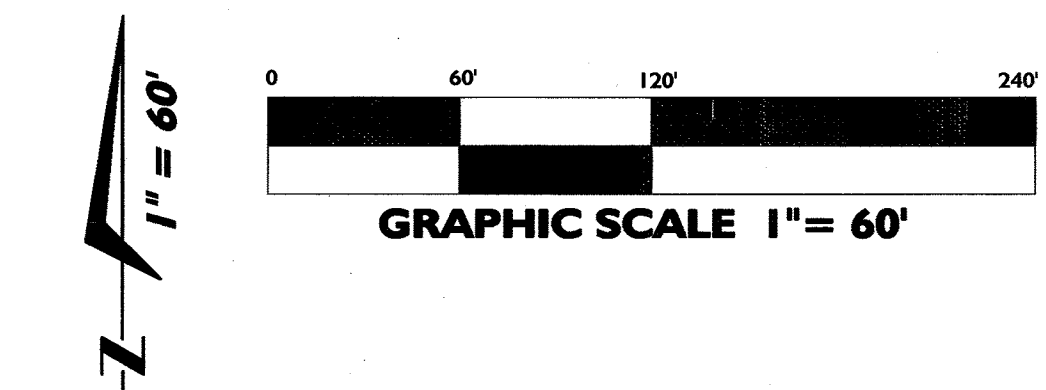
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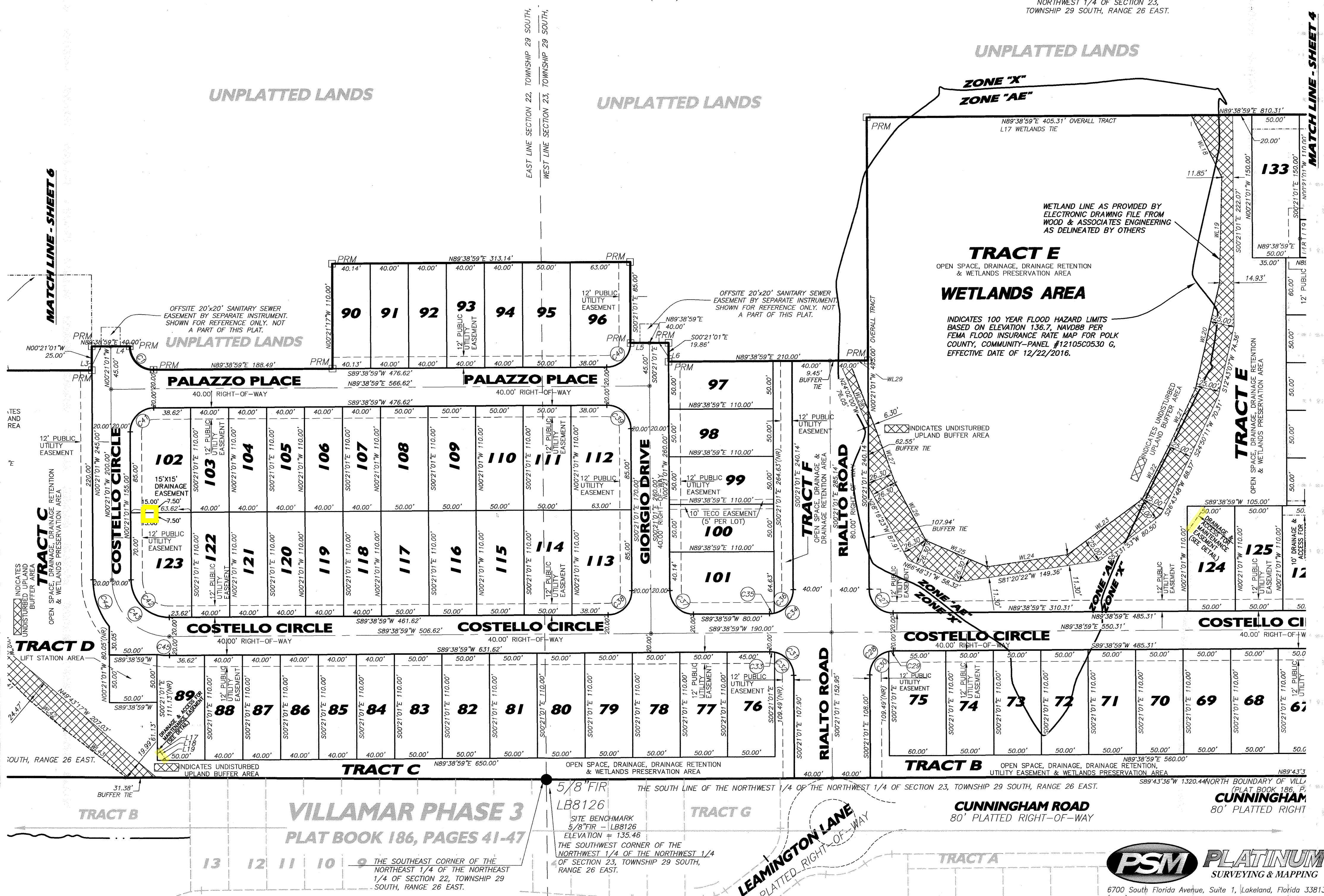
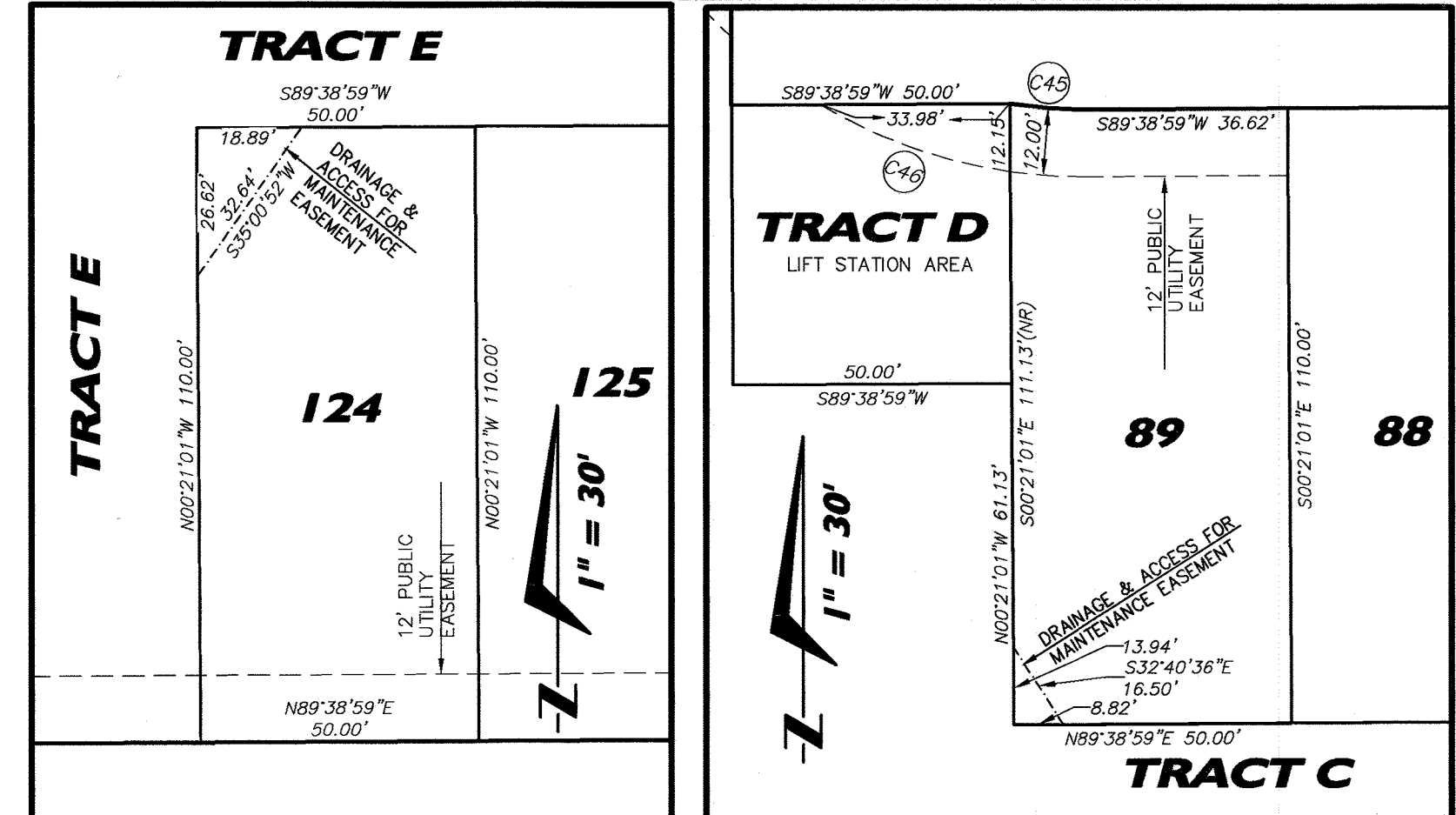
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WETLANDS LINE TABLE			BOUNDARY CURVE TABLE					
LINE #	DIRECTION	LENGTH	CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
WL17	S89°38'59"W	341.82'	C1	090°00'00"	25.00'	39.27'	35.36'	S45°21'01"E
WL18	N26°17'26"W	72.34'	C27	090°00'00"	25.00'	39.27'	35.36'	S45°21'01"E
WL19	N01°14'19"E	110.80'	C28	090°00'00"	25.00'	39.27'	35.36'	S44°38'59"W
WL20	N12°43'07"E	113.39'	C29	011°32'13"	25.00'	5.03'	5.03'	S83°52'52"W
WL21	N24°50'11"E	67.24'	C30	078°27'47"	25.00'	34.24'	31.62'	S36°52'52"W
WL22	N26°43'48"E	62.00'	C31	090°00'00"	25.00'	39.27'	35.36'	N45°21'01"W
WL23	N53°31'53"E	97.72'	C32	078°27'47"	25.00'	34.24'	31.62'	N39°34'54"W
WL24	N81°20'22"E	85.55'	C33	011°32'13"	25.00'	5.03'	5.03'	N84°34'54"W
WL25	S66°48'31"E	70.05'	C34	090°00'00"	25.00'	39.27'	35.36'	N44°38'59"E
WL26	S28°16'23"E	69.08'	C35	011°32'13"	25.00'	5.03'	5.03'	N83°52'52"E
WL27	S19°45'54"E	52.39'	C36	078°27'47"	25.00'	34.24'	31.62'	N38°52'52"E
WL28	S21°22'00"E	84.61'	C37	090°00'00"	25.00'	39.27'	35.36'	S45°21'01"E
WL29	S89°38'59"W	20.01'	C38	090°00'00"	25.00'	39.27'	35.36'	N44°38'59"E
WL42	N50°16'13"W	47.67'	C39	090°00'00"	25.00'	39.27'	35.36'	N45°21'01"W
WL43	N52°24'42"W	82.07'	C40	090°00'00"	25.00'	39.27'	35.36'	N44°38'59"E
			C41	090°00'00"	25.00'	39.27'	35.36'	S44°38'59"W
			C42	090°00'00"	40.00'	62.83'	56.57'	S45°21'01"E
			C43	090°00'00"	60.00'	94.25'	84.85'	S45°21'01"E
			C44	037°36'26"	80.00'	52.51'	51.57'	S19°09'14"E
			C45	009°37'33"	80.00'	13.44'	13.42'	S85°32'15"E
			C46	022°37'20"	92.00'	36.32'	36.09'	S70°40'43"E

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N89°38'59"E	20.00'
L4	N89°38'59"E	20.00'
L5	N89°38'59"E	20.00'
L6	N89°38'59"E	20.00'
L17	S00°21'01"E	14.00'
L18	S33°05'08"E	16.64'
L19	N89°38'59"E	9.00'

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, E AND F IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT. THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.



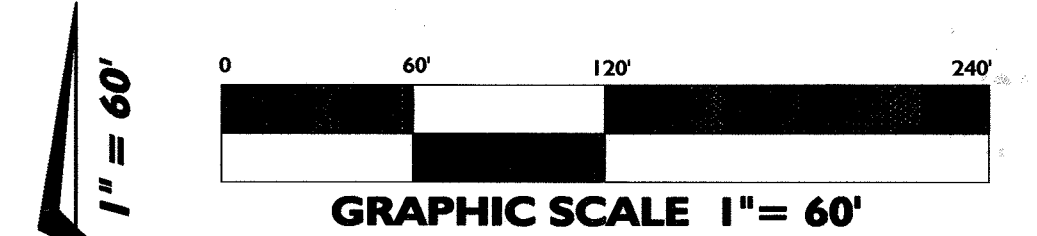
NOTICE:
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PSM PLATINUM SURVEYING & MAPPING
6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813
(863) 904-4699 - kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

S:\ACTIVELY\ANTON PROPERTIES GROUP\VILLAMAR PHASE FOUR\PLAT-01-12-2022.dwg, 11/30/2022 12:27 PM, Ken Thompson

VILLAMAR PHASE FOUR

A REPLAT OF TRACT "H", VILLAMAR PHASE 1 AS RECORDED IN PLAT BOOK 176, PAGES 50-58 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF SECTION 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, STATE OF FLORIDA



NOTES AND LEGEND

- ⊙ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135" OR SET 1" IRON PIPE AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE - SEE CURVE DATA
- & = AND
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO./# = NUMBER
- LD = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PB = PLAT BOOK
- PC = PAGE
- PGS = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (T) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W = RIGHT-OF-WAY
- CONC. = CONCRETE
- D/Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- + = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST BEING ASSUMED SOUTH 89°31'30" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "AE", "X" & "XS" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0530 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENEMANN CORPORATION.

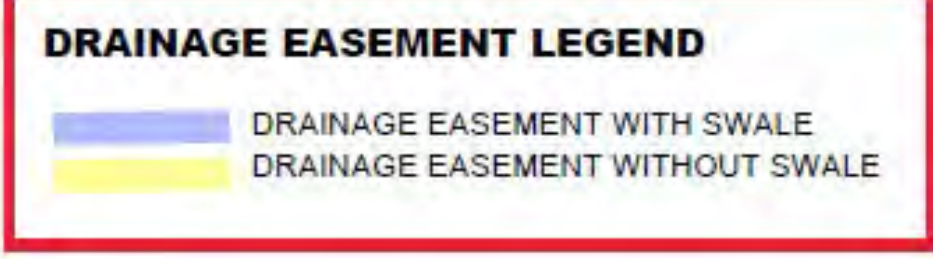
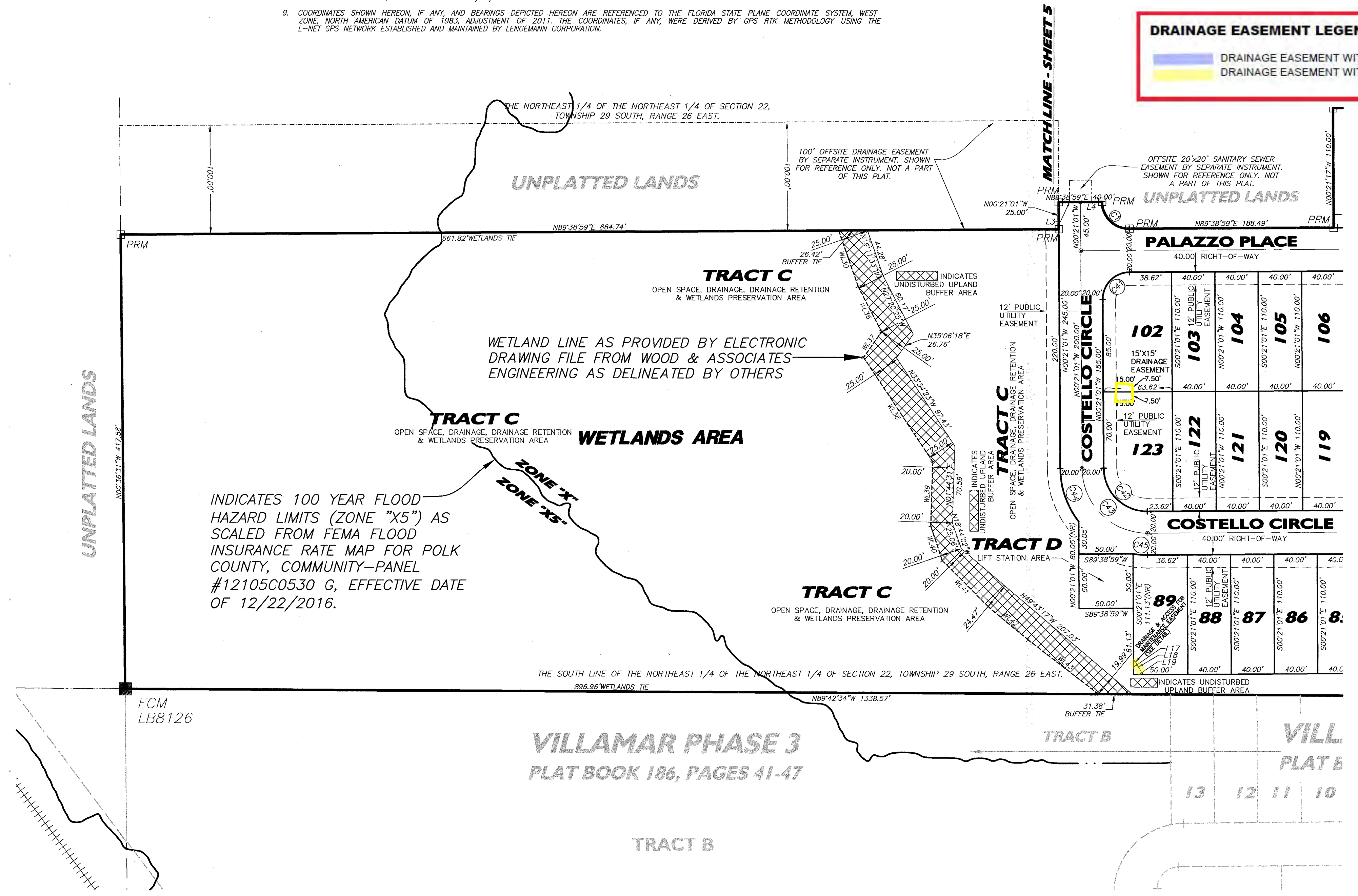
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LINE #	DIRECTION	LENGTH
WL30	N19°11'33"W	54.59'
WL36	N27°20'25"W	46.80'
WL37	N35°06'18"E	28.68'
WL38	N33°34'23"W	115.20'
WL39	N01°44'31"E	59.18'
WL40	N18°44'02"W	33.34'
WL41	N45°00'03"W	59.85'
WL42	N50°16'13"W	47.67'
WL43	N52°24'42"W	82.07'

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	090°00'00"	25.00'	39.27'	35.36'	S45°21'01"E
C41	090°00'00"	25.00'	39.27'	35.36'	S44°38'59"W
C42	090°00'00"	40.00'	62.83'	56.57'	S45°21'01"E
C43	090°00'00"	60.00'	94.25'	84.85'	S45°21'01"E
C44	037°36'26"	80.00'	52.51'	51.57'	S19°09'14"E
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LINE #	DIRECTION	LENGTH
L3	N89°38'59"E	20.00'
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L17	S00°21'01"E	14.00'
L18	S33°05'08"E	16.64'
L19	N89°38'59"E	9.00'



INDICATES 100 YEAR FLOOD HAZARD LIMITS (ZONE "X5") AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY-PANEL #12105C0530 G, EFFECTIVE DATE OF 12/22/2016.

S:\ACTIVED\CLAYTON PROPERTIES GROUP\VILLAMAR PHASE FOUR\PLAT-01-12-2022.dwg:1/13/2022 12:28 PM, Ken Thompson

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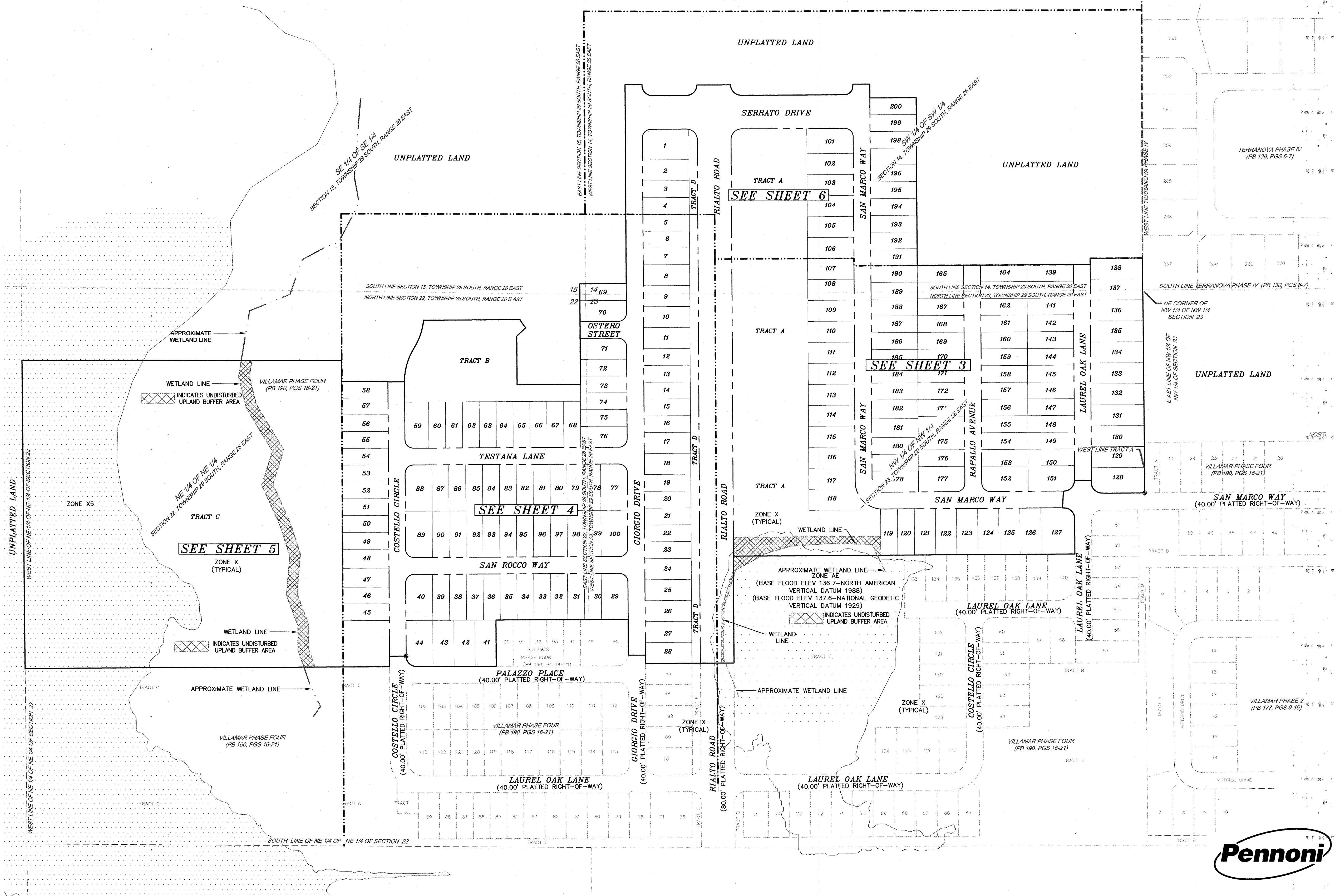
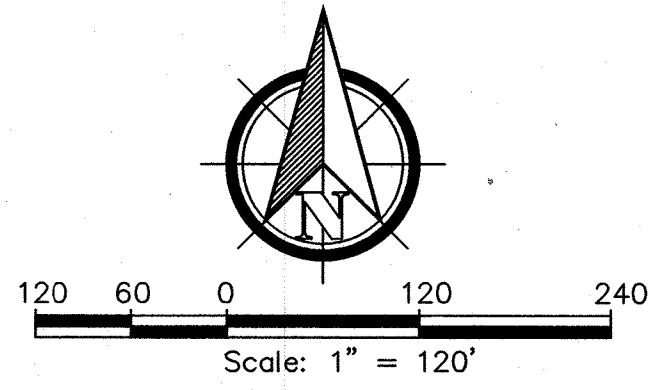
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REGISTRATION NO. 4080

VILLAMAR PHASE 5

A PLAT OF PORTIONS OF SECTIONS 14, 15, 22 AND 23,
TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

LEGEND:

- = PCP (PERMANENT CONTROL POINT)
- = SET PK NAIL & DISK "PCP LB-8126" UNLESS OTHERWISE NOTED
- ⊙ = FOUND PK NAIL & DISK "PCP LB-8135"
- = PRM (PERMANENT REFERENCE MONUMENT)
- = SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
- ⊕ = FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135" UNLESS NOTED OTHERWISE
- ± = AND
- ± = MORE OR LESS / PLUS OR MINUS
- ☐ = FLOOD ZONE
- BK = BOOK
- BLDG = BUILDING
- BM = BENCHMARK
- CI = CURVE LABEL (SEE CURVE TABLES)
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- CB = CHORD BEARING
- CL = CHORD LENGTH
- CONC. = CONCRETE
- ☉ = CENTERLINE
- D/A = CENTRAL ANGLE (DELTA)
- EA = EACH
- ELEV = ELEVATION
- (S) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FND = FOUND
- ID. = IDENTIFICATION
- IR = IRON ROD
- (L) = INFORMATION PER LEGAL DESCRIPTION
- L = ARC LENGTH
- LI = LINE LABEL (SEE LINE TABLES)
- LB = LICENSED BUSINESS
- N&D = NAIL AND DISK
- NO./# = NUMBER
- (NO) = NON-RADIAL
- OR = OFFICIAL RECORDS
- (P-1) = PLATTED INFORMATION PER PLAT BOOK 190, PAGES 16-21
- PB = PLAT BOOK
- PG = PAGE
- PSS = PAGES
- PK = PARKER KALON NAIL
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- (R) = RADIAL
- R/W = RIGHT-OF-WAY
- R = RADIUS
- SSE = SANITARY SEWER EASEMENT
- T = TANGENT LENGTH
- UE = UTILITY EASEMENT



TRACT USAGE TABLE

- TRACTS A AND C ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AREAS AND WETLAND PRESERVATION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT B IS AN OPEN SPACE, DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
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WETLANDS AREA NOTE

WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

FLOOD HAZARD WARNING:

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OVERALL KEY MAP

(SCALE 1"=120')



PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

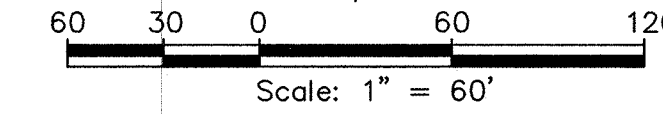
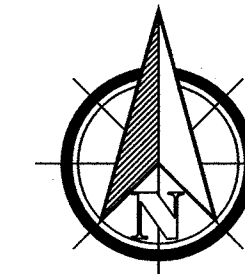
U:\Accounts\DENVIDEN\2019 - Villamar Phase 5 Platting\DESIGN\SECURE\PRODUCTION\MY\ARS\DENVIDEN\2019-PLAT-SHITS 1-2-MY-ARS.dwg 9/23/2022 12:10 PM, Scott Selbert

VILLAMAR PHASE 5

A PLAT OF PORTIONS OF SECTIONS 14, 15, 22 AND 23,

TOWNSHIP 29 SOUTH, RANGE 26 EAST

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA



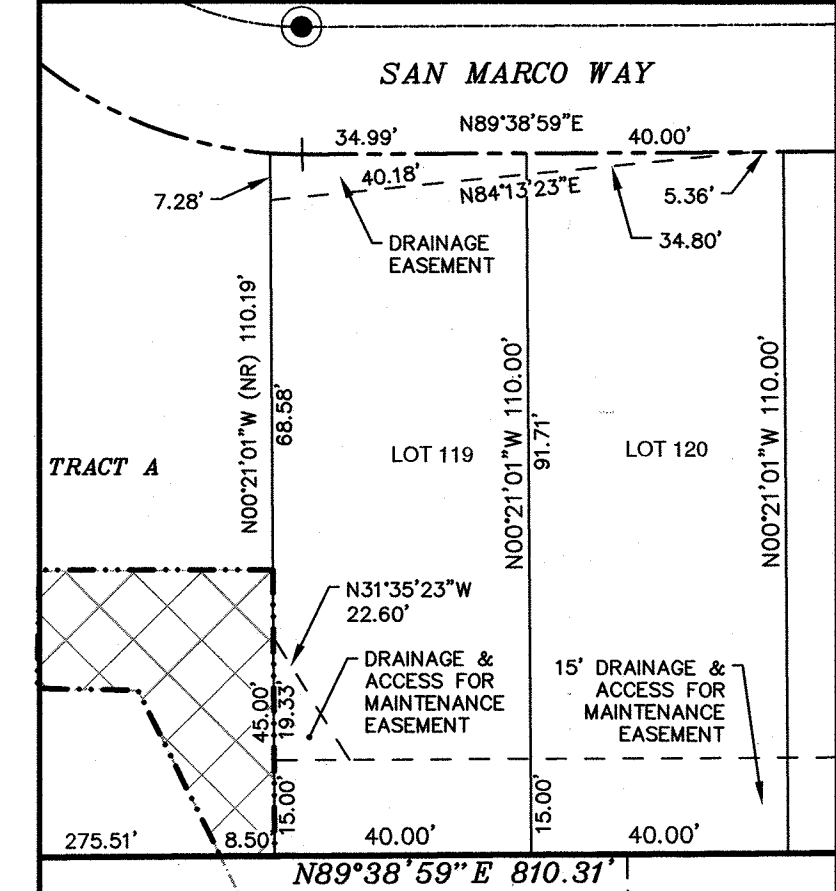
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DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27'	25.00'	90°00'00"	35.36'	S45°21'01"W
C2	37.82'	25.00'	86°39'57"	34.31'	N43°40'59"W
C2A	40.72'	25.00'	93°20'03"	36.37'	N46°19'01"E
C2B	38.21'	25.00'	87°33'36"	34.59'	S43°46'48"E
C2C	14.47'	280.00'	02°57'39"	14.47'	S89°02'26"E
C3	31.42'	20.00'	90°00'00"	28.28'	S44°38'59"W
C4	39.27'	25.00'	89°58'53"	35.36'	N45°21'01"W
C5	39.27'	25.00'	90°00'43"	35.36'	S44°33'21"W
C6	39.27'	25.00'	89°59'21"	35.36'	N45°21'01"W
C7	23.46'	80.00'	16°48'09"	23.38'	N34°46'49"W
C8	70.48'	150.00'	26°55'17"	69.83'	S18°33'40"W
C9	84.75'	150.00'	32°22'19"	83.63'	S15°50'08"W
C10	1.48'	190.00'	00°26'49"	1.48'	N00°07'37"W
C11	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C12	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C13	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C14	70.69'	45.00'	90°00'00"	63.64'	N45°21'01"W
C15	102.10'	65.00'	90°00'00"	91.92'	N45°21'01"W
C16	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C17	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C18	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C19	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C20	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C21	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C22	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C23	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C24	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C25	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C26	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C27	39.27'	25.00'	90°00'00"	35.36'	N45°21'01"W
C28	39.27'	25.00'	90°00'00"	35.36'	N44°38'59"E
C29	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C30	5.01'	65.00'	04°25'06"	5.01'	N88°08'28"W
C31	39.67'	65.00'	34°58'14"	39.06'	N68°26'48"W
C32	40.22'	65.00'	35°27'24"	39.59'	N33°13'59"W
C33	17.19'	65.00'	15°09'16"	17.14'	N07°55'39"W
C34	34.24'	65.00'	78°27'47"	31.62'	N39°34'54"W
C35	5.03'	25.00'	11°32'13"	5.03'	N84°34'54"W



TRACT USAGE TABLE

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WETLANDS AREA NOTE

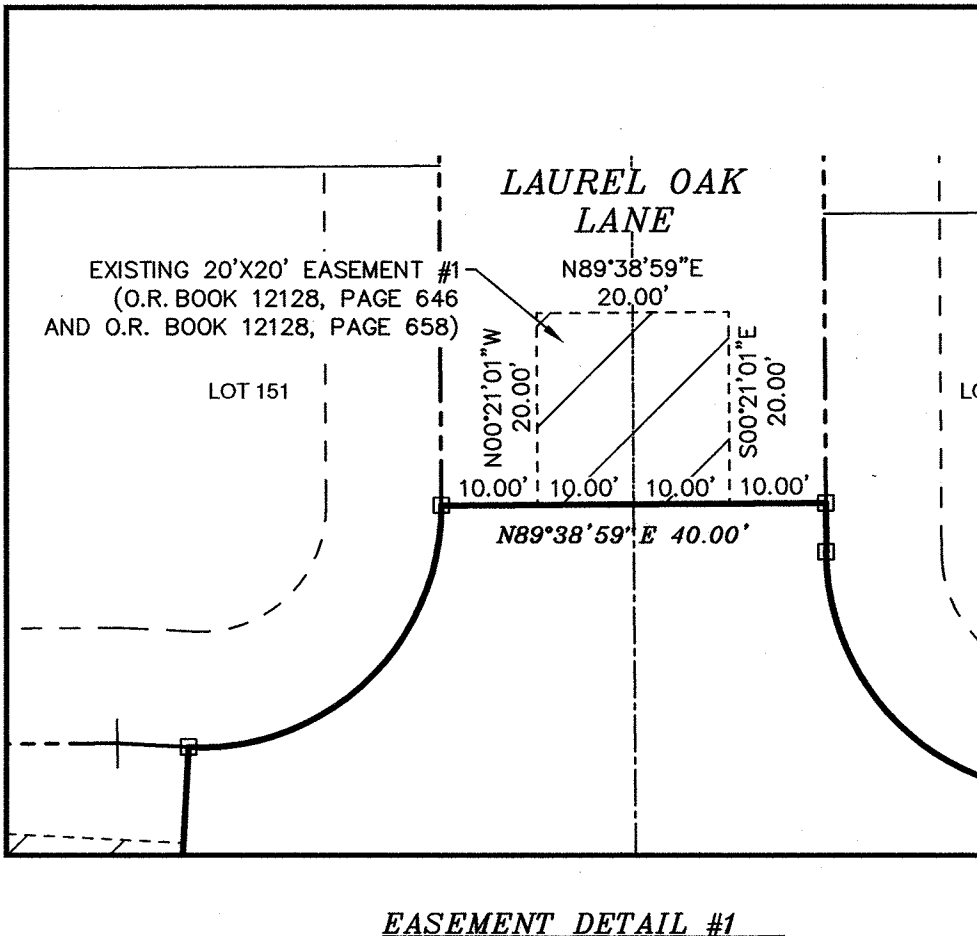
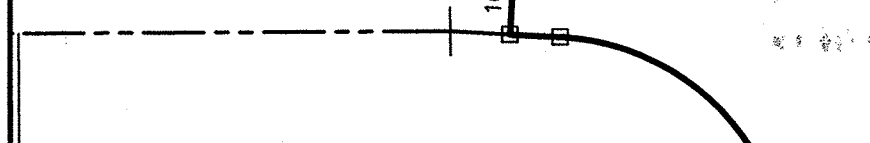
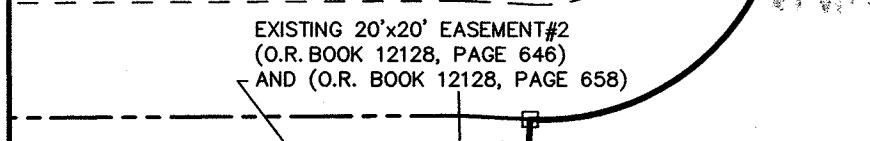
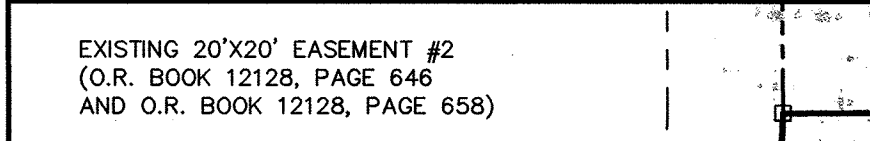
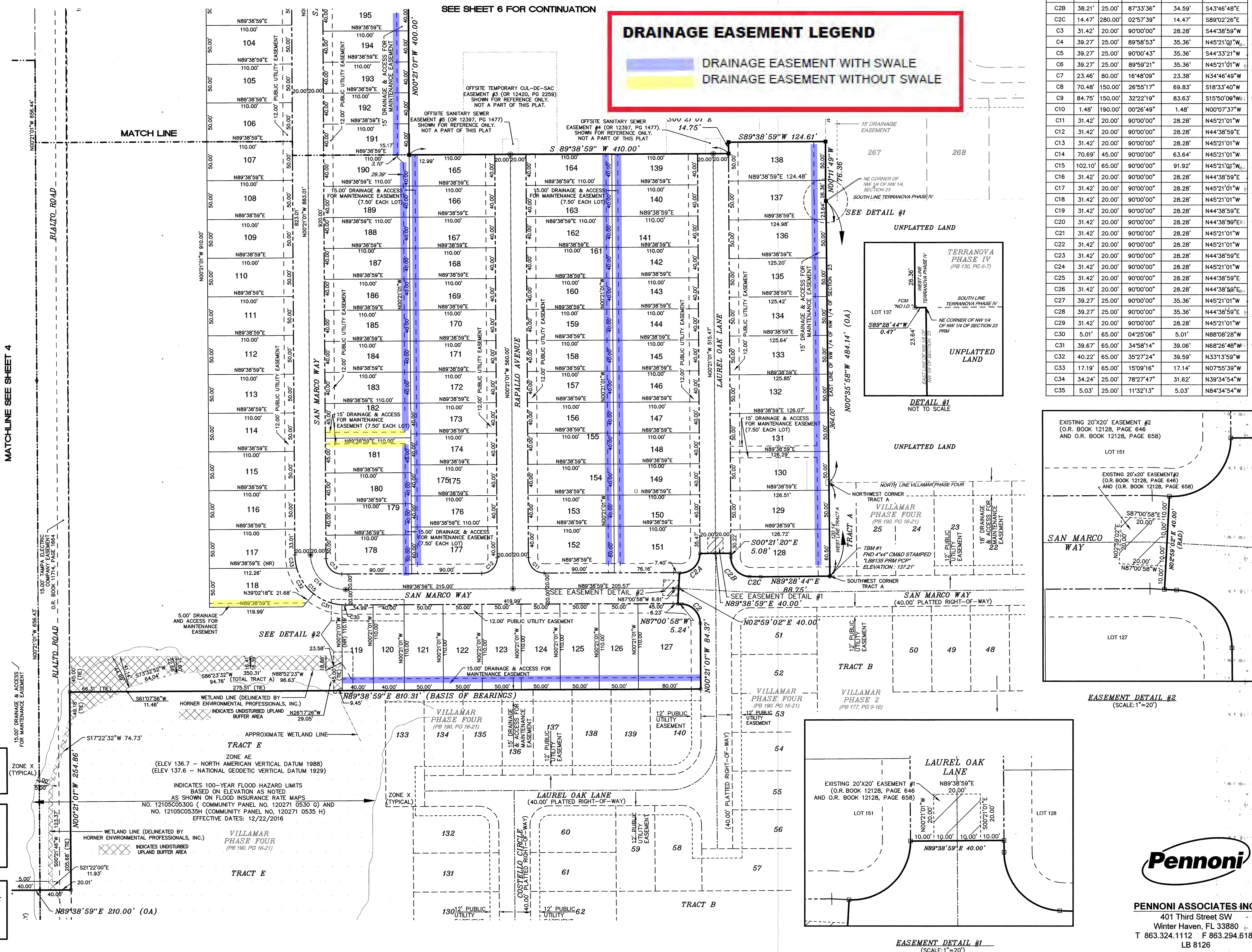
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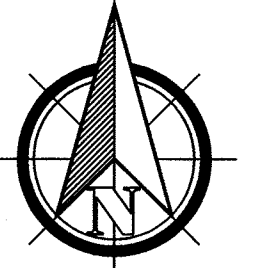


PENNONI ASSOCIATES INC.
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 LB 8126

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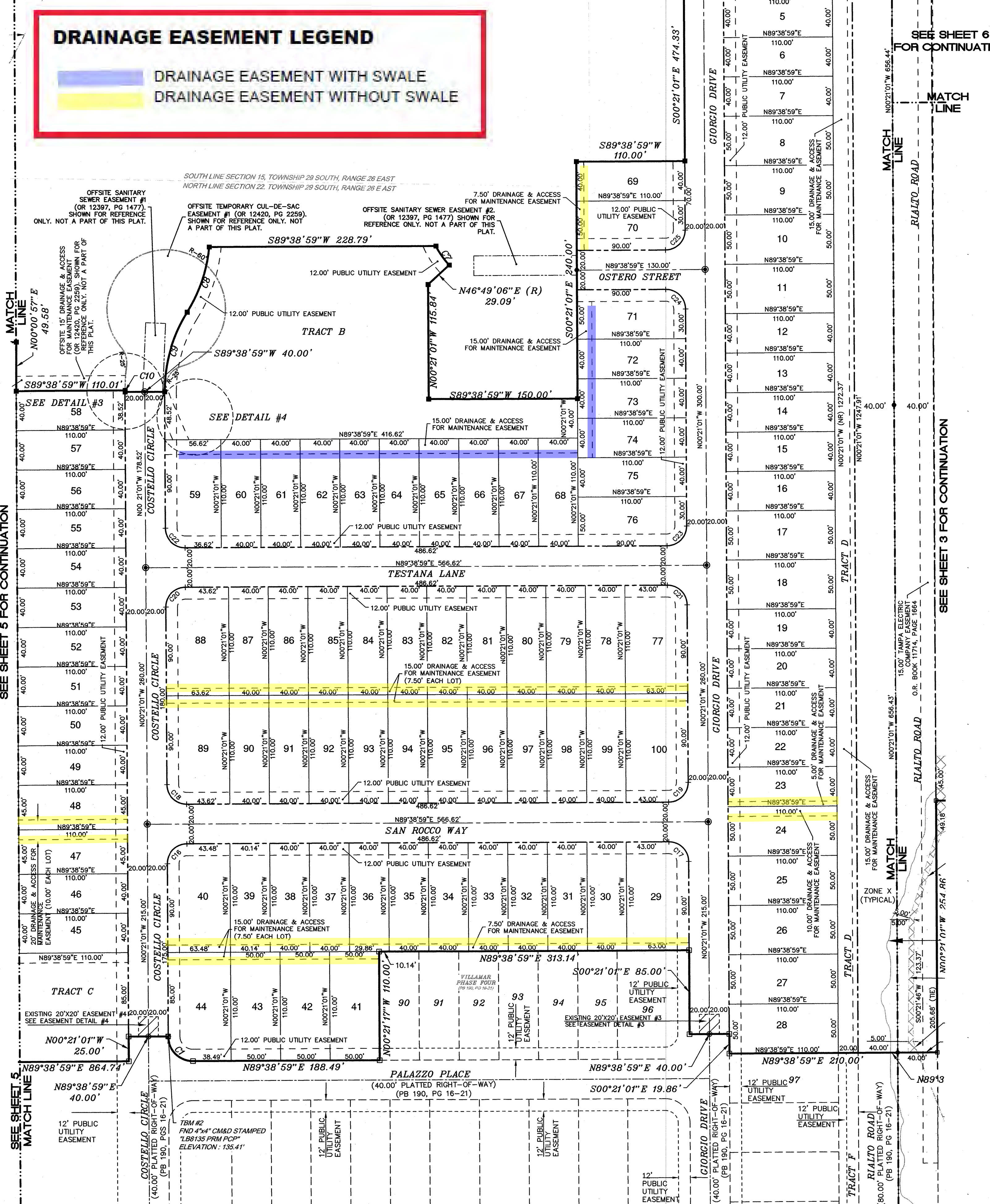
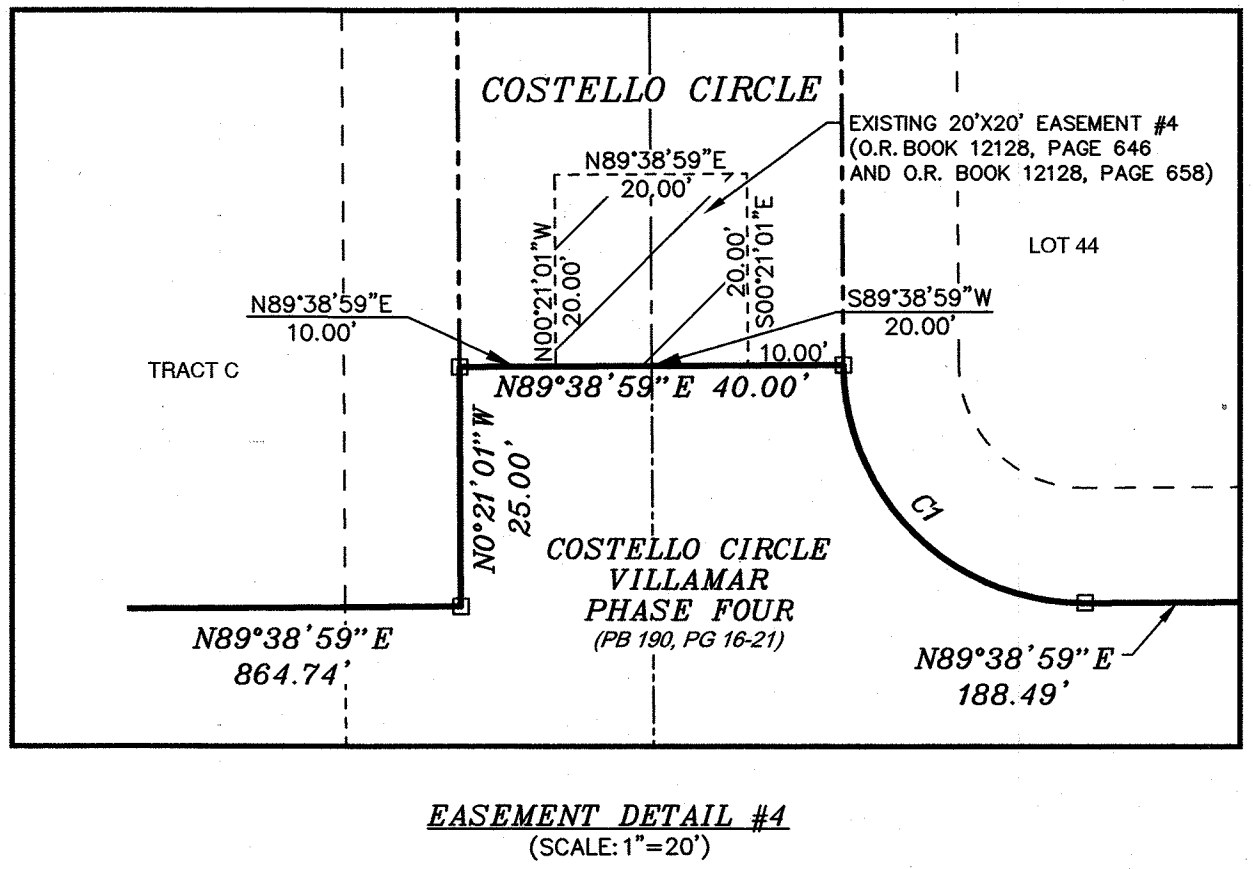
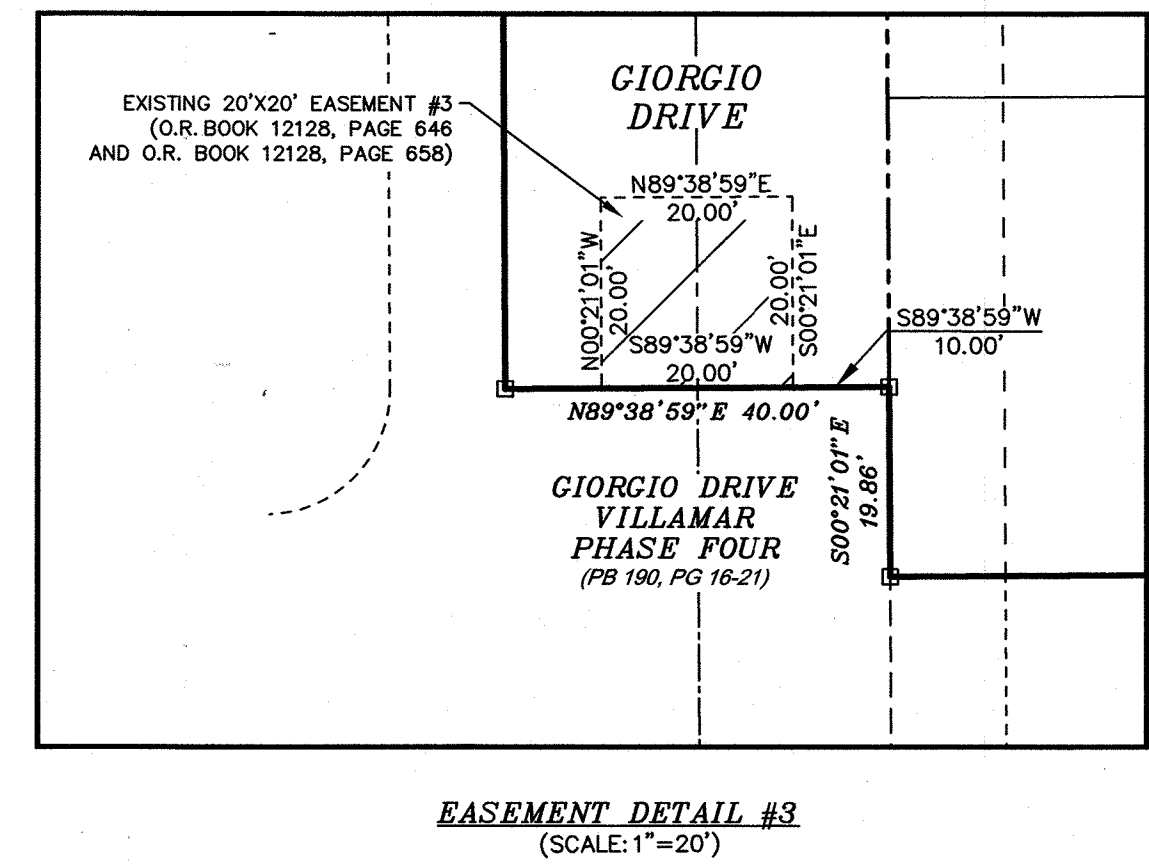
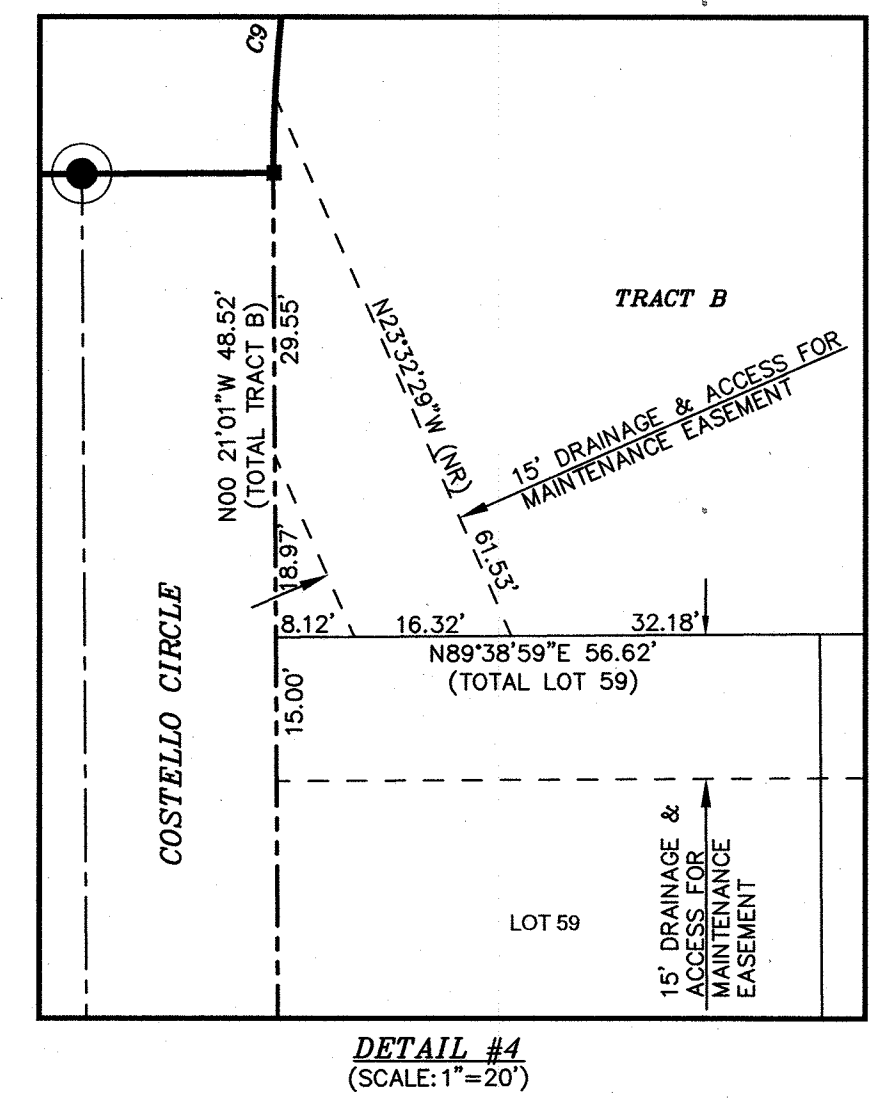
VILLAMAR PHASE 5

A PLAT OF PORTIONS OF SECTIONS 14, 15, 22 AND 23,
TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA



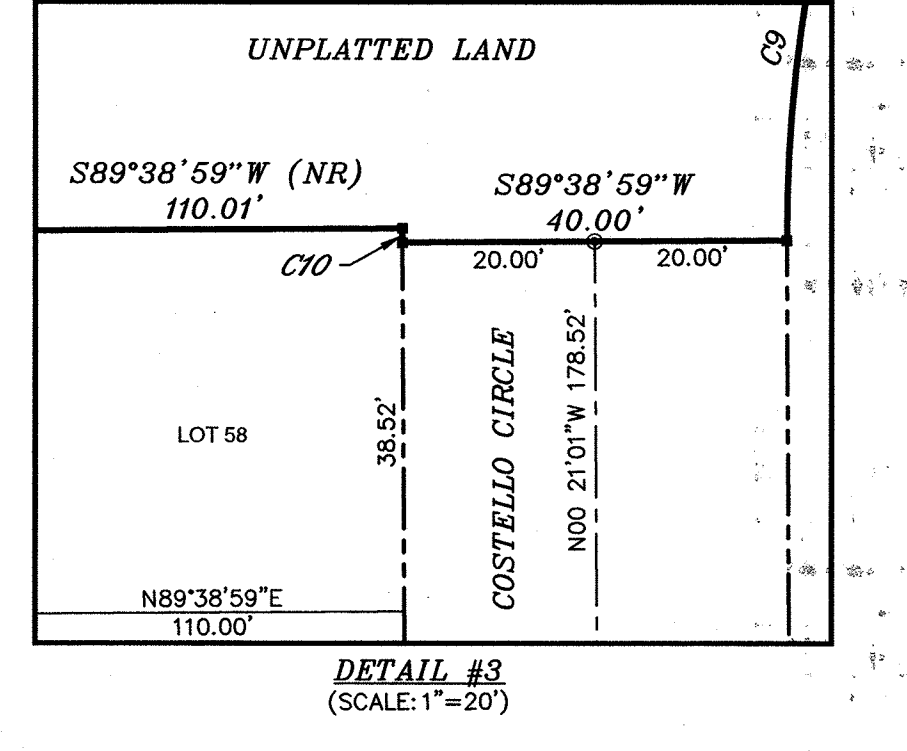
Scale: 1" = 60'

- LEGEND:**
- = PCP (PERMANENT CONTROL POINT)
 - = SET PK NAIL & DISK "PCP LB-8126" UNLESS OTHERWISE NOTED
 - ⊙ = FOUND PK NAIL & DISK "PCP LB-8135"
 - ⊙ = PRM (PERMANENT REFERENCE MONUMENT)
 - ⊙ = SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - ⊙ = FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135" UNLESS NOTED OTHERWISE
 - = AND
 - ⊕ = MORE OR LESS / PLUS OR MINUS
 - = FLOOD ZONE
 - BK = BOOK
 - BLOC = BUILDING
 - BM = BENCHMARK
 - C1 = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - ⊕ = CENTERLINE
 - D/A = CENTRAL ANGLE (DELTA)
 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FND = FOUND
 - ID. = IDENTIFICATION
 - IR = IRON ROD
 - (L) = INFORMATION PER LEGAL DESCRIPTION
 - LI = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
 - N&D = NAIL AND DISK
 - NO./# = NUMBER
 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P-1) = PLATTED INFORMATION PER PLAT BOOK 190, PAGES 16-21
 - PD = PAGES
 - PK = PARKER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (R) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADIUS
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT



SEE SHEET 6 FOR CONTINUATION

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27'	25.00'	90°00'00"	35.36'	S45°21'01"E
C2	37.82'	25.00'	86°39'57"	34.31'	N43°40'59"W
C2A	40.72'	25.00'	93°20'03"	36.37'	N46°19'01"E
C2B	38.21'	25.00'	87°33'36"	34.59'	S43°46'48"E
C2C	14.47'	280.00'	02°57'39"	14.47'	S89°02'26"E
C3	31.42'	20.00'	90°00'00"	28.28'	S44°38'59"W
C4	39.27'	25.00'	89°58'53"	35.36'	N45°21'01"W
C5	39.27'	25.00'	90°00'43"	35.36'	S44°33'21"W
C6	39.27'	25.00'	89°59'21"	35.36'	N45°21'01"W
C7	23.46'	80.00'	16°48'09"	23.38'	N34°46'49"W
C8	70.48'	150.00'	26°55'17"	68.83'	S18°33'40"W
C9	84.75'	150.00'	32°22'19"	83.63'	S15°50'09"W
C10	1.48'	190.00'	00°26'49"	1.48'	N00°07'37"W
C11	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C12	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C13	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C14	70.69'	45.00'	90°00'00"	63.64'	N45°21'01"W
C15	102.10'	65.00'	90°00'00"	91.92'	N45°21'01"W
C16	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C17	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C18	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C19	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C20	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C21	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C22	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C23	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C24	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C25	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C26	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C27	39.27'	25.00'	90°00'00"	35.36'	N45°21'01"W
C28	39.27'	25.00'	90°00'00"	35.36'	N44°38'59"E
C29	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C30	5.01'	65.00'	04°25'06"	5.01'	N88°08'28"W
C31	39.67'	65.00'	34°58'14"	39.06'	N68°26'48"W
C32	40.22'	65.00'	35°27'24"	39.59'	N33°13'59"W
C33	17.19'	65.00'	15°09'16"	17.14'	N07°55'39"W
C34	34.24'	25.00'	78°27'47"	31.62'	N39°34'54"W
C35	5.03'	25.00'	11°32'13"	5.03'	N84°34'54"W



WETLANDS AREA NOTE
WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

FLOOD HAZARD WARNING:
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TRACT USAGE TABLE

- TRACTS A AND C ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AREAS AND WETLAND PRESERVATION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT B IS AN OPEN SPACE, DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT D IS AN OPEN SPACE AND LANDSCAPE AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

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VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C AND D, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

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Pennoni ASSOCIATES INC.
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CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

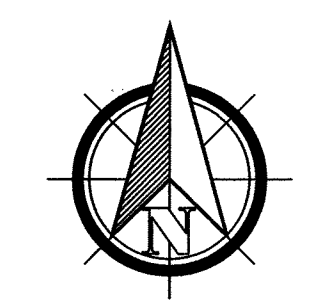
LEGEND:

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DRAINAGE EASEMENT LEGEND

DRAINAGE EASEMENT WITH SWALE

DRAINAGE EASEMENT WITHOUT SWALE



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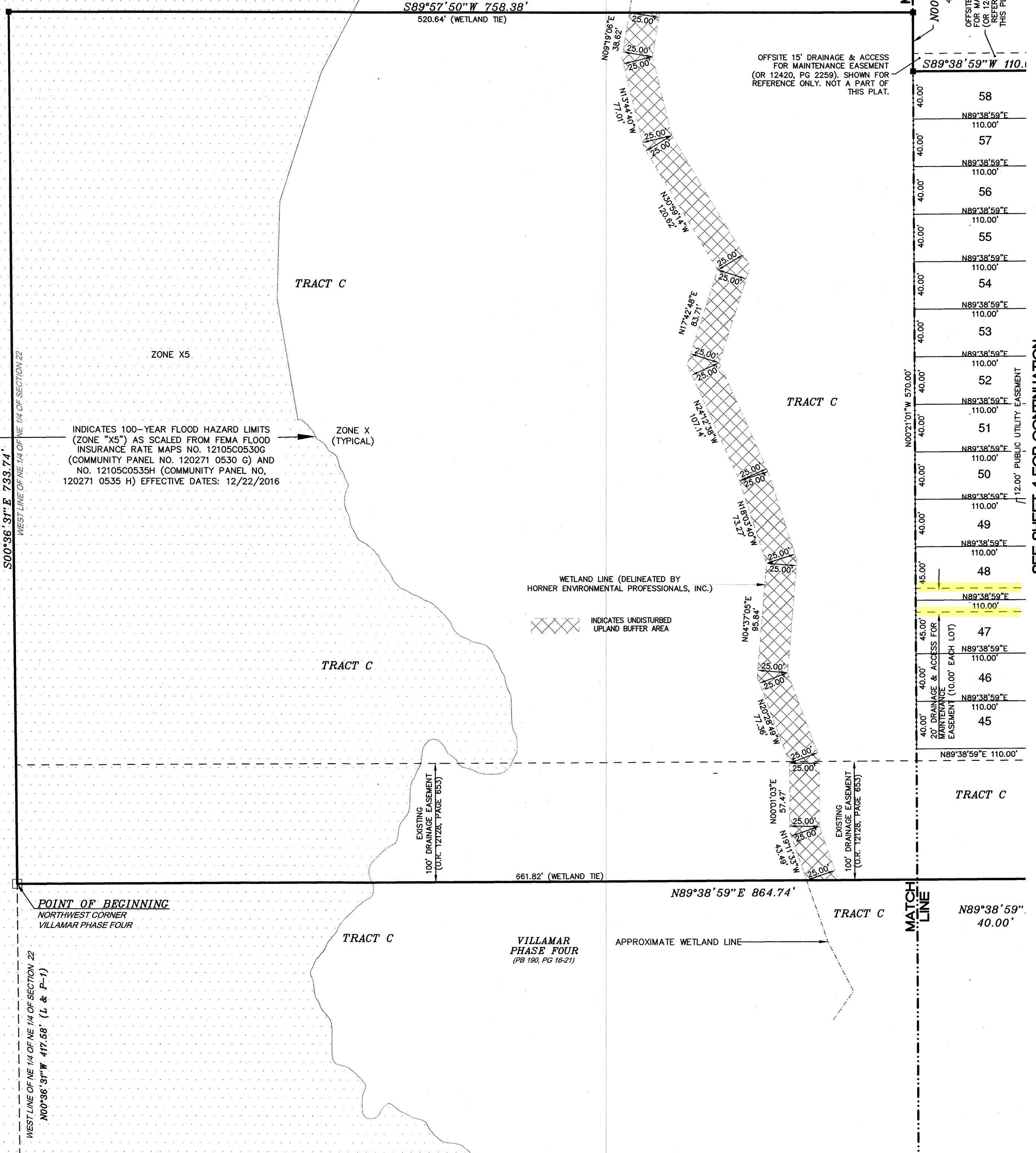
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OFFSITE 15' DRAINAGE & ACCESS FOR MAINTENANCE EASEMENT (OR 12430, PG 2259). SHOWN FOR REFERENCE ONLY. NOT A PART OF THIS PLAT.

OFFSITE 15' DRAINAGE & ACCESS FOR MAINTENANCE EASEMENT (OR 12397, PG 2259). SHOWN FOR REFERENCE ONLY. NOT A PART OF THIS PLAT.

OFFSITE 15' DRAINAGE & ACCESS FOR MAINTENANCE EASEMENT (OR 12420, PG 2259). SHOWN FOR REFERENCE ONLY. NOT A PART OF THIS PLAT.

12.00' PUBLIC UTILITY EASEMENT

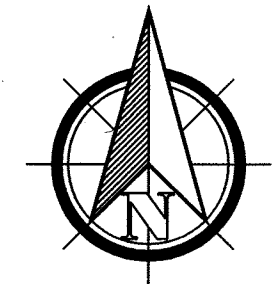
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57	40.00'	N89°38'59"E	110.00'
56	40.00'	N89°38'59"E	110.00'
55	40.00'	N89°38'59"E	110.00'
54	40.00'	N89°38'59"E	110.00'
53	40.00'	N89°38'59"E	110.00'
52	40.00'	N89°38'59"E	110.00'
51	40.00'	N89°38'59"E	110.00'
50	40.00'	N89°38'59"E	110.00'
49	40.00'	N89°38'59"E	110.00'
48	40.00'	N89°38'59"E	110.00'
47	40.00'	N89°38'59"E	110.00'
46	40.00'	N89°38'59"E	110.00'
45	40.00'	N89°38'59"E	110.00'

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PENNONI ASSOCIATES INC.
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VILLAMAR PHASE 5

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TOWNSHIP 29 SOUTH, RANGE 26 EAST
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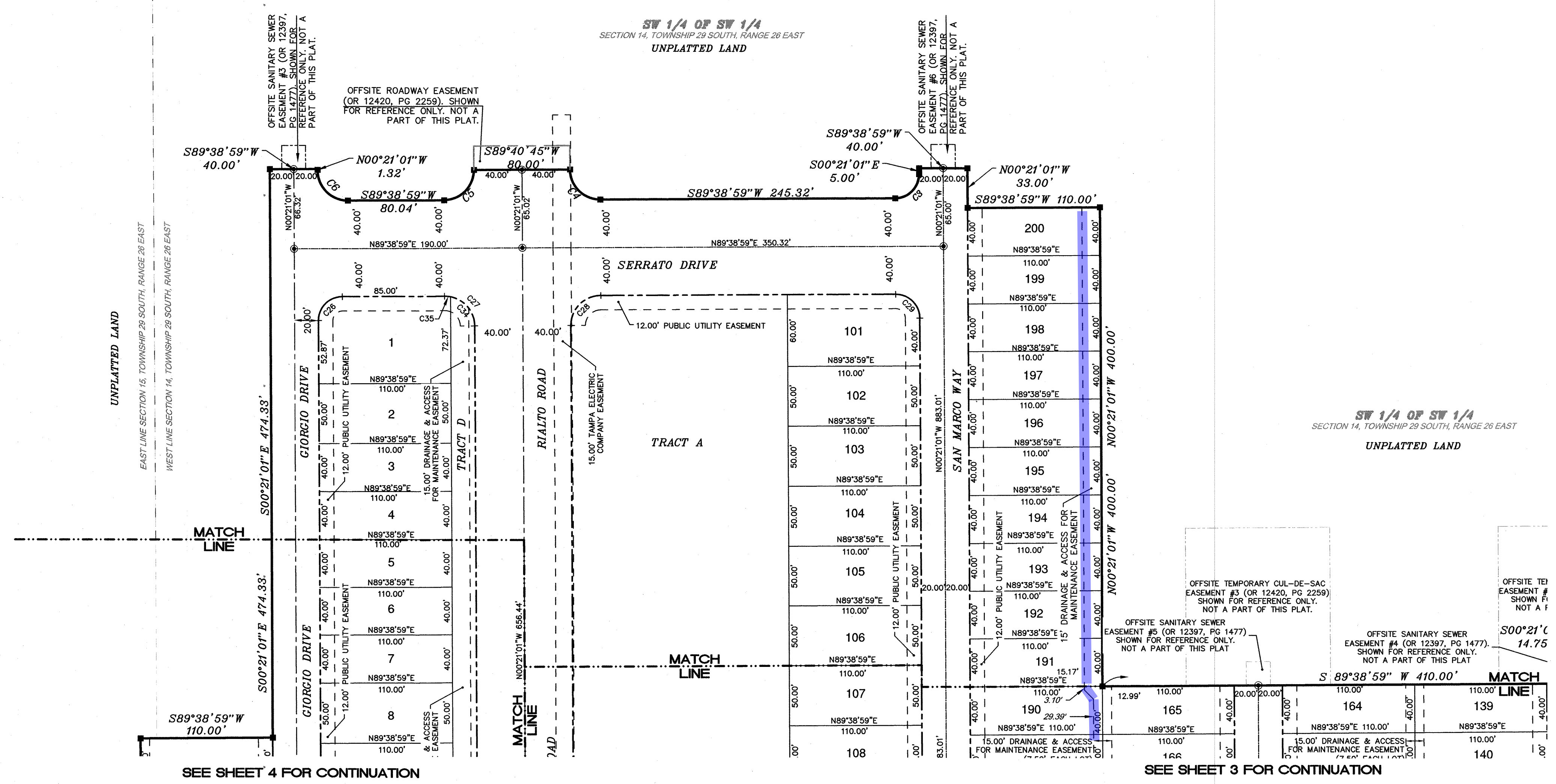


Scale: 1" = 60'

- LEGEND:**
- = PCP (PERMANENT CONTROL POINT)
 - = SET PK NAIL & DISK "POP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ = FOUND PK NAIL & DISK "POP LB-8135"
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DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.27'	25.00'	90°00'00"	35.36'	S45°21'01"E
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C2B	38.21'	25.00'	87°33'36"	34.59'	S43°46'48"E
C2C	14.47'	280.00'	02°57'39"	14.47'	S89°02'26"E
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C6	39.27'	25.00'	89°59'21"	35.36'	N45°21'01"W
C7	23.46'	80.00'	16°48'09"	23.38'	N34°46'49"W
C8	70.48'	150.00'	26°55'17"	69.83'	S18°33'40"W
C9	84.75'	150.00'	32°22'18"	83.63'	S15°50'09"W
C10	1.48'	190.00'	00°26'49"	1.48'	N00°07'37"W
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C17	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C18	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C19	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C20	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C21	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C22	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C23	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C24	31.42'	20.00'	90°00'00"	28.28'	N45°21'01"W
C25	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C26	31.42'	20.00'	90°00'00"	28.28'	N44°38'59"E
C27	39.27'	25.00'	90°00'00"	35.36'	N45°21'01"W
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C33	17.19'	65.00'	15°09'16"	17.14'	N07°55'39"W
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FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT CITY OF WINTER HAVEN AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY, EVEN IF MEETING POLK COUNTY 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.

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.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C AND D. IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

TRACT USAGE TABLE

- TRACTS A AND C ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AREAS AND WETLAND PRESERVATION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT B IS AN OPEN SPACE, DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT D IS AN OPEN SPACE AND LANDSCAPE AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

U:\Accounts\DENVIDENW021019 - Villamar Phase 5 Platting\DESIGN\SECURE\PRODUCTION\MYLARS\DENW021019-PLAT-SHTS 3-6-MYLARS.dwg 8/23/2022 12:10 PM, Scott Sellert

Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22 TOWNSHIP 29 SOUTH, RANGE 26 EAST

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

CITY SURVEYOR - CONSULTANT 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... DATE: 11/27/2023

APPROVAL: ECONOMIC OPPORTUNITY & COMMUNITY INVESTMENT DIRECTOR

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN... APPROVED: For Eric Laibe, DIRECTOR - WINTER HAVEN, FLORIDA

APPROVAL: ENGINEERING SERVICES DIVISION

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN... APPROVED: AMIN A. HANHAN, P.E., CITY ENGINEER, WINTER HAVEN, FLORIDA

CITY COMMISSION APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK, CITY OF WINTER HAVEN... APPROVED: BRADLEY T. DANTZLER - MAYOR, VANESSA CASTILLO - CITY CLERK

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK... KNOW ALL MEN BY THESE PRESENTS THAT VMAR DEV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CLAYTON PROPERTIES GROUP, INC., A FOREIGN PROFIT CORPORATION...

WITNESS: Lindsey E. Roden, Adam Rheinbart, TITLE: MANAGER

ACKNOWLEDGMENT: VMAR DEV, LLC

STATE OF FLORIDA, COUNTY OF POLK... THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION...

WITNESS: Lindsey E. Roden, NOTARY PUBLIC, MY COMMISSION EXPIRES: 8/20/2026

ACKNOWLEDGMENT: CLAYTON PROPERTIES GROUP, INC. A FOREIGN PROFIT CORPORATION

STATE OF FLORIDA, COUNTY OF POLK... THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION...

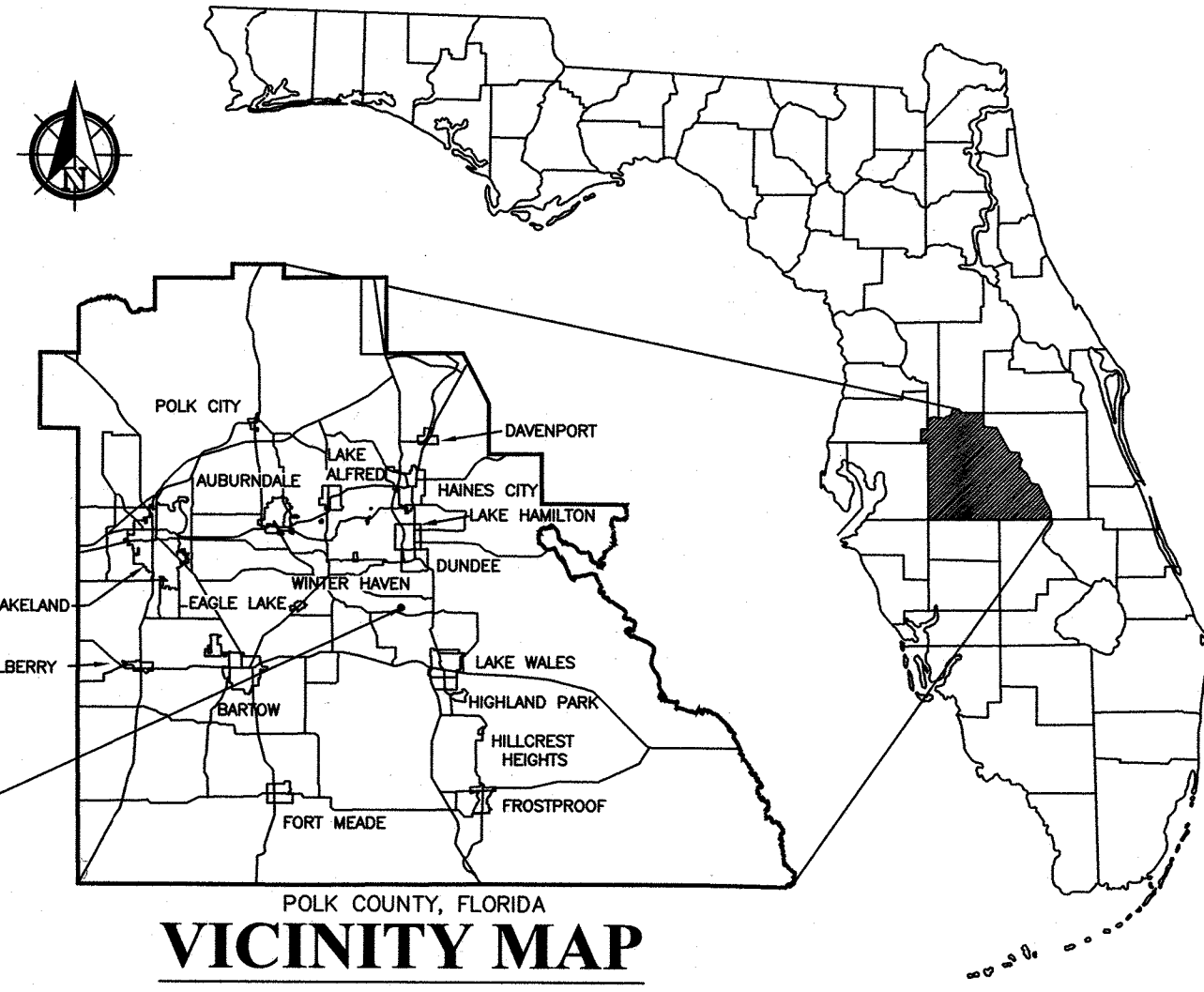
WITNESS: Lindsey E. Roden, NOTARY PUBLIC, MY COMMISSION EXPIRES: 8/20/2026

- LEGEND: PCP (PERMANENT CONTROL POINT), SET PK LB-8126*, UNLESS OTHERWISE NOTED, FOUND PK NAIL & DISK "PCP LB-8126", PRM (PERMANENT REFERENCE MONUMENT), SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126", FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126" UNLESS NOTED OTHERWISE, AND, MORE OR LESS / PLUS OR MINUS, FLOOD ZONE, BOOK, BUILDING, BENCHMARK, CURVE LABEL (SEE CURVE TABLES), INFORMATION CALCULATED FROM FIELD MEASUREMENTS, CHORD BEARING, CHORD LENGTH, CHORD BEARING, CENTERLINE, CENTRAL ANGLE (DELTA), INFORMATION PER OR BOOK 12311, PGS 1543-1546, INFORMATION PER OR BOOK 12411, PGS 797-809, EACH, ELEVATION, INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION, FEDERAL EMERGENCY MANAGEMENT AGENCY, FOUND, IDENTIFICATION, IRON ROD, ARC LENGTH, LINE LABEL (SEE LINE TABLES), LICENSED BUSINESS, NAIL AND DISK, NUMBER, NON-RADIAL, OFFICIAL RECORDS, PLATTED INFORMATION, PLAT BOOK, PAGE, PAGES, PARTNER KALON NAIL, PROFESSIONAL SURVEYOR & MAPPER, RADIAL, RIGHT-OF-WAY, RADIUS, SANITARY SEWER EASEMENT, TANGENT LENGTH, UTILITY EASEMENT

SURVEYOR'S NOTES:

- 1. BEARINGS BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83), ADJUSTMENT 1990, WEST ZONE, THE NORTH LINE OF VILLAMAR PHASE 5 TRACT C, PLAT BOOK 194, PAGES 46 - 51, POLK COUNTY, FLORIDA, BEING SOUTH 89°57'30" WEST.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "PENNONI LB-8126" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE BY PENNONI ASSOCIATES, INC. IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. PCP'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "PENNONI LB-8126" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. THE PLATTED LANDS ARE LOCATED WITHIN ZONES "A", "3" AND "5", AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 1210502300, COMMUNITY DEVELOPMENT DISTRICT, DISTRICT RECORDED IN O.R. BOOK 12700, PAGE 1469, POLK COUNTY, FLORIDA, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. THE COORDINATES SHOWN HEREON, IF ANY, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83), ADJUSTMENT 1990, WEST ZONE.
9. THE ELEVATIONS SHOWN HEREON, IF ANY, ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "Y 736" BEING 125.37, ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988).
10. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (26).
11. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

TRANSFERS OF TITLE NOTICE: ALL TRANSFERS OF TITLE TO LOTS OR TRACTS WITHIN THIS SUBDIVISION SHALL INCLUDE BOTH THE LOT NUMBER OR TRACT NUMBER AND THE PHASE NUMBER.



PHASE 6 AND PHASE 6D LEGAL DESCRIPTION

A parcel of land being a portion of Sections 14, 15, 22, and 23, Township 29 South, Range 26 East, Polk County, Florida being described as follows:

Commence at the northeast corner of VILLAMAR PHASE 5, recorded in Plat Book 194, Pages 46-51, Public Records of Polk County, Florida, for the Point of Beginning; thence along the northerly line of said VILLAMAR PHASE 5, for the following thirty-four (34) courses: 1) thence South 89°38'59" West, 124.62 feet; 2) thence South 00°21'01" East, 14.75 feet; 3) thence South 89°38'59" West, 409.99 feet; 4) thence North 00°21'01" West, 400.00 feet; 5) thence South 89°38'59" West, 110.00 feet; 6) thence North 00°21'01" East, 33.00 feet; 7) thence South 89°38'59" West, 40.01 feet; 8) thence South 00°21'01" East, 5.00 feet to a point on a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of North 44°37'59" West, and a chord length of 28.28 feet; 9) thence Southwesterly, along the arc of said curve, 31.42 feet; 10) thence South 89°38'59" West, 245.32 feet to a point on a curve to the right, having a radius of 25.00 feet, a central angle of 89°58'53", a chord bearing of North 45°21'01" West, and a chord length of 35.36 feet; 11) thence Northwesterly, along the arc of said curve, 39.27 feet; 12) thence South 89°40'45" West, 80.04 feet to a point on a curve to the right, having a radius of 25.00 feet, a central angle of 90°00'43", a chord bearing of South 43°32'21" West, and a chord length of 35.36 feet; 13) thence Southwesterly, along the arc of said curve, 39.27 feet; 14) thence South 89°38'59" West, 80.04 feet to a point on a curve to the right, having a radius of 25.00 feet, a central angle of 89°59'21", a chord bearing of North 45°21'01" West, and a chord length of 35.36 feet; 15) thence Northwesterly, along the arc of said curve, 39.27 feet; 16) thence North 00°21'01" West, 1.32 feet; 17) thence South 89°38'59" West, 40.00 feet; 18) thence South 00°21'01" East, 474.33 feet; 19) thence South 89°38'59" West, 96.54 feet to a point on the west line of said Section 14, also being the east line of said Section 15; 20) thence continue South 89°38'59" West, 13.46 feet; 21) thence South 00°21'01" East, 25.29 feet to a point on the south line of said Section 15, also being the north line of said Section 15; 22) thence continue South 00°21'01" East, 214.71 feet; 23) thence South 89°38'59" West, 150.00 feet; 24) thence North 00°21'01" West, 115.84 feet; 25) thence North 48°49'08" East, 29.09 feet to a point on a curve to the right, having a radius of 80.00 feet, a central angle of 16°48'09", a chord bearing of North 34°48'49" West, and a chord length of 23.38 feet; 26) thence Northwesterly, along the arc of said curve, 23.46 feet; 27) thence South 89°38'59" West, 228.79 feet to a point on a curve to the right, having a radius of 150.00 feet, a central angle of 32°22'19", a chord bearing of South 15°50'09" West, and a chord length of 83.63 feet; 28) thence Southerly, along the arc of said curve, 84.75 feet; 29) thence South 89°38'59" West, 40.00 feet to a point on a curve to the right, having a radius of 190.00 feet, a central angle of 00°26'49", a chord bearing of North 00°07'37" East, and a chord length of 1.48 feet; 30) thence Northwesterly, along the arc of said curve, 1.48 feet; 31) thence South 89°38'59" West, 110.01 feet; 32) thence North 00°00'57" East, 49.58 feet; 33) thence South 89°38'59" West, 758.38 feet to the northwest corner of VILLAMAR PHASE 5; thence South 00°36'31" East, along the west line of VILLAMAR PHASE 5 and the west line of VILLAMAR PHASE 4, as recorded in Plat Book 190, Page 16-21, Public Records of Polk County, Florida, 151.32 feet to the southwest corner of said VILLAMAR PHASE 4, also being the southeast corner of Northwest 1/4 of the Northeast 1/4 of said Section 22; thence North 89°41'20" West, along the south line of said Northwest 1/4 of the Northeast 1/4 of said Section 22, a distance of 104.65 feet to the northeasterly right-of-way line of CSX Railroad; thence North 37°02'21" West, along said northeasterly right-of-way line, 1980.83 feet to the southerly right-of-way line of Thompson Nursery Road, as recorded in Official Records Book 12411, Page 797, Public Records of Polk County, Florida; thence along said southerly right-of-way line the following eleven (11) courses: 1) thence North 57°39'41" East, 104.12 feet; 2) thence North 54°11'46" East, 401.44 feet; 3) thence North 51°21'59" East, 201.82 feet; 4) thence North 55°03'02" East, 200.49 feet; 5) thence North 56°11'51" East, 100.12 feet; 6) thence North 56°11'32" East, 100.12 feet; 7) thence North 30°56'43" West, 15.00 feet; 8) thence North 59°03'17" East, 265.86 feet to the point of curvature of a curve to the right having a radius of 2023.00 feet, a central angle of 21°39'55", a chord bearing of North 69°53'14" East, and a chord distance of 760.41 feet; 9) thence Easterly along the arc of said curve 764.96 feet to the point of tangency; 10) thence North 80°43'11" East, 860.09 feet to the point of curvature of a curve to the left having a radius of 2143.00 feet, a central angle of 05°58'27", a chord bearing of North 77°43'56" East, and a chord distance of 223.35 feet; 11) thence Easterly along the arc of said curve 223.45 feet to the point of cusp, said point being on the arc of a non-tangent curve to the left, having a radius of 25.00 feet, central angle of 84°54'54", a chord bearing of South 28°52'56" West, and a chord distance of 33.75 feet; thence Southwesterly along the arc of said curve, a distance of 37.05 feet to the point of tangency; thence South 13°34'32" East, 25.59 feet to the point of curvature of a curve to the right having a radius of 2540.00 feet, a central angle of 06°00'23", a chord bearing of South 10°34'20" East, and a chord distance of 266.15 feet; thence Southerly along the arc of said curve 266.27 feet to the point of tangency; thence North 89°38'59" East, 200.45 feet; thence North 00°21'01" West, 100.00 feet; thence North 89°38'59" East, 150.01 feet; thence North 00°21'01" West, 53.45 feet to a point on a non-tangent curve to the left, having a radius of 2423.00 feet, central angle of 05°48'17", chord bearing of North 63°57'51" East, and a chord distance of 245.38 feet; thence Northwesterly along the arc of said curve, a distance of 245.48 feet to the point of tangency; thence South 28°56'17" East, 110.00 feet to a point on a non-tangent curve to the left, having a radius of 2533.00 feet, central angle of 00°03'40", chord bearing of North 61°01'53" East, and a chord distance of 2.70 feet; thence South 89°38'59" West, 150.00 feet to a point on a curve to the left, having a radius of 2683.00 feet, a central angle of 04°26'41", a chord bearing of North 58°46'42" East, and a chord distance of 208.08 feet; thence Northwesterly along the arc of said curve, a distance of 208.13 feet, thence North 89°32'19" East, 121.31 feet to the west line of TERRANOVA PHASE III, recorded in Plat Book 124, Pages 23-27, Public Records of Polk County, Florida; thence South 00°11'49" East, along the west line of said TERRANOVA PHASE III and the west line of TERRANOVA PHASE IV, as recorded in Plat Book 130, Pages 6-7, Public Records of Polk County, Florida, a distance of 1253.14 feet to the Point of Beginning.

Said parcel containing 5,068,116 square feet 116.35 acres, more or less

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATING, ENCUMBERED BY A CERTAIN MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12170, PAGE 5111, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TO AND IN FAVOR OF MORTGAGE HOMES OF FLORIDA, INC. TOGETHER WITH MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12700, PAGE 1469 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12743, PAGE 1869 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO ENCUMBERED BY A MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 12825, PAGE 1713, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TO AND IN FAVOR OF D.R. HORTON, INC. AND SEPARATE JOINDERS AND CONSENTS TO THE PLAT AND DEDICATIONS OF VILLAMAR PHASE 6 AND 6D ARE BEING RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, CONCURRENT WITH THE RECORDED OF THIS PLAT.

CERTIFICATION:

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS DAY OF NOVEMBER, 2023.

PREPARING SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF POLK... I HEREBY STATE THAT THIS PLAT OF "VILLAMAR PHASE 6 AND 6D" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND THAT ALL PRM'S HAVE BEEN SET, AND ALL OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.

ROBERT F. DUBOIS, PSM PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. LS5293 PENNONI ASSOCIATES INC. REGISTRATION NO. 8126 DATE: 11/27/2023

PHASE 6 TRACT USAGE TABLE

- TRACTS A, C AND L ARE OPEN SPACE, DRAINAGE AND DRAINAGE/RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
TRACTS B AND J ARE OPEN SPACE AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
TRACTS C, D AND F ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION, BUFFER AND WALL/FENCE/LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
TRACT E IS A RECREATION, OPEN SPACE AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
TRACTS H AND I ARE OPEN SPACE AND WETLANDS PRESERVATION AREAS (SEE WETLANDS AREAS NOTE) TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
TRACT K IS A LIFT STATION TRACT THAT IS HEREBY DEDICATED TO THE CITY OF WINTER HAVEN, FLORIDA BY THIS PLAT.

PHASE 6D TRACT USAGE TABLE

- TRACT A-D IS AN OPEN SPACE, DRAINAGE, AND DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
TRACT B-D IS AN OPEN SPACE AREA/RECREATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
TRACT C-D IS AN OPEN SPACE AND WETLAND PRESERVATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

CDD ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK... THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF NOVEMBER, 2023, BY WARREN K. (RENNIE) HEATH II (NAME OF OFFICER) AS CHAIRPERSON OF THE BOARD OF SUPERVISORS (TITLE OF OFFICER) OF VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS: Lindsey E. Roden, NOTARY PUBLIC, MY COMMISSION EXPIRES: 8/20/2026

CDD ACCEPTANCE:

STATE OF FLORIDA, COUNTY OF POLK... KNOW ALL MEN BY THESE PRESENTS THAT THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, FOR PERPETUAL OWNERSHIP AND MAINTENANCE, HEREBY ACCEPTS THE DEDICATIONS AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATIONS.

WITNESS: Lindsey E. Roden, NOTARY PUBLIC, MY COMMISSION EXPIRES: 8/20/2026

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF PHASE 6 - TRACTS A, B, C, D, E, F, G, H, I, J AND L, AND PHASE 6D - TRACTS A-D, B-D AND C-D, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

WETLANDS AREA NOTE

WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

FLOOD HAZARD WARNING:

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

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 SUPERPLANTED 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.

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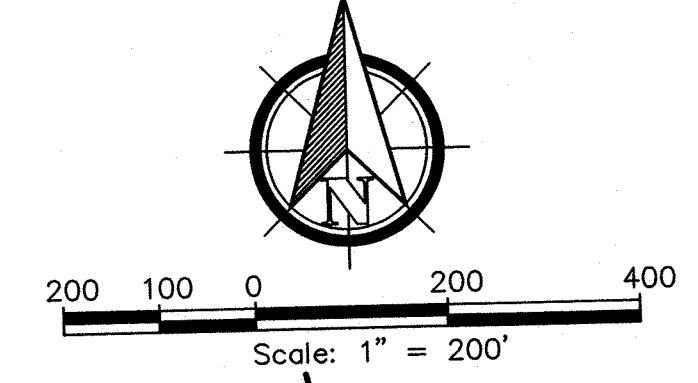
Page 2 of 12 CF#N2023277902

VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22
TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

- LEGEND:**
- = PCP (PERMANENT CONTROL POINT)
SET PK NAIL & DISK "PCP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ = FPK = FOUND PK NAIL & DISK "PCP LB-8126"
 - ⊙ = PRM (PERMANENT REFERENCE MONUMENT)
SET "4" X "4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - ⊙ = FCM = FOUND "4" X "4" CONCRETE MONUMENT AND CAP "PRM LB-8126" UNLESS NOTED OTHERWISE
 - & = AND
 - ± = MORE OR LESS / PLUS OR MINUS
 - = FLOOD ZONE
 - BK = BOOK
 - BLDG = BUILDING
 - BM = BENCHMARK
 - C1 = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - ☉ = CENTERLINE
 - D/A = CENTRAL ANGLE (DELTA)
 - (D) = INFORMATION PER OR BOOK 12311, PGS 1543-1546
 - (D1) = INFORMATION PER OR BOOK 12411, PGS 797-809
 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FOUND = FOUND
 - I.D. = IDENTIFICATION
 - IR = IRON ROD
 - L = LINE LENGTH
 - LI = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
 - N&D = NAIL AND DISK
 - NO./# = NUMBER
 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P) = PLATTED INFORMATION
 - PL = PLAT BOOK
 - PG = PAGE
 - PGS = PAGES
 - PK = PRIMER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (RAD) = RADIAL
 - R/W = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT

TRANSFERS OF TITLE NOTICE:
ALL TRANSFERS OF TITLE TO LOTS OR TRACTS WITHIN THIS SUBDIVISION SHALL INCLUDE BOTH THE LOT NUMBER OR TRACT NUMBER AND THE PHASE NUMBER.



PHASE 6 TRACT USAGE TABLE

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- TRACTS B AND J ARE OPEN SPACE AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS C, D AND F ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION, BUFFER AND WALL/FENCE/LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT E IS A RECREATION, OPEN SPACE AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS H AND I ARE OPEN SPACE AND WETLANDS PRESERVATION AREAS (SEE WETLANDS AREAS NOTE) TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT K IS A LIFT STATION TRACT THAT IS HEREBY DEDICATED TO THE CITY OF WINTER HAVEN, FLORIDA BY THIS PLAT.

PHASE 6D TRACT USAGE TABLE

- TRACT A-D IS AN OPEN SPACE, DRAINAGE, AND DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT B-D IS AN OPEN SPACE AREA/RECREATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
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TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF: PHASE 6 TRACTS A, B, C, D, E, F, G, H, I, J AND L; AND PHASE 6D TRACTS A-D, B-D AND C-D. IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

WETLANDS AREA NOTE

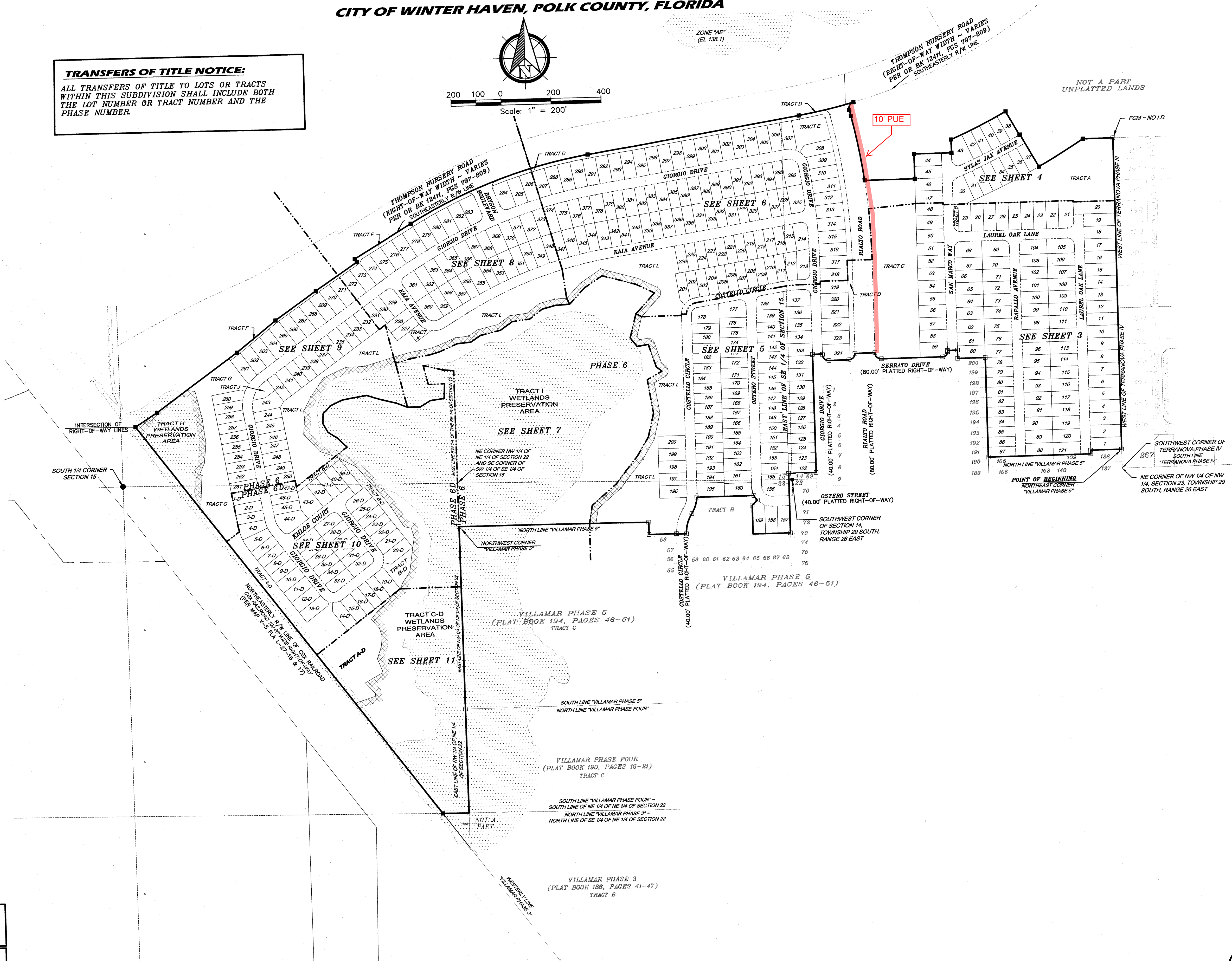
WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

FLOOD HAZARD WARNING:

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

NOTICE:

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KEY MAP
(SCALE 1"=200')

U:\accounts\DENVIDEN\2023001 - Villamar Phase 6 Platting\DESIGN\SECURE\PRODUCTION\1\PLAT-SHTS\1-24\YLARS.dwg, 11/02/2023 7:10 AM, Scott Sibbert

Page 3 of 12

Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.611
LB 8126

Book203/Plat08 CF#F202327932

VILLAMAR PHASE 6 AND PHASE 6D

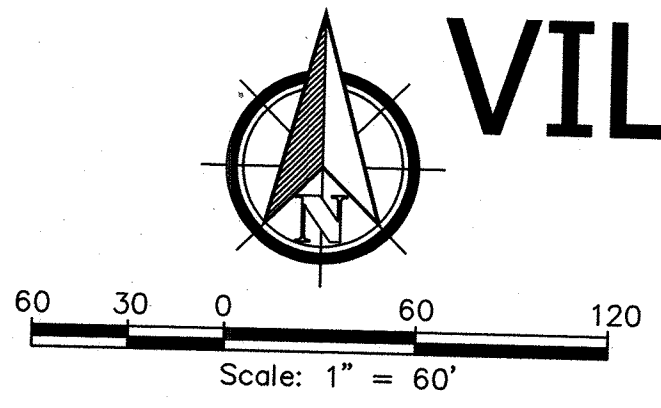
A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,
TOWNSHIP 29 SOUTH, RANGE 26 EAST

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

DRAINAGE EASEMENT LEGEND

DRAINAGE EASEMENT WITH SWALE
 DRAINAGE EASEMENT WITHOUT SWALE

- LEGEND:**
- ⊙ = PCP (PERMANENT CONTROL POINT)
SET PK NAIL & DISK "PCP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ FPK = FOUND PK NAIL & DISK "PCP LB-8126"
 - ⊙ PRM = PERMANENT REFERENCE MONUMENT
SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - ⊙ FCM = FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126" UNLESS NOTED OTHERWISE
 - & = AND
 - ± = MORE OR LESS / PLUS OR MINUS
 - ☐ = FLOOD ZONE
 - BK = BOOK
 - BLDG = BUILDING
 - BM = BENCHMARK
 - C1 = CURVE LABEL (SEE CURVE TABLES)
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 - CB = CHORD BEARING
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 - CONC. = CONCRETE
 - € = CENTERLINE
 - Δ/A = CENTRAL ANGLE (DELTA)
 - (D) = INFORMATION PER OR BOOK 12311, PGS 1543-1546
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 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FOUND = FOUND
 - ID. = IDENTIFICATION
 - IR = IRON ROD
 - L = ARC LENGTH
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 - (RAD) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADIUS
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT



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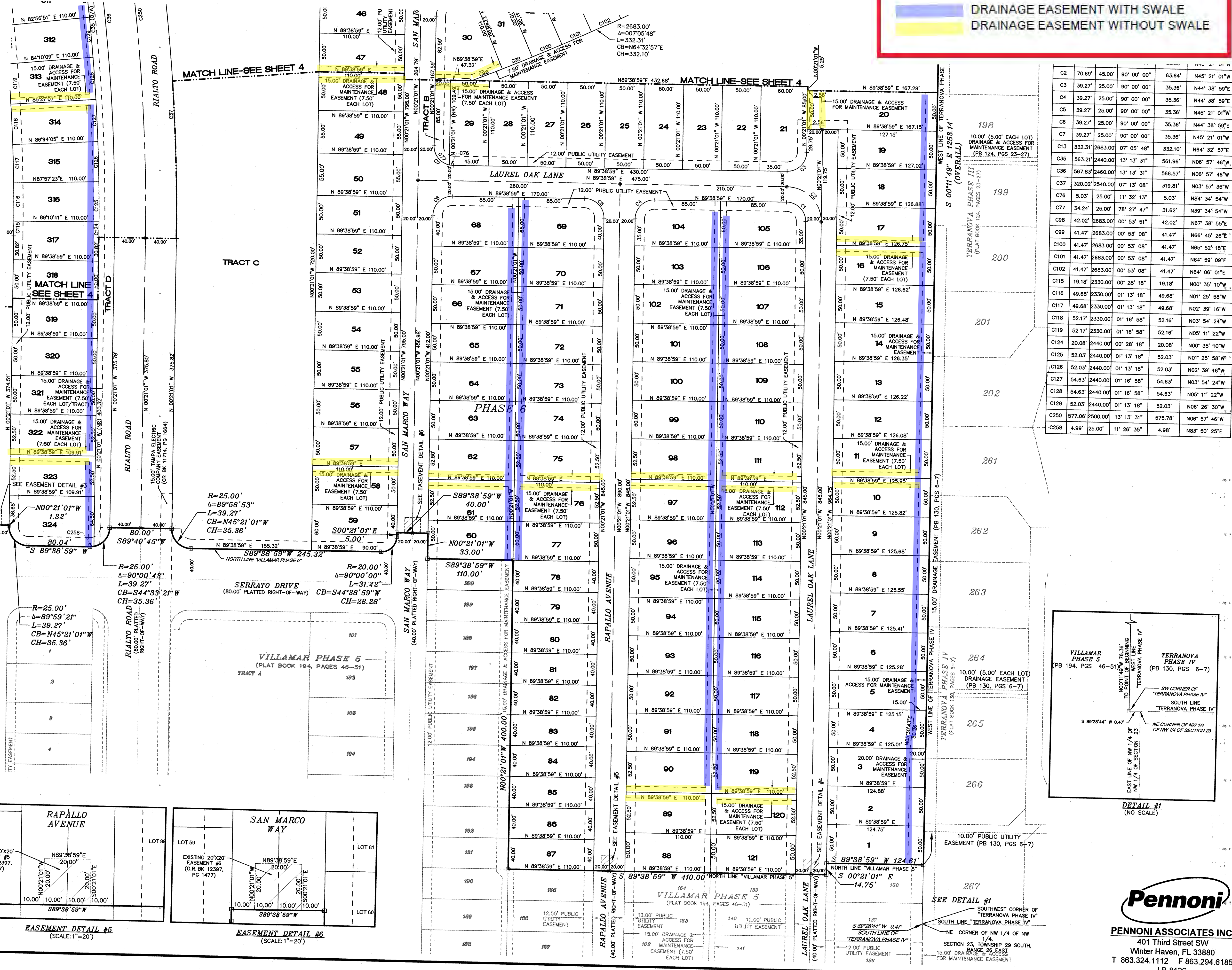
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FLOOD HAZARD WARNING:

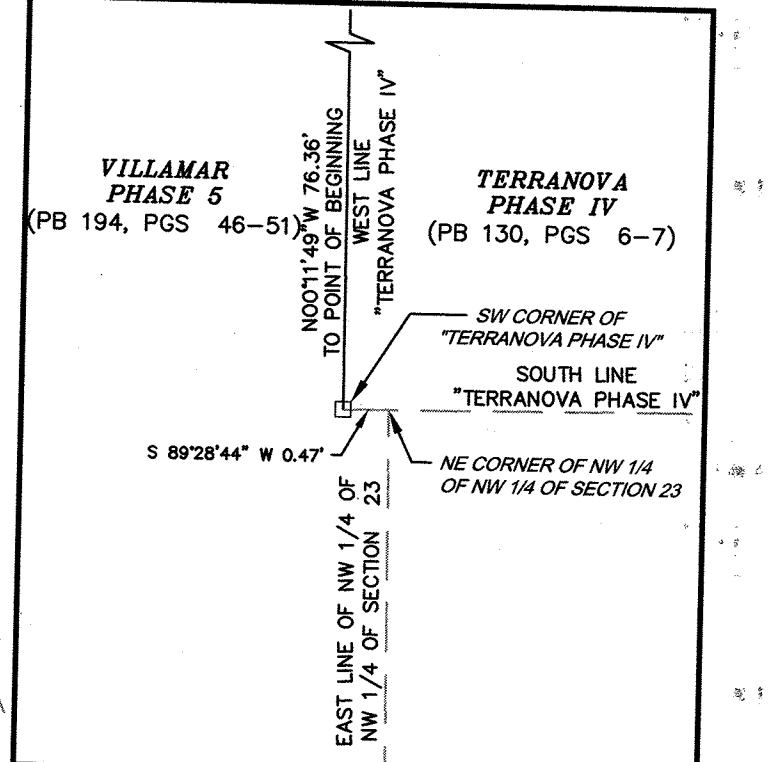
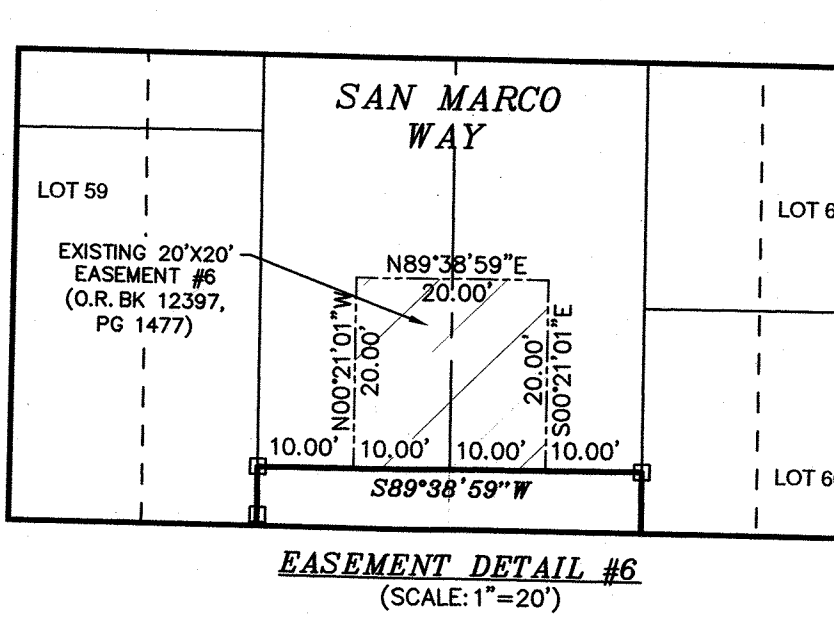
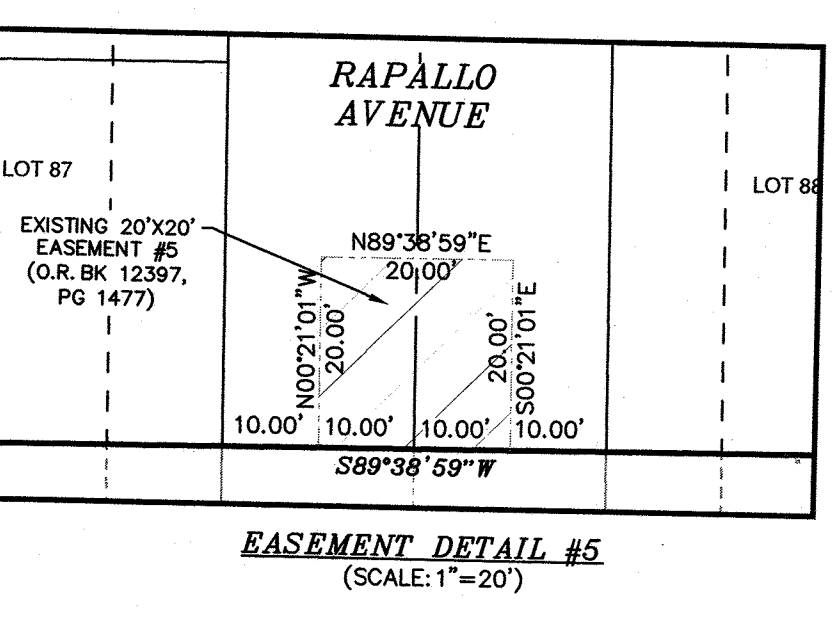
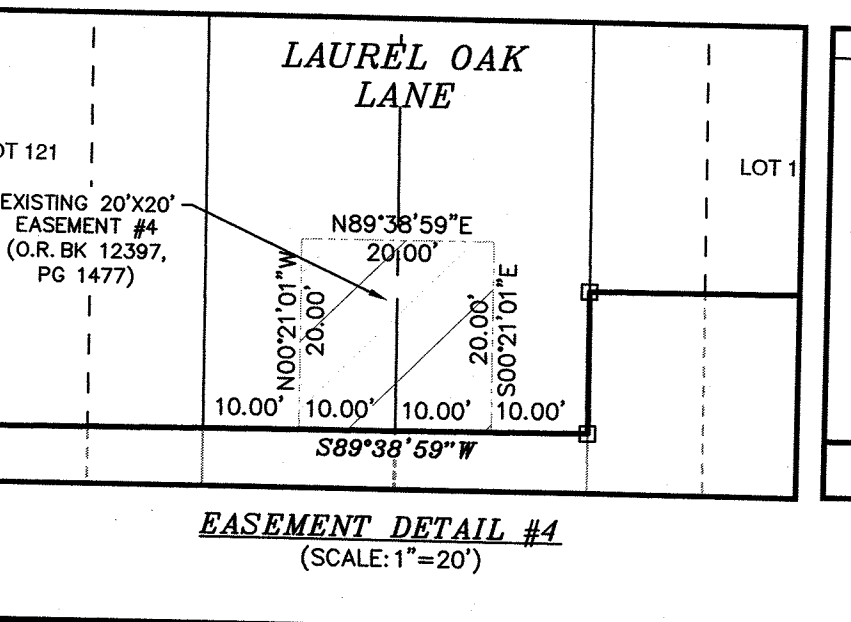
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C2	70.69'	46.00'	90' 00" 00"	63.64'	N45° 21' 01" W
C3	39.27'	25.00'	90' 00" 00"	35.36'	N44° 38' 59" E
C4	39.27'	25.00'	90' 00" 00"	35.36'	N45° 21' 01" W
C5	39.27'	25.00'	90' 00" 00"	35.36'	N45° 21' 01" W
C6	39.27'	25.00'	90' 00" 00"	35.36'	N44° 38' 59" E
C7	39.27'	25.00'	90' 00" 00"	35.36'	N45° 21' 01" W
C13	332.31'	2683.00'	07' 05" 48"	332.10'	N64° 32' 57" E
C35	563.21'	2440.00'	13' 13' 31"	561.96'	N06° 57' 46" W
C36	567.83'	2460.00'	13' 13' 31"	566.57'	N06° 57' 46" W
C37	320.02'	2540.00'	07' 13' 08"	319.81'	N03° 57' 35" W
C76	5.03'	25.00'	11' 32' 13"	5.03'	N84° 34' 54" W
C77	34.24'	25.00'	78' 27' 47"	31.62'	N39° 34' 54" W
C98	42.02'	2683.00'	00' 53' 51"	42.02'	N67° 38' 55" E
C99	41.47'	2683.00'	00' 53' 08"	41.47'	N66° 45' 26" E
C100	41.47'	2683.00'	00' 53' 08"	41.47'	N65° 52' 18" E
C101	41.47'	2683.00'	00' 53' 08"	41.47'	N64° 59' 09" E
C102	41.47'	2683.00'	00' 53' 08"	41.47'	N64° 06' 01" E
C115	19.18'	2330.00'	00' 28' 18"	19.18'	N00° 35' 10" W
C116	49.68'	2330.00'	01' 13' 18"	49.68'	N01° 25' 58" W
C117	49.68'	2330.00'	01' 13' 18"	49.68'	N02° 39' 16" W
C118	52.17'	2330.00'	01' 16' 58"	52.16'	N03° 54' 24" W
C119	52.17'	2330.00'	01' 16' 58"	52.16'	N03° 54' 24" W
C124	20.08'	2440.00'	00' 28' 18"	20.08'	N00° 35' 10" W
C125	52.03'	2440.00'	01' 13' 18"	52.03'	N01° 25' 58" W
C126	52.03'	2440.00'	01' 13' 18"	52.03'	N02° 39' 16" W
C127	54.63'	2440.00'	01' 16' 58"	54.63'	N03° 54' 24" W
C128	54.63'	2440.00'	01' 16' 58"	54.63'	N05° 11' 22" W
C129	52.03'	2440.00'	01' 13' 18"	52.03'	N06° 26' 30" W
C250	577.06'	2500.00'	13' 13' 31"	575.78'	N06° 57' 46" W
C258	4.99'	25.00'	11' 26' 35"	4.98'	N83° 50' 25" E



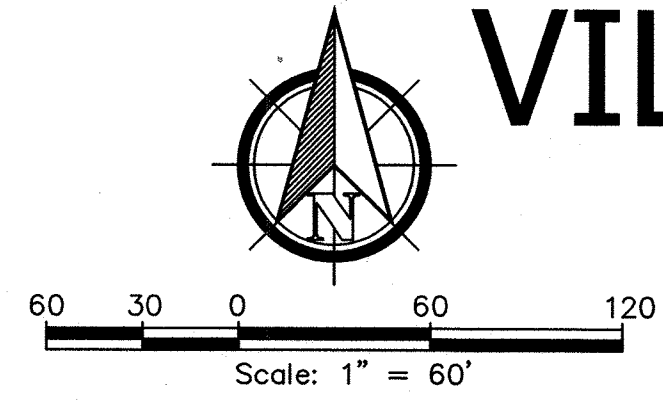
Pennoni
PENNONI ASSOCIATES INC.
 401 Third Street SW
 Winter Haven, FL 33880
 T 863.324.1112 F 863.294.6185
 LB 8126

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VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,
TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

- LEGEND:**
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 - ⊙ = SET PK NAIL & DISK "PCP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ FPK = FOUND BY NAIL & DISK "PCP LB-8126"
 - ⊙ = PRM (PERMANENT REFERENCE MONUMENT)
 - ⊙ = SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - ⊙ FCM = FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126" UNLESS NOTED OTHERWISE
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 - ± = MORE OR LESS / PLUS OR MINUS
 - ☐ = FLOOD ZONE
 - BK = BOOK
 - BLDG = BUILDING
 - BM = BENCHMARK
 - CI = CURVE LABEL (SEE CURVE TABLES)
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 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC = CONCRETE
 - C/L = CENTERLINE
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 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FND = FOUND
 - I.D. = IDENTIFICATION
 - IR = IRON ROD
 - L = ARC LENGTH
 - L1 = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
 - N&D = NAIL AND DISK
 - NO./# = NUMBER
 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P) = PLATTED INFORMATION
 - PL = PLAT BOOK
 - PG = PAGE
 - PGS = PAGES
 - PK = PARKER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (RAD) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADIUS
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT



DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE

Phase 6 Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	39.27	25.00	90° 00' 00"	35.36' N45° 21' 01" W
C2	70.69	45.00	90° 00' 00"	63.64' N45° 21' 01" W
C3	39.27	25.00	90° 00' 00"	35.36' N44° 38' 59" E
C4	39.27	25.00	90° 00' 00"	35.36' N44° 38' 59" E
C5	39.27	25.00	90° 00' 00"	35.36' N45° 21' 01" W
C6	39.27	25.00	90° 00' 00"	35.36' N44° 38' 59" E
C7	39.27	25.00	90° 00' 00"	35.36' N45° 21' 01" W
C8	29.77	25.00	68° 14' 10"	28.05' N33° 46' 04" E
C9	49.13	25.00	112° 35' 13"	41.59' N56° 38' 38" W
C10	309.19	2573.00	06° 53' 07"	265.17' N64° 03' 44" E
C11	267.03	2553.00	05° 59' 34"	266.91' N63° 59' 50" E
C12	309.19	2573.00	06° 53' 07"	309.01' N64° 26' 36" E
C13	332.31	2683.00	07° 05' 48"	332.10' N64° 32' 57" E
C32	23.73	60.00	22° 39' 22"	23.57' N78° 19' 18" E
C35	563.21	2440.00	13° 13' 31"	561.96' N06° 57' 46" W
C36	567.83	2460.00	13° 13' 31"	566.57' N06° 57' 46" W
C37	320.02	2540.00	07° 13' 08"	319.81' N03° 57' 39" W
C40	23.04	15.00	88° 00' 17"	20.84' N57° 34' 40" W
C41	38.52	25.00	88° 16' 23"	34.82' N57° 42' 43" W
C76	5.03	25.00	11° 32' 13"	5.03' N84° 34' 54" W
C77	34.24	25.00	78° 27' 47"	31.62' N39° 34' 54" W
C78	46.70	2423.00	01° 06' 16"	46.70' N66° 18' 52" W
C79	39.76	2423.00	00° 56' 24"	39.76' N65° 17' 32" W
C80	39.76	2423.00	00° 56' 24"	39.76' N64° 21' 08" W
C81	39.76	2423.00	00° 56' 24"	39.76' N63° 24' 43" W
C82	39.76	2423.00	00° 56' 24"	39.76' N62° 28' 19" W
C83	39.76	2423.00	00° 56' 24"	39.76' N61° 31' 55" W
C84	57.49	2533.00	01° 18' 01"	57.49' N66° 24' 45" E
C85	41.56	2533.00	00° 56' 24"	41.56' N65° 17' 32" E
C86	41.56	2533.00	00° 56' 24"	41.56' N64° 21' 08" E
C87	41.56	2533.00	00° 56' 24"	41.56' N63° 24' 43" E
C88	41.56	2533.00	00° 56' 24"	41.56' N62° 28' 19" E
C89	41.56	2533.00	00° 56' 24"	41.56' N61° 31' 55" E
C90	30.81	2573.00	00° 41' 10"	30.81' N67° 32' 35" E
C91	39.77	2573.00	00° 53' 08"	39.77' N66° 45' 26" E
C92	39.77	2573.00	00° 53' 08"	39.77' N65° 52' 18" E
C93	39.77	2573.00	00° 53' 08"	39.77' N64° 59' 09" E
C94	39.77	2573.00	00° 53' 08"	39.77' N64° 06' 01" E
C95	39.77	2573.00	00° 53' 08"	39.77' N63° 12' 53" E
C96	39.77	2573.00	00° 53' 08"	39.77' N62° 19' 45" E
C97	39.77	2573.00	00° 53' 08"	39.77' N61° 26' 37" E
C98	42.02	2683.00	00° 53' 51"	42.02' N67° 38' 55" E
C99	41.47	2683.00	00° 53' 08"	41.47' N66° 45' 26" E
C100	41.47	2683.00	00° 53' 08"	41.47' N65° 52' 18" E
C101	41.47	2683.00	00° 53' 08"	41.47' N64° 59' 09" E
C102	41.47	2683.00	00° 53' 08"	41.47' N64° 06' 01" E
C103	41.47	2683.00	00° 53' 08"	41.47' N63° 12' 53" E
C104	41.47	2683.00	00° 53' 08"	41.47' N62° 19' 45" E
C105	41.47	2683.00	00° 53' 08"	41.47' N61° 26' 37" E
C125	52.03	2440.00	01° 13' 18"	52.03' N01° 25' 58" W
C126	52.03	2440.00	01° 13' 18"	52.03' N02° 39' 16" W
C127	54.63	2440.00	01° 16' 58"	54.63' N03° 54' 24" W
C128	54.63	2440.00	01° 16' 58"	54.63' N05° 11' 22" W
C129	52.03	2440.00	01° 13' 18"	52.03' N06° 26' 30" W
C130	52.03	2440.00	01° 13' 18"	52.03' N07° 39' 48" W
C131	52.03	2440.00	01° 13' 18"	52.03' N08° 53' 06" W
C132	52.03	2440.00	01° 13' 18"	52.03' N10° 06' 24" W
C133	52.03	2440.00	01° 13' 18"	52.03' N11° 19' 42" W
C134	69.69	2440.00	01° 38' 11"	69.68' N12° 45' 26" W
C135	96.12	2143.00	02° 34' 12"	96.12' N79° 26' 42" E
C136	64.26	2143.00	01° 43' 05"	64.26' N77° 17' 03" E
C137	64.26	2143.00	01° 43' 05"	64.26' N75° 33' 58" E
C250	577.06	2500.00	13° 13' 31"	575.78' N06° 57' 46" W
C269	29.45	80.00	21° 05' 29"	29.28' N12° 02' 53" E
C270	15.74	25.00	36° 03' 47"	15.48' N04° 27' 22" E
C271	241.57	2415.00	05° 43' 48"	241.47' N63° 55' 37" E
C272	330.60	2153.00	08° 47' 53"	330.28' N70° 49' 51" E

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PHASE 6D TRACT USAGE TABLE

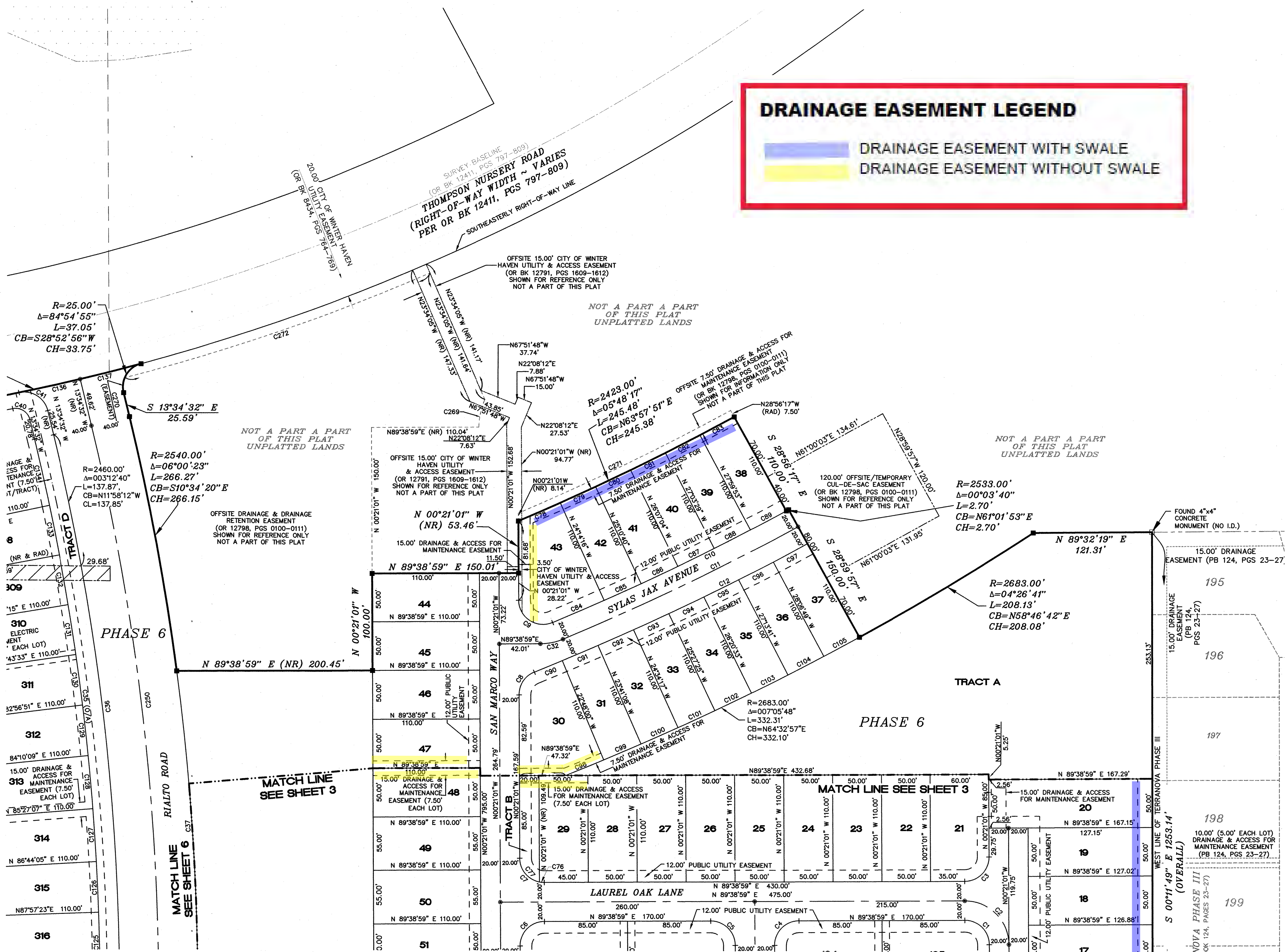
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WETLANDS AREA NOTE
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U:\accounts\DENVIDEN\23901 - Villamar Phase 6 Platting\DESIGN\SECURE\PRODUCTION\PLAT\PLAT-SHTS 3-11-MYLABS.dwg, 1/19/2023 7:10 AM, Scott Seibert

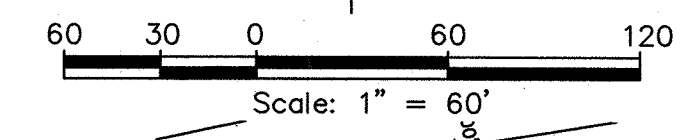
Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,
TOWNSHIP 29 SOUTH, RANGE 26 EAST

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

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 - ID. = IDENTIFICATION
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 - PB = PLAT BOOK
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 - POS = POSSESSES
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 - (RAD) = RADIAL
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 - SSE = SANITARY SEWER EASEMENT
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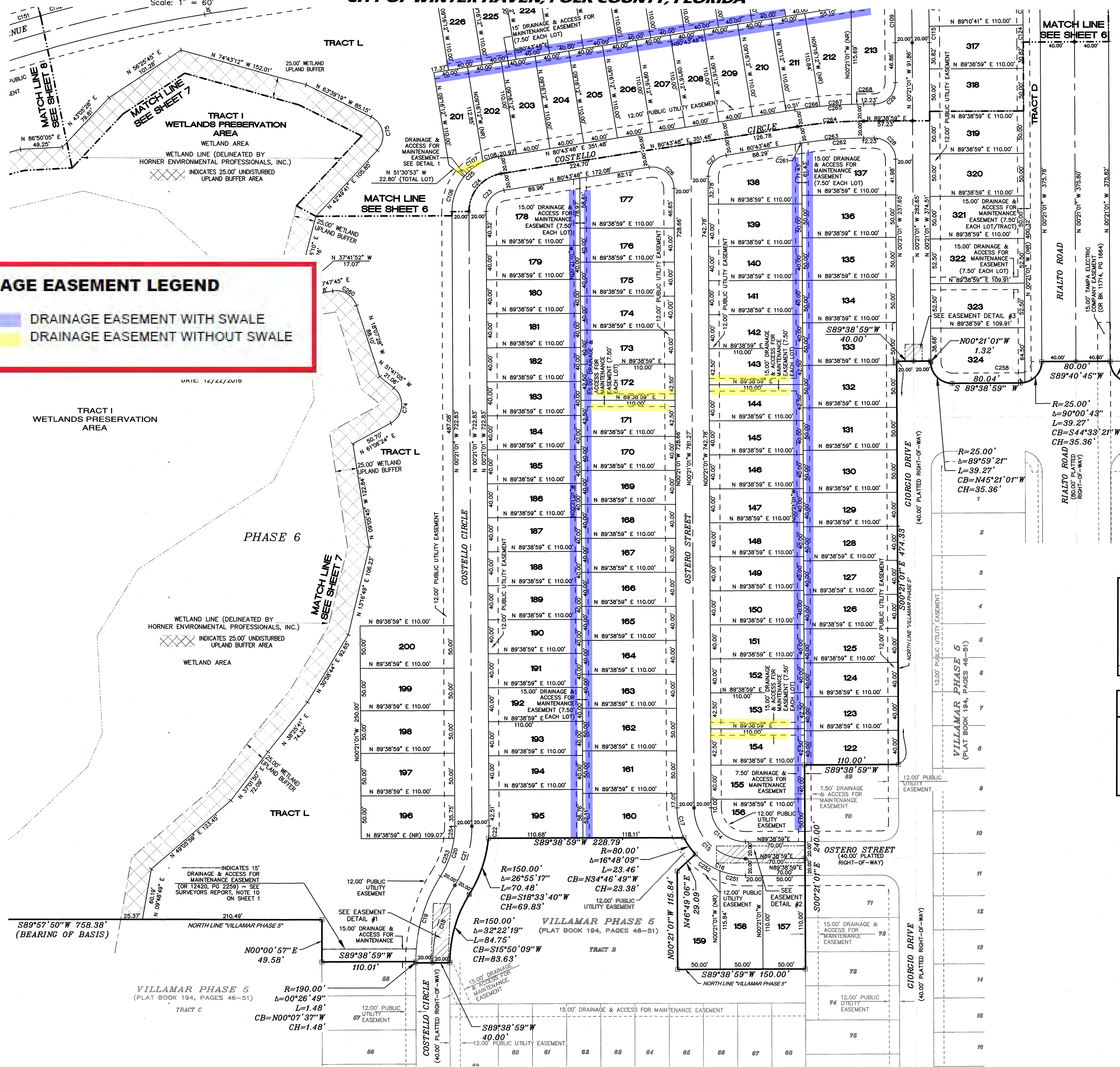
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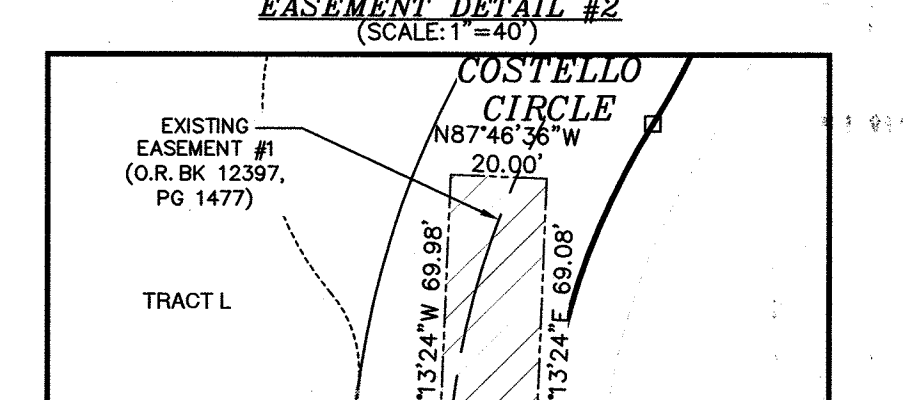
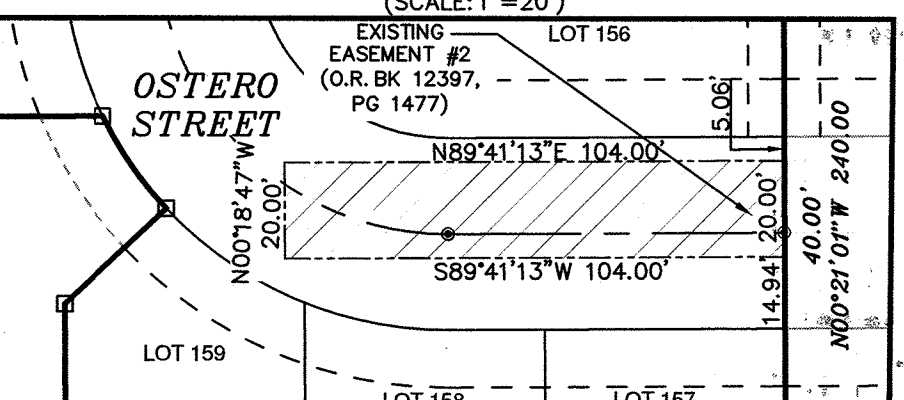
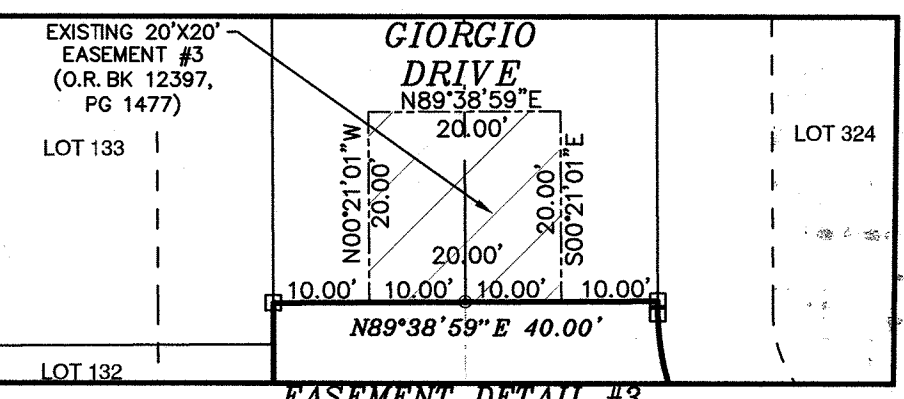
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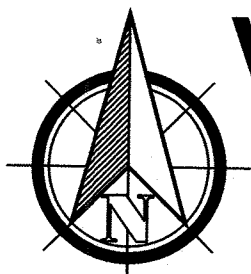
Phase 6 Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C14	62.83'	40.00'	90° 00' 00"	56.57'	N45° 21' 01" W
C15	94.25'	60.00'	90° 00' 00"	84.85'	N45° 21' 01" W
C16	65.86'	80.00'	47° 10' 07"	64.03'	N66° 45' 57" E
C17	36.34'	80.00'	28° 01' 44"	36.02'	N15° 21' 53" W
C18	96.05'	170.00'	32° 22' 19"	94.78'	N15° 50' 09" E
C19	107.35'	190.00'	32° 22' 19"	105.93'	N15° 50' 09" E
C20	62.15'	110.00'	32° 22' 19"	61.33'	N15° 50' 09" E
C21	73.45'	130.00'	32° 22' 19"	72.48'	N15° 50' 09" E
C22	14.27'	150.00'	05° 27' 03"	14.26'	N02° 22' 30" E
C23	35.38'	25.00'	81° 04' 49"	32.50'	N40° 11' 23" E
C24	63.68'	45.00'	81° 04' 49"	58.50'	N40° 11' 23" E
C25	91.98'	65.00'	81° 04' 49"	84.50'	N40° 11' 23" E
C26	43.16'	25.00'	98° 55' 11"	38.00'	N49° 48' 37" W
C27	35.38'	25.00'	81° 04' 49"	32.50'	N40° 11' 23" E
C28	39.27'	25.00'	90° 00' 00"	35.36'	N45° 21' 01" W
C29	39.27'	25.00'	90° 00' 00"	35.36'	N44° 38' 59" E
C74	49.21'	25.00'	112° 47' 49"	41.64'	N04° 42' 40" E
C75	46.46'	25.00'	108° 29' 00"	40.06'	N10° 24' 49" W
C106	44.06'	65.00'	38° 50' 08"	43.22'	N19° 04' 03" E
C107	28.61'	65.00'	25° 13' 13"	28.38'	N51° 05' 44" E
C108	19.31'	65.00'	17° 01' 28"	19.24'	N72° 13' 04" E
C109	51.61'	230.00'	01° 17' 29"	51.61'	N00° 59' 45" W
C115	19.18'	230.00'	00° 28' 18"	19.18'	N00° 35' 10" W
C124	20.08'	244.00'	00° 28' 18"	20.08'	N00° 35' 10" W
C251	30.75'	80.00'	22° 01' 28"	30.56'	N79° 20' 17" W
C252	35.11'	80.00'	25° 08' 40"	34.83'	N55° 45' 14" W
C253	47.86'	110.00'	24° 55' 46"	47.48'	N19° 33' 25" E
C254	14.29'	110.00'	07° 26' 33"	14.28'	N03° 22' 15" E
C258	4.99'	25.00'	11° 26' 35"	4.98'	N83° 50' 25" E
C259	34.28'	25.00'	78° 34' 08"	31.66'	N38° 50' 03" E
C260	35.38'	25.00'	81° 04' 49"	32.50'	N58° 39' 51" W
C261	1.67'	480.00'	00° 11' 58"	1.67'	N80° 49' 47" E
C262	73.06'	480.00'	08° 43' 13"	72.99'	N85° 17' 22" E
C263	74.73'	480.00'	08° 55' 11"	74.65'	N85° 11' 23" E
C264	77.84'	500.00'	08° 55' 11"	77.76'	N85° 11' 23" E
C265	80.95'	520.00'	08° 55' 11"	80.87'	N85° 11' 23" E
C266	29.51'	520.00'	03° 15' 05"	29.50'	N82° 21' 20" E
C267	37.33'	520.00'	04° 06' 47"	37.32'	N86° 02' 16" E
C268	14.12'	520.00'	01° 33' 19"	14.12'	N88° 52' 19" E



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VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,

TOWNSHIP 29 SOUTH, RANGE 26 EAST

WINTER HAVEN, POLK COUNTY, FLORIDA

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DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE

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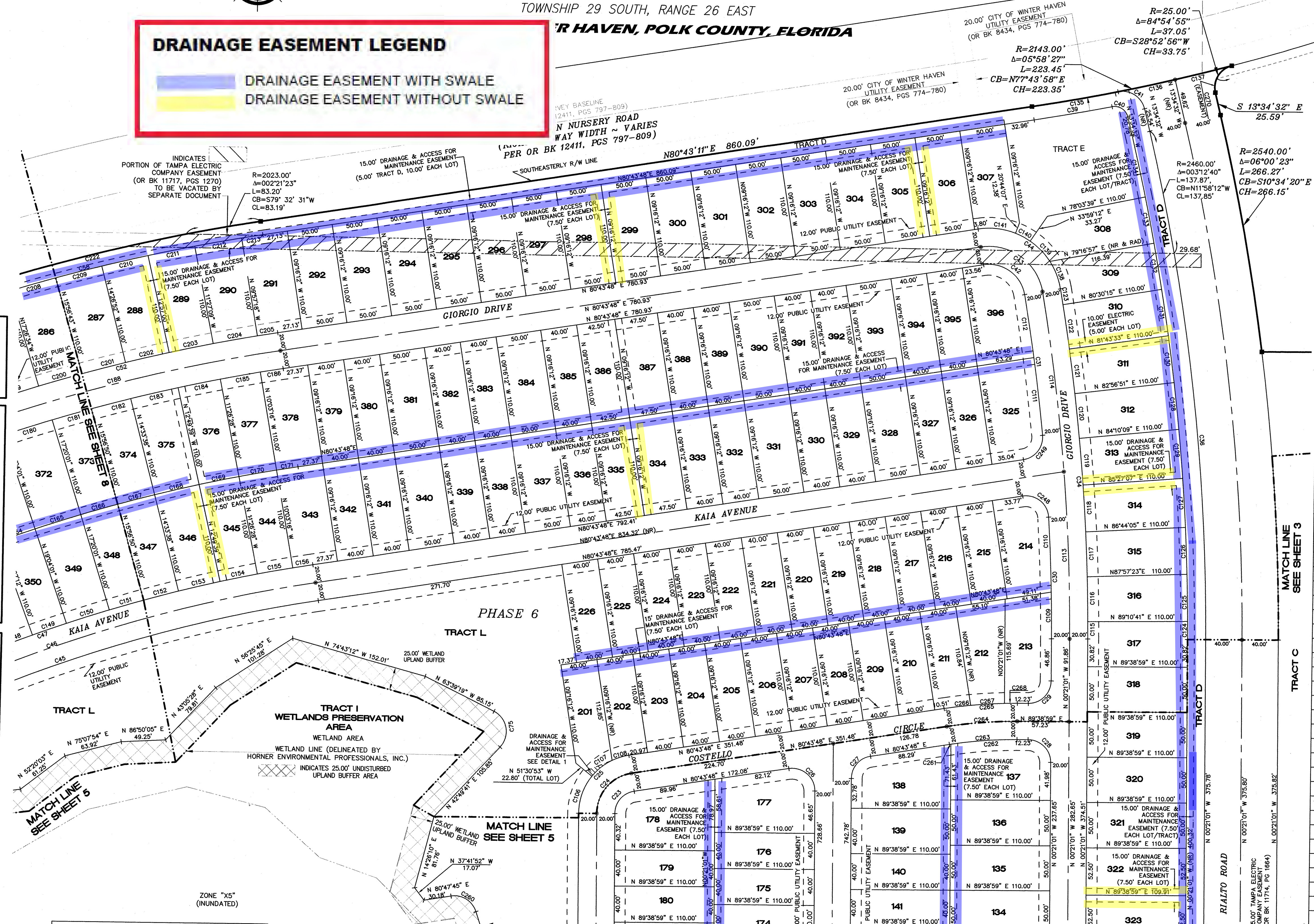
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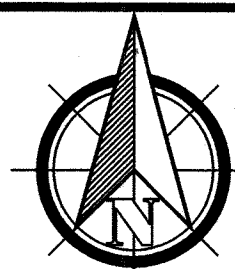
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VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,
TOWNSHIP 29 SOUTH, RANGE 26 EAST



Scale: 1" = 60'

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Phase 6 Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C245	91.13	1748.00	02° 59' 14"	91.12	N57° 34' 14"E
C246	20.70	1638.00	00° 43' 26"	20.70	N57° 49' 57"E
C247	24.86	1638.00	00° 52' 11"	24.86	N58° 37' 46"E
C253	47.86	110.00	24° 55' 46"	47.48	N19° 33' 25"E
C254	14.29	110.00	07° 26' 33"	14.28	N03° 22' 15"E
C255	2.30	1638.00	00° 04' 49"	2.30	N59° 06' 13"E
C256	2.45	1748.00	00° 04' 49"	2.45	N59° 06' 13"E
C257	2.60	1858.00	00° 04' 49"	2.60	N59° 06' 13"E
C260	35.38	25.00	81° 04' 47"	32.50	N58° 39' 51"W

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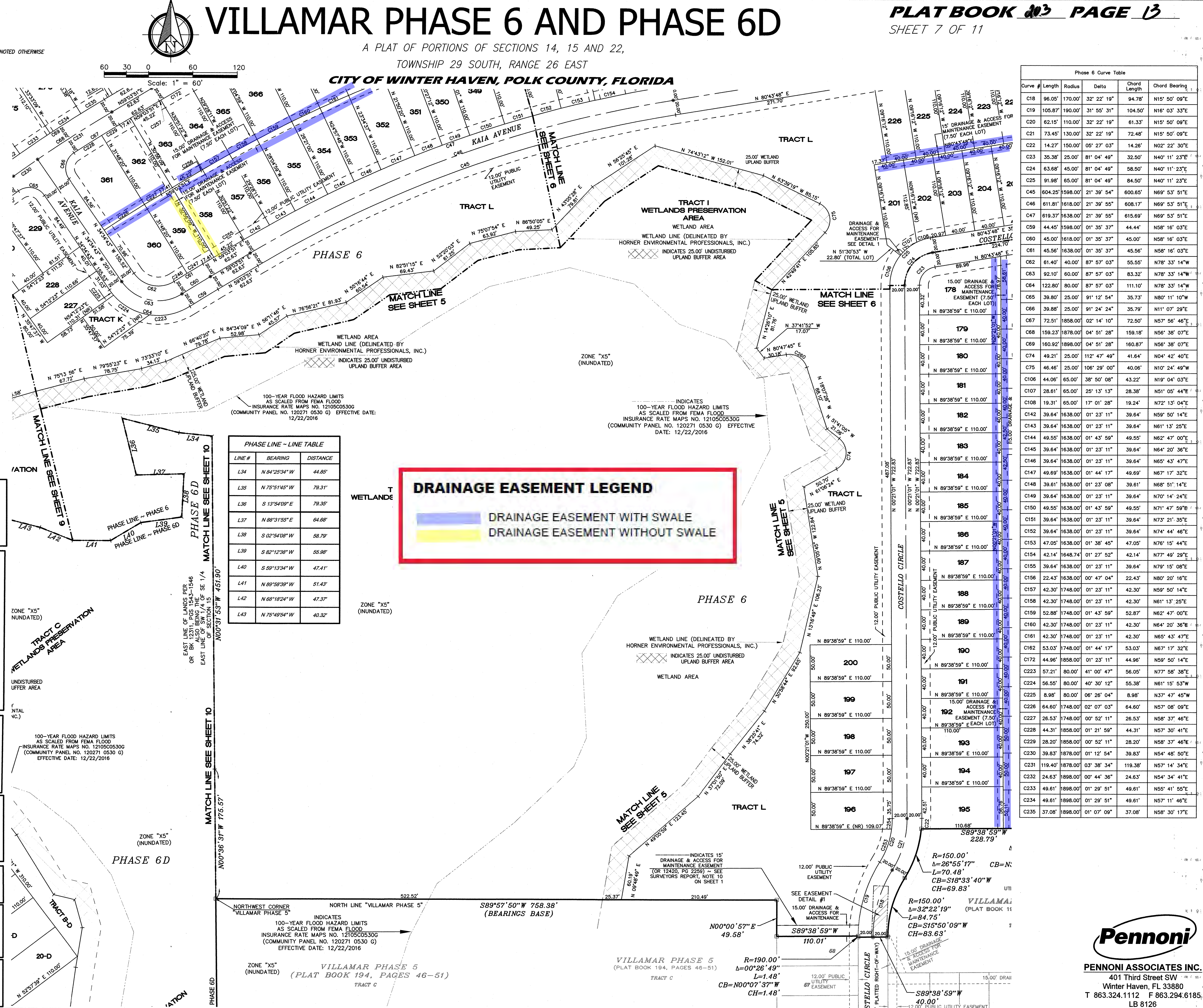
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VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF PHASE 6 TRACTS B, C, D, E, F, G, H, I, J AND L; AND PHASE 6D - TRACTS A-D, B-D AND C-D, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

WETLANDS AREA NOTE
WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT CITY OF WINTER HAVEN AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRAINWAYS, YARDS, SANITARY SEWER SYSTEMS AND WATER WELL 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 SUPERPLANTED 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.



PHASE LINE - LINE TABLE

LINE #	BEARING	DISTANCE
L34	N 84°25'34" W	44.65'
L35	N 75°51'45" W	79.31'
L36	S 13°54'09" E	79.35'
L37	N 88°31'55" E	64.68'
L38	S 02°54'08" W	58.79'
L39	S 82°12'38" W	55.98'
L40	S 59°13'34" W	47.41'
L41	N 89°58'39" W	51.43'
L42	N 68°18'24" W	47.37'
L43	N 75°49'54" W	40.32'



Phase 6 Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C18	96.05'	170.00'	32° 22' 19"	94.78'	N15° 50' 09"E
C19	105.87'	190.00'	31° 55' 31"	104.50'	N16° 03' 33"E
C20	62.15'	110.00'	32° 22' 19"	61.33'	N15° 50' 09"E
C21	73.45'	130.00'	32° 22' 19"	72.48'	N15° 50' 09"E
C22	14.27'	150.00'	05° 27' 03"	14.26'	N02° 22' 30"E
C23	35.38'	25.00'	81° 04' 49"	32.50'	N40° 11' 23"E
C24	63.68'	45.00'	81° 04' 49"	58.50'	N40° 11' 23"E
C25	91.98'	65.00'	81° 04' 49"	84.50'	N40° 11' 23"E
C26	604.25'	598.00'	21° 39' 54"	600.65'	N69° 53' 51"E
C46	611.81'	1618.00'	21° 39' 55"	608.17'	N69° 53' 51"E
C47	619.37'	1638.00'	21° 39' 55"	615.69'	N69° 53' 51"E
C59	44.45'	598.00'	01° 35' 37"	44.44'	N58° 16' 03"E
C60	45.00'	1618.00'	01° 35' 37"	45.00'	N58° 16' 03"E
C61	45.56'	1638.00'	01° 35' 37"	45.56'	N58° 16' 03"E
C62	61.40'	40.00'	87° 57' 03"	55.55'	N78° 33' 14"W
C63	92.10'	60.00'	87° 57' 03"	83.32'	N78° 33' 14"W
C64	122.80'	80.00'	87° 57' 03"	111.10'	N78° 33' 14"W
C65	39.80'	25.00'	91° 12' 54"	35.73'	N80° 11' 10"W
C66	39.88'	25.00'	91° 24' 24"	35.79'	N11° 07' 29"E
C67	72.51'	1858.00'	02° 14' 10"	72.50'	N57° 56' 46"E
C68	159.23'	1878.00'	04° 51' 28"	159.18'	N56° 38' 07"E
C69	160.92'	1898.00'	04° 51' 28"	160.87'	N56° 38' 07"E
C74	49.21'	25.00'	112° 47' 49"	41.64'	N04° 42' 40"E
C75	46.46'	25.00'	106° 29' 00"	40.06'	N10° 24' 49"W
C106	44.06'	65.00'	38° 50' 08"	43.22'	N19° 04' 03"E
C107	28.61'	65.00'	25° 13' 13"	28.38'	N51° 05' 44"E
C108	19.31'	65.00'	17° 01' 28"	19.24'	N72° 13' 04"E
C142	39.64'	1638.00'	01° 23' 11"	39.64'	N59° 50' 14"E
C143	39.64'	1638.00'	01° 23' 11"	39.64'	N61° 13' 25"E
C144	49.55'	1638.00'	01° 43' 59"	49.55'	N62° 47' 00"E
C145	39.64'	1638.00'	01° 23' 11"	39.64'	N64° 20' 36"E
C146	39.64'	1638.00'	01° 23' 11"	39.64'	N65° 43' 47"E
C147	49.69'	1638.00'	01° 44' 17"	49.69'	N67° 17' 32"E
C148	39.61'	1638.00'	01° 23' 08"	39.61'	N68° 51' 14"E
C149	39.64'	1638.00'	01° 23' 11"	39.64'	N70° 14' 24"E
C150	49.55'	1638.00'	01° 43' 59"	49.55'	N71° 47' 59"E
C151	39.64'	1638.00'	01° 23' 11"	39.64'	N73° 21' 35"E
C152	39.64'	1638.00'	01° 23' 11"	39.64'	N74° 44' 46"E
C153	47.05'	1638.00'	01° 38' 45"	47.05'	N76° 15' 44"E
C154	42.14'	1648.74'	01° 27' 52"	42.14'	N77° 49' 29"E
C155	39.64'	1638.00'	01° 23' 11"	39.64'	N79° 15' 08"E
C156	22.43'	1638.00'	00° 47' 04"	22.43'	N80° 20' 16"E
C157	42.30'	1748.00'	01° 23' 11"	42.30'	N59° 50' 14"E
C158	42.30'	1748.00'	01° 23' 11"	42.30'	N61° 13' 25"E
C159	52.88'	1748.00'	01° 43' 59"	52.87'	N62° 47' 00"E
C160	42.30'	1748.00'	01° 23' 11"	42.30'	N64° 20' 36"E
C161	42.30'	1748.00'	01° 23' 11"	42.30'	N65° 43' 47"E
C162	53.03'	1748.00'	01° 44' 17"	53.03'	N67° 17' 32"E
C172	44.96'	1858.00'	01° 23' 11"	44.96'	N59° 50' 14"E
C223	57.21'	80.00'	41° 00' 47"	56.05'	N77° 58' 38"E
C224	56.55'	80.00'	40° 30' 12"	55.38'	N61° 15' 53"W
C225	8.98'	80.00'	06° 28' 04"	8.98'	N37° 47' 45"W
C226	64.60'	1748.00'	02° 07' 03"	64.60'	N57° 08' 09"E
C227	26.53'	1748.00'	00° 52' 11"	26.53'	N58° 37' 46"E
C228	44.31'	1858.00'	01° 21' 59"	44.31'	N57° 30' 41"E
C229	28.20'	1858.00'	00° 52' 11"	28.20'	N58° 37' 46"E
C230	39.83'	1878.00'	01° 12' 54"	39.83'	N54° 48' 50"E
C231	119.40'	1878.00'	03° 38' 34"	119.38'	N57° 14' 34"E
C232	24.63'	1898.00'	00° 44' 36"	24.63'	N54° 34' 41"E
C233	49.61'	1898.00'	01° 29' 51"	49.61'	N55° 41' 55"E
C234	49.61'	1898.00'	01° 29' 51"	49.61'	N57° 11' 46"E
C235	37.08'	1898.00'	01° 07' 09"	37.08'	N58° 30' 17"E

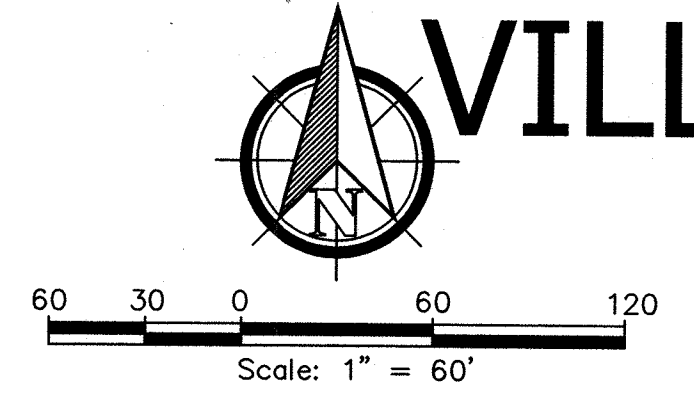
Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

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VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,
TOWNSHIP 29 SOUTH, RANGE 26 EAST
CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

- LEGEND:**
- ⊙ = PCP (PERMANENT CONTROL POINT)
 - ⊙ = SET PK NAIL & DISK "PCP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ FPK = FOUND FPK NAIL & DISK "PCP LB-8126"
 - ⊙ = PRM (PERMANENT REFERENCE MONUMENT)
 - ⊙ SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - FCM = FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126" UNLESS NOTED OTHERWISE
 - & = AND
 - ± = MORE OR LESS / PLUS OR MINUS
 - ⊠ = FLOOD ZONE
 - BK = BOOK
 - BLOC = BUILDING
 - BM = BENCHMARK
 - C1 = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - Δ = CENTERLINE
 - Δ/A = CENTRAL ANGLE (DELTA)
 - (D) = INFORMATION PER OR BOOK 12311, PGS 1543-1546
 - (D1) = INFORMATION PER OR BOOK 12411, PGS 797-809
 - EACH = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FOUND = FOUND
 - ID. = IDENTIFICATION
 - IR = IRON ROD
 - LI = LINE LENGTH
 - LI = LINE LABEL (SEE LINE TABLES)
 - LP = LICENSED BUSINESS
 - N&D = NAIL AND DISK
 - NO./# = NUMBER
 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P) = PLATTED INFORMATION
 - PI = PLAT BOOK
 - POS = PAGES
 - PK = PARKER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (RAD) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADII
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT



PHASE LINE - LINE TABLE			PHASE LINE - LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L34	N 84°25'34" W	44.85'	L44	N 76°07'54" W	31.28'
L35	N 75°51'45" W	79.31'	L45	N 72°05'12" W	50.98'
L36	S 13°54'09" E	79.35'	L46	S 81°58'44" W	50.54'
L37	N 88°31'55" E	64.68'	L47	S 79°44'15" W	49.31'
L38	S 02°54'08" W	58.79'	L48	S 65°57'46" W	49.82'
L39	S 82°12'38" W	55.98'	L49	S 44°50'28" W	45.79'
L40	S 58°13'34" W	47.41'	L50	S 02°56'27" W	40.10'
L41	N 88°58'39" W	51.43'	L51	S 29°33'04" E	40.44'
L42	N 68°18'24" W	47.37'	L52	S 58°41'10" E	42.64'
L43	N 75°49'54" W	40.32'	L53	S 45°46'42" E	53.68'

DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE

TRANSFERS OF TITLE NOTICE:
ALL TRANSFERS OF TITLE TO LOTS OR TRACTS WITHIN THIS SUBDIVISION SHALL INCLUDE BOTH THE LOT NUMBER OR TRACT NUMBER AND THE PHASE NUMBER.

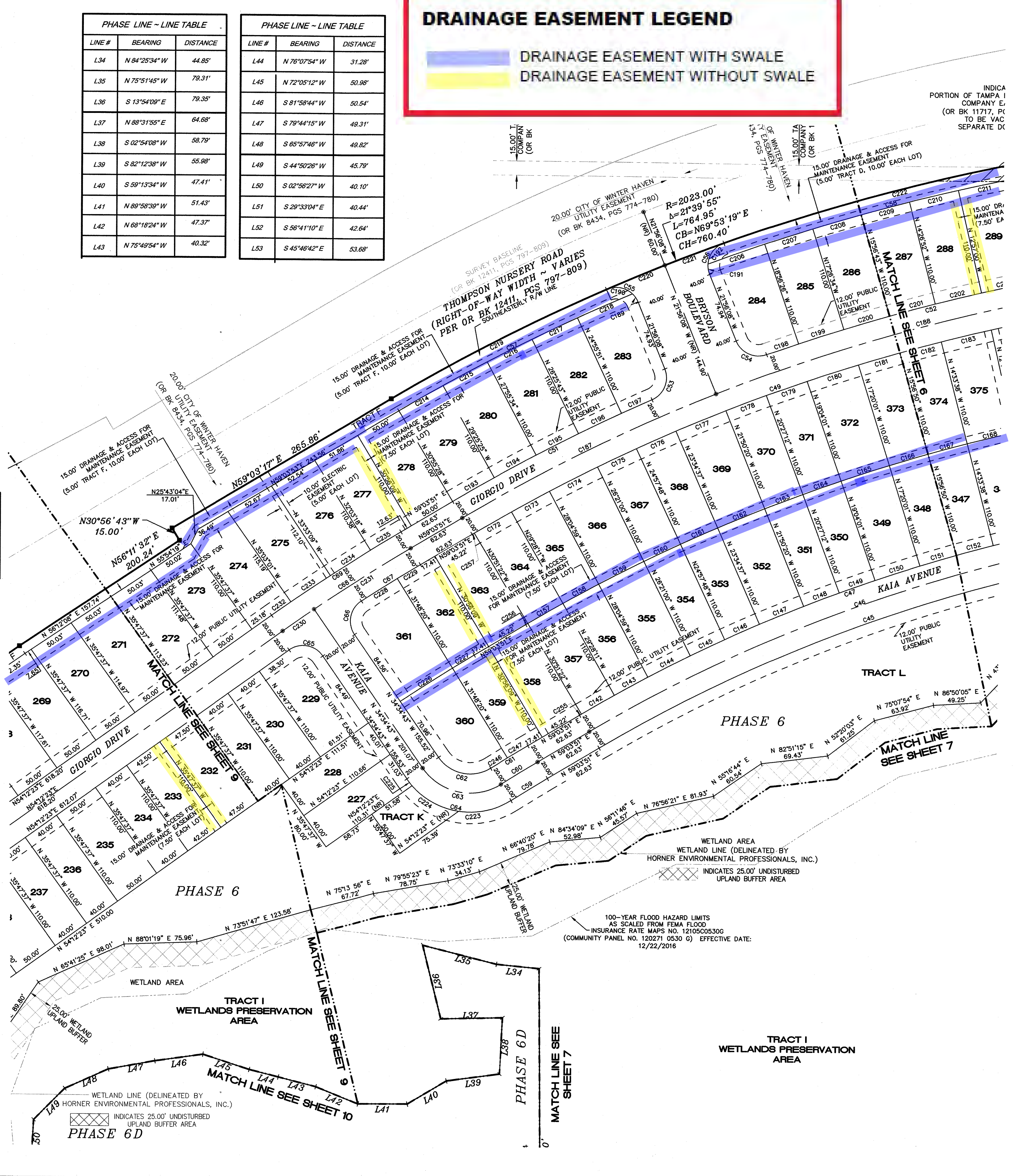
- PHASE 6 TRACT USAGE TABLE**
- TRACTS A, C AND L ARE OPEN SPACE, DRAINAGE AND DRAINAGE/RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACTS B AND J ARE OPEN SPACE AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACTS C, D AND F ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION, BUFFER AND WALL/FENCE/LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACT E IS A RECREATION, OPEN SPACE AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACTS H AND I ARE OPEN SPACE AND WETLANDS PRESERVATION AREAS (SEE WETLANDS AREAS NOTE) TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACT K IS A LIFT STATION TRACT THAT IS HEREBY DEDICATED TO THE CITY OF WINTER HAVEN, FLORIDA BY THIS PLAT.
- PHASE 6D TRACT USAGE TABLE**
- TRACT A-D IS AN OPEN SPACE, DRAINAGE, AND DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACT B-D IS AN OPEN SPACE AREA/RECREATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACT C-D IS AN OPEN SPACE AND WETLAND PRESERVATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF: PHASE 6 - TRACTS A, B, C, D, E, F, G, H, I, J AND L; AND PHASE 6D - TRACTS A-D, B-D AND C-D. IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

WETLANDS AREA NOTE
WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

FLOOD HAZARD WARNING:
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NOTICE:
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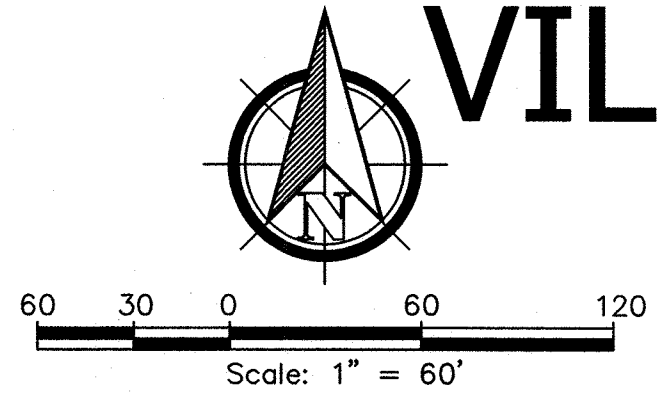
Phase 6 Curve Table						Phase 6 Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C45	604.25'	1598.00'	21° 39' 54"	600.65'	N69° 53' 51"E	C186	25.44'	1858.00'	00° 47' 04"	25.44'	N80° 20' 16"E
C46	611.81'	1618.00'	21° 39' 55"	608.17'	N69° 53' 51"E	C187	294.98'	1878.00'	08° 59' 58"	294.68'	N63° 33' 53"E
C47	619.37'	1638.00'	21° 39' 55"	615.69'	N69° 53' 51"E	C188	415.15'	1878.00'	12° 39' 56"	414.30'	N74° 23' 50"E
C48	660.97'	1748.00'	21° 39' 55"	657.04'	N69° 53' 51"E	C189	11.07'	25.00'	25° 22' 52"	10.98'	N34° 37' 34"W
C49	702.56'	1858.00'	21° 39' 55"	698.38'	N69° 53' 51"E	C190	29.01'	25.00'	66° 29' 20"	27.41'	N80° 33' 32"W
C50	710.12'	1878.00'	21° 39' 55"	705.90'	N69° 53' 51"E	C191	11.07'	25.00'	25° 22' 27"	10.98'	N09° 14' 55"W
C51	233.95'	1898.00'	07° 03' 45"	233.81'	N62° 35' 46"E	C192	29.01'	25.00'	66° 29' 20"	27.41'	N36° 40' 59"E
C52	355.40'	1898.00'	10° 43' 43"	354.88'	N75° 21' 56"E	C193	50.07'	1898.00'	01° 30' 42"	50.07'	N59° 49' 14"E
C53	38.42'	25.00'	88° 03' 47"	34.75'	N22° 05' 45"E	C194	49.61'	1898.00'	01° 29' 51"	49.61'	N61° 19' 31"E
C54	38.42'	25.00'	88° 03' 47"	34.75'	N65° 58' 02"W	C195	49.61'	1898.00'	01° 29' 51"	49.61'	N62° 49' 22"E
C55	40.08'	25.00'	91° 51' 56"	35.93'	N67° 52' 06"W	C196	49.61'	1898.00'	01° 29' 51"	49.61'	N64° 19' 13"E
C56	40.08'	25.00'	91° 51' 47"	35.93'	N23° 59' 45"E	C197	35.05'	1898.00'	01° 03' 29"	35.05'	N65° 35' 54"E
C57	272.98'	2008.00'	07° 47' 21"	272.77'	N62° 57' 34"E	C198	35.05'	1898.00'	01° 03' 29"	35.05'	N70° 31' 50"E
C58	401.47'	2008.00'	11° 27' 19"	400.80'	N75° 00' 08"E	C199	49.61'	1898.00'	01° 29' 51"	49.61'	N71° 48' 30"E
C59	44.45'	1598.00'	01° 35' 37"	44.44'	N58° 16' 03"E	C200	49.61'	1898.00'	01° 29' 51"	49.61'	N73° 18' 21"E
C60	45.00'	1618.00'	01° 35' 37"	45.00'	N58° 16' 03"E	C201	49.61'	1898.00'	01° 29' 51"	49.61'	N74° 48' 13"E
C61	45.56'	1638.00'	01° 35' 37"	45.56'	N58° 16' 03"E	C202	49.61'	1898.00'	01° 29' 51"	49.61'	N76° 18' 04"E
C62	61.40'	40.00'	87° 57' 03"	55.55'	N78° 33' 14"W	C203	49.61'	1898.00'	01° 29' 51"	49.61'	N77° 47' 55"E
C63	82.10'	60.00'	87° 57' 03"	83.32'	N78° 33' 14"W	C204	49.61'	1898.00'	01° 29' 51"	49.61'	N79° 17' 47"E
C64	122.80'	80.00'	87° 57' 03"	111.10'	N78° 33' 14"W	C205	22.69'	1898.00'	00° 41' 06"	22.69'	N80° 23' 15"E
C65	39.80'	25.00'	91° 12' 54"	35.73'	N80° 11' 10"W	C206	62.56'	2008.00'	01° 47' 06"	62.55'	N70° 10' 02"E
C66	39.88'	25.00'	91° 24' 24"	35.79'	N11° 07' 29"E	C207	52.48'	2008.00'	01° 29' 51"	52.48'	N71° 48' 30"E
C67	72.51'	1858.00'	02° 14' 10"	72.50'	N57° 56' 46"E	C208	52.48'	2008.00'	01° 29' 51"	52.48'	N73° 18' 21"E
C68	159.23'	1878.00'	04° 51' 28"	159.18'	N56° 38' 07"E	C209	52.48'	2008.00'	01° 29' 51"	52.48'	N74° 48' 13"E
C69	160.92'	1898.00'	04° 51' 28"	160.87'	N56° 38' 07"E	C210	52.48'	2008.00'	01° 29' 51"	52.48'	N76° 18' 04"E
C70	39.64'	1638.00'	01° 23' 11"	39.64'	N59° 50' 14"E	C211	52.48'	2008.00'	01° 29' 51"	52.48'	N77° 47' 55"E
C71	39.64'	1638.00'	01° 23' 11"	39.64'	N61° 13' 25"E	C212	52.48'	2008.00'	01° 29' 51"	52.48'	N79° 17' 47"E
C72	49.55'	1638.00'	01° 43' 59"	49.55'	N62° 47' 00"E	C213	24.00'	2008.00'	00° 41' 06"	24.00'	N80° 23' 15"E
C73	39.64'	1638.00'	01° 23' 11"	39.64'	N64° 20' 36"E	C214	52.97'	2008.00'	01° 30' 42"	52.97'	N59° 49' 14"E
C74	39.64'	1638.00'	01° 23' 11"	39.64'	N65° 43' 47"E	C215	52.48'	2008.00'	01° 29' 51"	52.48'	N61° 19' 31"E
C75	49.55'	1638.00'	01° 43' 59"	49.55'	N67° 17' 32"E	C216	52.48'	2008.00'	01° 29' 51"	52.48'	N62° 49' 22"E
C76	39.64'	1638.00'	01° 23' 11"	39.64'	N68° 51' 14"E	C217	52.48'	2008.00'	01° 29' 51"	52.48'	N64° 19' 13"E
C77	39.64'	1638.00'	01° 23' 11"	39.64'	N70° 14' 24"E	C218	62.56'	2008.00'	01° 47' 06"	62.55'	N65° 57' 42"E
C78	49.55'	1638.00'	01° 43' 59"	49.55'	N71° 47' 59"E	C219	252.24'	2023.00'	07° 08' 38"	252.08'	N62° 37' 37"E
C79	39.64'	1638.00'	01° 23' 11"	39.64'	N73° 21' 35"E	C220	65.83'	2023.00'	01° 51' 52"	65.82'	N67° 07' 52"E
C80	39.64'	1638.00'	01° 23' 11"	39.64'	N74° 44' 46"E	C221	65.82'	2023.00'	01° 51' 51"	65.82'	N68° 59' 43"E
C81	47.05'	1647.90'	01° 38' 09"	47.05'	N76° 15' 36"E	C222	381.10'	2023.00'	10° 47' 37"	380.54'	N75° 19' 27"E
C82	42.14'	1648.74'	01° 27' 52"	42.14'	N77° 49' 29"E	C223	57.21'	80.00'	41° 00' 47"	56.00'	N77° 58' 38"E
C83	39.64'	1638.00'	01° 23' 11"	39.64'	N79° 15' 08"E	C224	56.55'	80.00'	40° 30' 12"	55.38'	N61° 15' 53"W
C84	22.43'	1638.00'	00° 47' 04"	22.43'	N80° 20' 16"E	C225	8.98'	80.00'	06° 26' 04"	8.98'	N37° 47' 45"W
C85	42.30'	1748.00'	01° 23' 11"	42.30'	N59° 50' 14"E	C226	64.60'	1748.00'	02° 07' 03"	64.60'	N57° 08' 09"E
C86	42.30'	1748.00'	01° 23' 11"	42.30'	N61° 13' 25"E	C227	26.53'	1748.00'	00° 52' 11"	26.53'	N58° 37' 46"E
C87	52.88'	1748.00'	01° 43' 59"	52.87'	N62° 47' 00"E	C228	44.31'	1858.00'	01° 21' 59"	44.31'	N57° 30' 41"E
C88	42.30'	1748.00'	01° 23' 11"	42.30'	N64° 20' 36"E	C229	28.20'	1858.00'	00° 52' 11"	28.20'	N58° 37' 46"E
C89	42.30'	1748.00'	01° 23' 11"	42.30'	N65° 43' 47"E	C230	39.83'	1878.00'	01° 12' 54"	39.83'	N54° 48' 50"E
C90	53.03'	1748.00'	01° 44' 17"	53.03'	N67° 17' 32"E	C231	119.40'	1878.00'	03° 38' 34"	119.36'	N57° 14' 34"E
C91	42.27'	1748.00'	01° 23' 08"	42.27'	N68° 51' 14"E	C232	24.63'	1898.00'	00° 44' 36"	24.63'	N54° 34' 41"E
C92	42.30'	1748.00'	01° 23' 11"	42.30'	N70° 14' 24"E	C233	49.61'	1898.00'	01° 29' 51"	49.61'	N55° 41' 55"E
C93	52.88'	1748.00'	01° 43' 59"	52.87'	N71° 47' 59"E	C234	49.61'	1898.00'	01° 29' 51"	49.61'	N57° 11' 46"E
C94	42.30'	1748.00'	01° 23' 11"	42.30'	N73° 21' 35"E	C235	37.08'	1898.00'	01° 07' 09"	37.08'	N58° 30' 17"E
C95	42.30'	1748.00'	01° 23' 11"	42.30'	N74° 44' 46"E	C245	91.13'	1748.00'	02° 59' 14"	91.12'	N57° 34' 14"E
C96	50.38'	1748.00'	01° 39' 04"	50.37'	N76° 15' 54"E	C246	20.70'	1638.00'	00° 43' 26"	20.70'	N57° 49' 57"E
C97	44.80'	1748.00'	01° 28' 06"	44.80'	N77° 49' 29"E	C247	24.86'	1638.00'	00° 52' 11"	24.86'	N58° 37' 46"E
C98	42.30'	1748.00'	01° 23' 11"	42.30'	N79° 15' 08"E	C255	2.26'	1638.00'	00° 04' 45"	2.26'	N59° 06' 16"E
C99	23.93'	1748.00									

VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,
TOWNSHIP 29 SOUTH, RANGE 26 EAST

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

- LEGEND:**
- = PCP (PERMANENT CONTROL POINT)
 - = SET PK NAIL & DISK "PCP LB-8126" UNLESS OTHERWISE NOTED
 - ⊙ = FOUND PK NAIL & DISK "PCP LB-8126"
 - = PRM (PERMANENT REFERENCE MONUMENT)
 - = SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - = FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126" UNLESS NOTED OTHERWISE
 - & = AND
 - + = MORE OR LESS / PLUS OR MINUS
 - = FLOOD ZONE
 - BR = BOOK
 - BLDG = BUILDING
 - BM = BENCHMARK
 - C1 = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - ∠ = CENTRAL ANGLE
 - ∠/A = CENTRAL ANGLE (DELTA)
 - (D) = INFORMATION PER OR BOOK 12311, PGS 1543-1546
 - (D1) = INFORMATION PER OR BOOK 12411, PGS 797-809
 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FND = FOUND
 - ID = IDENTIFICATION
 - IR = IRON ROD
 - LI = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
 - N&D = NAIL AND DISK
 - NO./# = NUMBER
 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P) = PLATTED INFORMATION
 - PB = PLAT BOOK
 - PGS = PAGES
 - PK = PARKER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (RAD) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADIUS
 - S = SANITARY SEWER EASEMENT
 - TSE = TANGENT LENGTH
 - UE = UTILITY EASEMENT



PHASE LINE - LINE TABLE			PHASE LINE - LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L34	N 84°25'34" W	44.85'	L44	N 76°07'54" W	31.28'
L35	N 75°51'45" W	79.31'	L45	N 72°05'12" W	50.98'
L36	S 13°54'09" E	79.35'	L46	S 81°58'44" W	50.54'
L37	N 88°31'55" E	64.68'	L47	S 79°44'15" W	49.31'
L38	S 02°54'08" W	58.79'	L48	S 65°57'46" W	49.82'
L39	S 62°12'38" W	53.98'	L49	S 44°50'26" W	45.79'
L40	S 59°13'34" W	47.41'	L50	S 02°56'27" W	40.10'
L41	N 89°58'39" W	51.43'	L51	S 29°33'04" E	40.44'
L42	N 68°19'24" W	47.37'	L52	S 56°41'10" E	42.64'
L43	N 75°48'54" W	40.32'	L53	S 45°46'42" E	53.68'

DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE

Phase 6 Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C65	39.80'	25.00'	91° 12' 54"	35.73'	N80° 11' 10" W
C66	39.88'	25.00'	91° 24' 24"	35.79'	N11° 07' 29" E
C67	72.51'	1858.00'	02° 14' 10"	72.50'	N57° 56' 46" E
C68	159.23'	1878.00'	04° 51' 28"	159.18'	N56° 38' 07" E
C69	160.92'	1898.00'	04° 51' 28"	160.87'	N56° 38' 07" E
C70	23.38'	230.00'	05° 49' 29"	23.37'	N12° 55' 07" W
C71	134.49'	1200.00'	64° 12' 45"	127.56'	N22° 06' 00" E
C72	156.90'	1400.00'	64° 12' 45"	148.82'	N22° 06' 00" E
C73	179.32'	1600.00'	64° 12' 45"	170.08'	N22° 06' 00" E
C225	8.98'	80.00'	06° 26' 04"	8.98'	N37° 47' 45" W
C230	39.83'	1878.00'	01° 12' 54"	39.83'	N54° 48' 50" E
C231	119.40'	1878.00'	03° 38' 34"	119.38'	N57° 14' 34" E
C232	24.63'	1898.00'	00° 44' 36"	24.63'	N54° 34' 41" E
C233	49.61'	1898.00'	01° 29' 51"	49.61'	N55° 41' 55" E
C234	49.61'	1898.00'	01° 29' 51"	49.61'	N57° 11' 46" E
C235	37.08'	1898.00'	01° 07' 09"	37.08'	N58° 30' 17" E
C236	45.43'	1200.00'	21° 41' 27"	45.16'	N00° 50' 21" E
C237	89.06'	1200.00'	42° 31' 19"	87.03'	N32° 56' 44" E
C238	INTENTIONALLY OMITTED				
C239	14.37'	1600.00'	05° 08' 46"	14.37'	N07° 25' 59" W
C240	41.08'	1600.00'	14° 42' 44"	40.97'	N02° 29' 46" E
C241	34.38'	1600.00'	12° 18' 43"	34.32'	N16° 00' 29" E
C242	35.46'	1600.00'	12° 41' 53"	35.39'	N28° 30' 47" E
C243	47.04'	1600.00'	16° 50' 46"	46.87'	N43° 17' 07" E
C244	6.98'	1600.00'	02° 29' 53"	6.98'	N52° 57' 26" E

PHASE 6D Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C301	37.74'	80.00'	27° 01' 58"	37.40'	N23° 31' 22" W
C302	47.18'	100.00'	27° 01' 58"	46.74'	N23° 31' 22" W
C303	56.62'	120.00'	27° 01' 58"	56.09'	N23° 31' 22" W
C304	39.27'	25.00'	90° 00' 00"	35.36'	N82° 02' 21" W
C305	39.27'	25.00'	90° 00' 00"	35.36'	N07° 57' 39" E
C312	39.27'	25.00'	90° 00' 00"	35.36'	N07° 57' 39" E
C313	39.27'	25.00'	90° 00' 00"	35.36'	N82° 02' 21" W
C314	49.93'	230.00'	12° 26' 16"	49.83'	N30° 49' 13" W
C315	26.05'	120.00'	12° 26' 16"	26.00'	N30° 49' 13" W
C316	30.57'	120.00'	14° 35' 42"	30.49'	N17° 18' 13" W
C317	49.93'	230.00'	12° 26' 16"	49.83'	N30° 49' 13" W
C318	35.21'	230.00'	08° 46' 13"	35.17'	N20° 12' 58" W

TRANSFERS OF TITLE NOTICE:
ALL TRANSFERS OF TITLE TO LOTS OR TRACTS WITHIN THIS SUBDIVISION SHALL INCLUDE BOTH THE LOT NUMBER OR TRACT NUMBER AND THE PHASE NUMBER.

PHASE 6 TRACT USAGE TABLE

- TRACTS A, G AND L ARE OPEN SPACE, DRAINAGE AND DRAINAGE/RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS B AND J ARE OPEN SPACE AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS C, D AND F ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION, BUFFER AND WALL/FENCE/LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT E IS A RECREATION, OPEN SPACE AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS H AND I ARE OPEN SPACE AND WETLANDS PRESERVATION AREAS (SEE WETLANDS AREAS NOTE) TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT K IS A LIFT STATION TRACT THAT IS HEREBY DEDICATED TO THE CITY OF WINTER HAVEN, FLORIDA BY THIS PLAT.

PHASE 6D TRACT USAGE TABLE

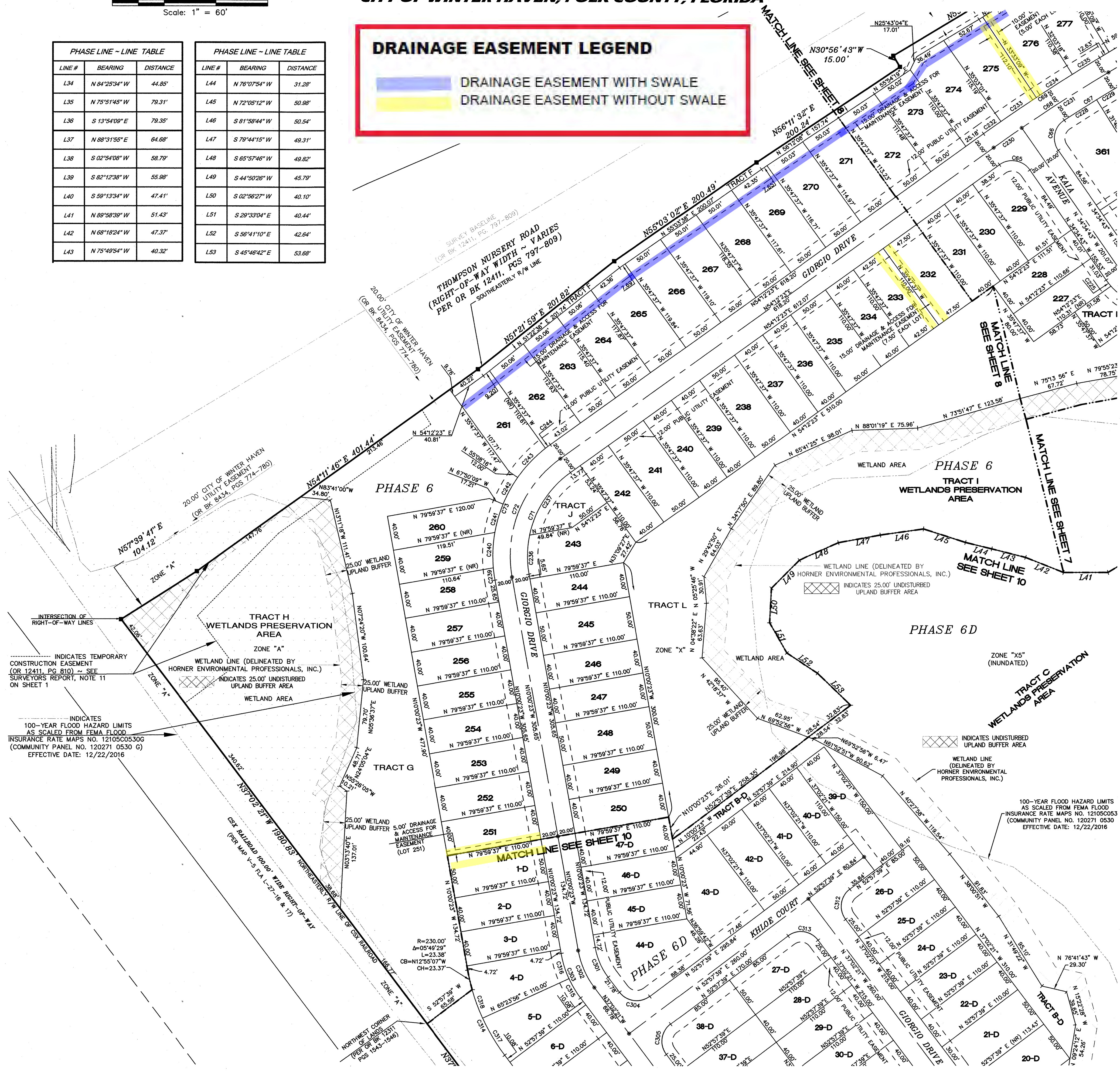
- TRACT A-D IS AN OPEN SPACE, DRAINAGE, AND DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT B-D IS AN OPEN SPACE AREA/RECREATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT C-D IS AN OPEN SPACE AND WETLAND PRESERVATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF: PHASE 6 - TRACTS A, B, C, D, E, F, G, H, I, J AND L; AND PHASE 6D - TRACTS A-D, B-D AND C-D. IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

WETLANDS AREA NOTE
WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

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

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.



Pennoni
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

U:\Accounts\DENW\203001 - Villamar Phase 6 Platting\DESIGN\SECURE\PRODUCTION\203001-PLAT-SHTS 3-11.dwg, 1/19/2023 6:09 AM, Scott Seibert

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VILLAMAR PHASE 6 AND PHASE 6D

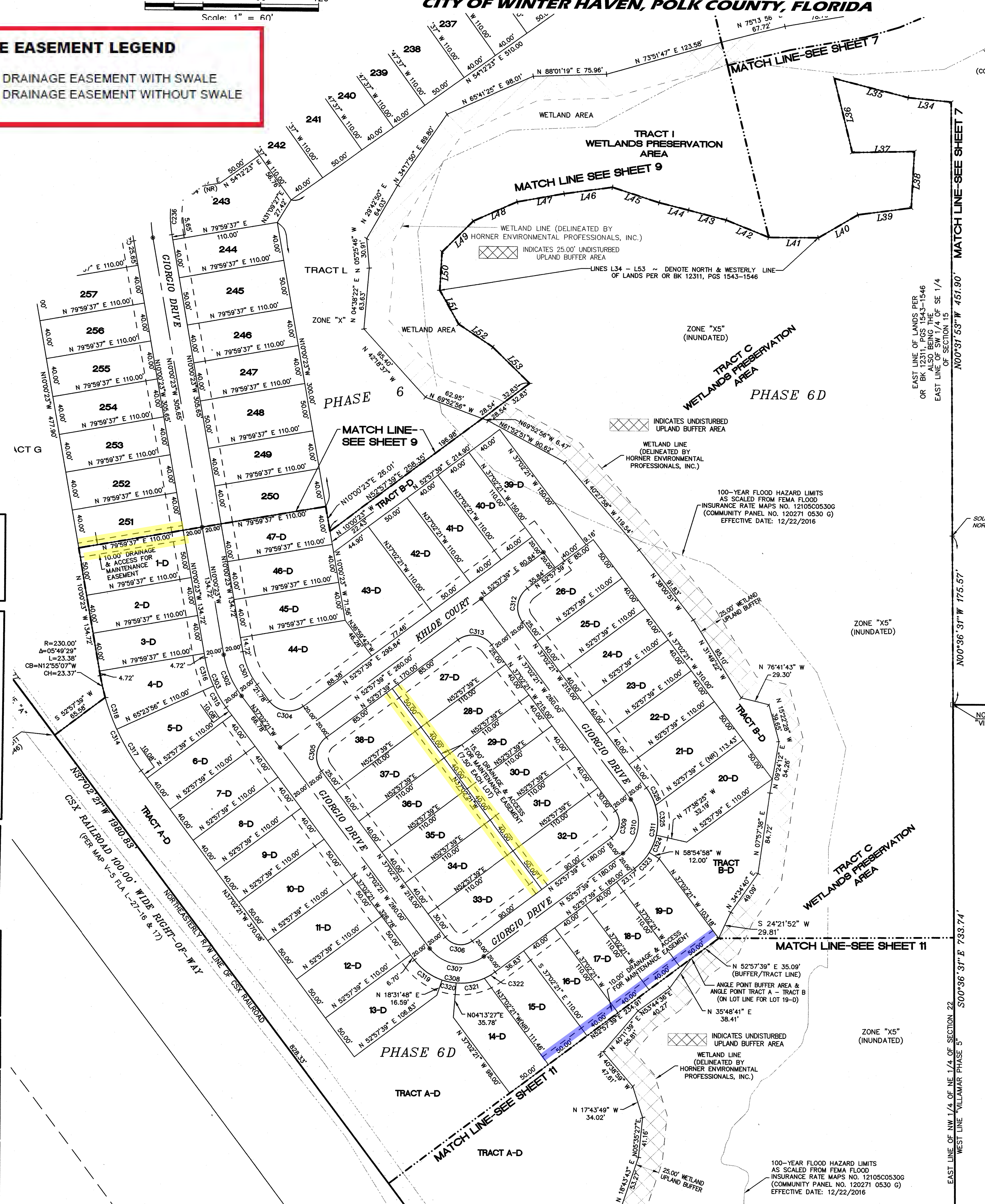
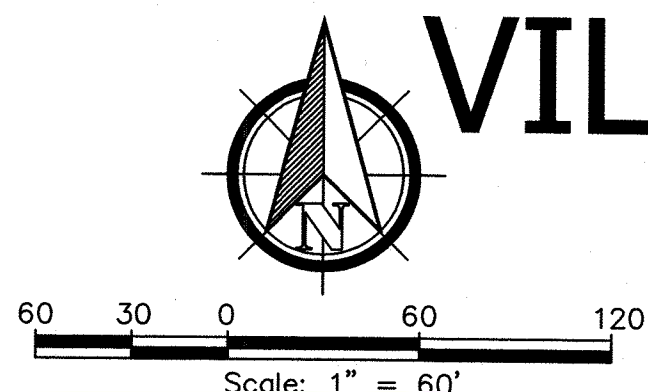
A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,
TOWNSHIP 29 SOUTH, RANGE 26 EAST

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

- LEGEND:**
- = PCP (PERMANENT CONTROL POINT)
 - = SET PK NAIL & DISK "POP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ = FOUND PK NAIL & DISK "POP LB-8126"
 - = PRM (PERMANENT REFERENCE MONUMENT)
 - = SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - ⊠ = FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126", UNLESS OTHERWISE NOTED
 - ± = AND
 - ± = MORE OR LESS / PLUS OR MINUS
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 - BK = BOOK
 - BLDG = BUILDING
 - BM = BENCHMARK
 - CL = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUR.
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - S = CENTERLINE
 - D/A = CENTRAL ANGLE (DELTA)
 - (D) = INFORMATION PER OR BOOK 12311, PGS 1543-
 - (D1) = INFORMATION PER OR BOOK 12411, PGS 797-
 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MO.
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FND = FOUND
 - I.D. = IDENTIFICATION
 - IR = IRON ROD
 - L = ARC LENGTH
 - L1 = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
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 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P) = PLATTED INFORMATION
 - PB = PLAT BOOK
 - PG = PAGE
 - POS = PAGES
 - PK = PARKER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (RAD) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADIUS
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT

DRAINAGE EASEMENT LEGEND

- DRAINAGE EASEMENT WITH SWALE
- DRAINAGE EASEMENT WITHOUT SWALE



PHASE LINE - LINE TABLE

LINE #	BEARING	DISTANCE
L34	N 84°25'34" W	44.85'
L35	N 75°51'45" W	79.31'
L36	S 13°54'08" E	79.35'
L37	N 88°31'55" E	64.68'
L38	S 02°54'08" W	58.79'
L39	S 82°12'38" W	55.98'
L40	S 59°13'34" W	47.41'
L41	N 89°58'39" W	51.43'
L42	N 68°18'24" W	47.37'
L43	N 75°49'54" W	40.32'
L44	N 78°07'54" W	31.28'
L45	N 72°05'12" W	30.98'
L46	S 81°58'44" W	50.54'
L47	S 79°44'15" W	49.31'
L48	S 65°57'46" W	49.82'
L49	S 44°50'26" W	45.78'
L50	S 02°56'27" W	40.10'
L51	S 29°33'04" E	40.44'
L52	S 56°41'10" E	42.64'
L53	S 45°46'42" E	53.68'

PHASE 6D Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C301	37.74'	80.00'	27° 01' 58"	37.40'	N23° 31' 22"W
C302	47.18'	100.00'	27° 01' 58"	46.74'	N23° 31' 22"W
C303	56.62'	120.00'	27° 01' 58"	56.09'	N23° 31' 22"W
C304	39.27'	25.00'	90° 00' 00"	35.36'	N82° 02' 21"W
C305	39.27'	25.00'	90° 00' 00"	35.36'	N07° 57' 39"E
C306	31.42'	20.00'	90° 00' 00"	28.28'	N82° 02' 21"W
C307	62.83'	40.00'	90° 00' 00"	56.57'	N82° 02' 21"W
C308	94.25'	60.00'	90° 00' 00"	84.85'	N07° 57' 39"E
C309	31.42'	20.00'	90° 00' 00"	28.28'	N82° 02' 21"W
C310	62.83'	40.00'	90° 00' 00"	56.57'	N07° 57' 39"E
C311	94.25'	60.00'	90° 00' 00"	84.85'	N07° 57' 39"E
C312	39.27'	25.00'	90° 00' 00"	35.36'	N07° 57' 39"E
C313	39.27'	25.00'	90° 00' 00"	35.36'	N82° 02' 21"W
C314	49.93'	230.00'	12° 26' 16"	49.83'	N30° 49' 13"W
C315	26.05'	120.00'	12° 26' 16"	26.00'	N30° 49' 13"W
C316	30.57'	120.00'	14° 35' 42"	30.49'	N17° 18' 13"W
C317	49.93'	230.00'	12° 26' 16"	49.83'	N30° 49' 13"W
C318	35.21'	230.00'	08° 46' 13"	35.17'	N20° 12' 58"W
C319	36.06'	60.00'	34° 25' 51"	35.52'	N54° 15' 16"W
C320	14.98'	60.00'	14° 18' 21"	14.94'	N78° 37' 22"W
C321	29.93'	60.00'	28° 34' 55"	29.62'	N78° 56' 00"E
C322	13.28'	60.00'	12°40' 53"	13.25'	N59° 18' 06"E
C323	22.91'	60.00'	21° 52' 37"	22.77'	N42° 01' 21"E
C324	19.61'	60.00'	18° 43' 28"	19.52'	N21° 43' 19"E
C325	31.34'	60.00'	29° 55' 39"	30.98'	N02° 36' 15"W
C326	20.39'	60.00'	19° 28' 16"	20.29'	N27° 18' 12"W

TRANSFERS OF TITLE NOTICE:
ALL TRANSFERS OF TITLE TO LOTS OR TRACTS WITHIN THIS SUBDIVISION SHALL INCLUDE BOTH THE LOT NUMBER OR TRACT NUMBER AND THE PHASE NUMBER.

PHASE 6 TRACT USAGE TABLE

- TRACTS A, G AND L ARE OPEN SPACE, DRAINAGE AND DRAINAGE/RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS B AND J ARE OPEN SPACE AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS C, D AND F ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION, BUFFER AND WALL/FENCE/LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT E IS A RECREATION, OPEN SPACE AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS H AND I ARE OPEN SPACE AND WETLANDS PRESERVATION AREAS (SEE WETLANDS AREAS NOTE) TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT K IS A LIFT STATION TRACT THAT IS HEREBY DEDICATED TO THE CITY OF WINTER HAVEN, FLORIDA BY THIS PLAT.

PHASE 6D TRACT USAGE TABLE

- TRACT A-D IS AN OPEN SPACE, DRAINAGE, AND DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT B-D IS AN OPEN SPACE AREA/RECREATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
- TRACT C-D IS AN OPEN SPACE AND WETLAND PRESERVATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF: PHASE 6 - TRACTS A, B, C, D, E, F, G, H, I, J AND L AND PHASE 6D - TRACTS A-D, B-D AND C-D, IN THE EVENT OF TERMINATION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

WETLANDS AREA NOTE
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100-YEAR FLOOD HAZARD LIMITS AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS NO. 12105C0530G (COMMUNITY PANEL NO. 120271 0530 G) EFFECTIVE DATE: 12/22/2016

100-YEAR FLOOD HAZARD LIMITS AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS NO. 12105C0530G (COMMUNITY PANEL NO. 120271 0530 G) EFFECTIVE DATE: 12/22/2016

INDICATES 100-YEAR FLOOD HAZARD LIMITS AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS NO. 12105C0530G (COMMUNITY PANEL NO. 120271 0530 G) EFFECTIVE DATE: 12/22/2016

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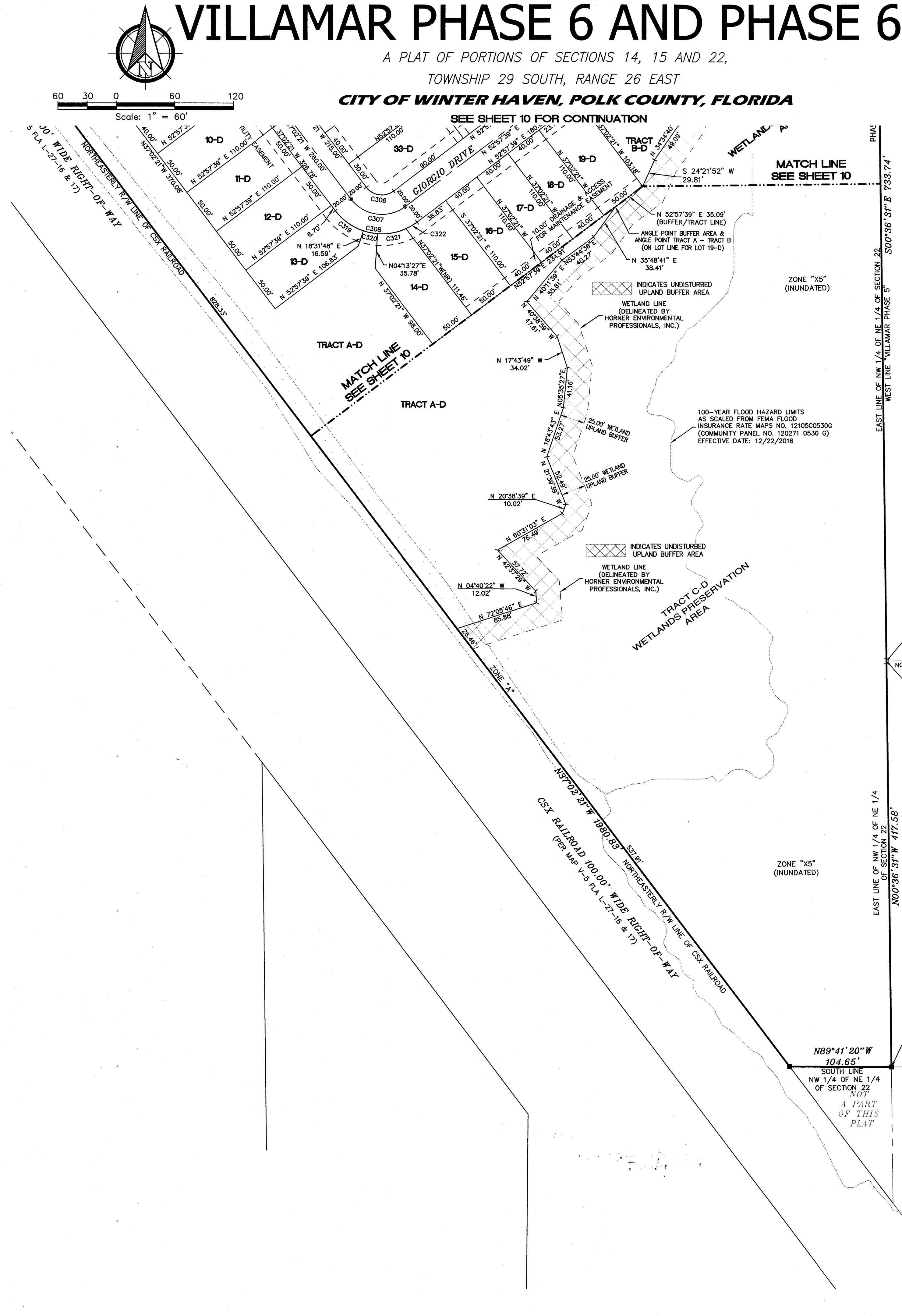
Pennoni ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

VILLAMAR PHASE 6 AND PHASE 6D

A PLAT OF PORTIONS OF SECTIONS 14, 15 AND 22,
TOWNSHIP 29 SOUTH, RANGE 26 EAST

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

- LEGEND:**
- ⊙ = PCP (PERMANENT CONTROL POINT)
 - ⊙ = SET PK NAIL & DISK "PCP LB-8126", UNLESS OTHERWISE NOTED
 - ⊙ FPK = FOUND PK NAIL & DISK "PCP LB-8126"
 - ⊙ = PRM (PERMANENT REFERENCE MONUMENT)
 - ⊙ = SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
 - ⊙ FCM = FOUND 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126" UNLESS NOTED OTHERWISE
 - & = AND
 - ± = MORE OR LESS / PLUS OR MINUS
 - ⊕ = FLOOD ZONE
 - BK = BOOK
 - BLDG = BUILDING
 - BM = BENCHMARK
 - C1 = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - CB = CHORD BEARING
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - C = CENTERLINE
 - D/A = CENTRAL ANGLE (DELTA)
 - (D) = INFORMATION PER OR BOOK 12311, PGS 1543-1546
 - (D1) = INFORMATION PER OR BOOK 12411, PGS 797-809
 - EA = EACH
 - ELEV = ELEVATION
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FND = FOUND
 - I.D. = IDENTIFICATION
 - IR = IRON ROD
 - L = ARC LENGTH
 - L1 = LINE LABEL (SEE LINE TABLES)
 - LB = LICENSED BUSINESS
 - N&D = NAIL AND DISK
 - NO. # = NUMBER
 - (NR) = NON-RADIAL
 - OR = OFFICIAL RECORDS
 - (P) = PLATTED INFORMATION
 - PS = PLAT BOOK
 - PG = PAGE
 - POS = PAGES
 - PK = PARKER KALON NAIL
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (RAD) = RADIAL
 - R/W = RIGHT-OF-WAY
 - R = RADIALS
 - SSE = SANITARY SEWER EASEMENT
 - T = TANGENT LENGTH
 - UE = UTILITY EASEMENT



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C301	37.74'	80.00'	27° 01' 58"	37.40'	N23° 31' 22"W
C302	47.18'	100.00'	27° 01' 58"	46.74'	N23° 31' 22"W
C303	56.62'	120.00'	27° 01' 58"	56.09'	N23° 31' 22"W
C304	39.27'	25.00'	90° 00' 00"	35.36'	N82° 02' 21"W
C305	39.27'	25.00'	90° 00' 00"	35.36'	N07° 57' 39"E
C306	31.42'	20.00'	90° 00' 00"	28.28'	N82° 02' 21"W
C307	62.83'	40.00'	90° 00' 00"	56.57'	N82° 02' 21"W
C308	94.25'	60.00'	90° 00' 00"	84.85'	N82° 02' 21"W
C309	31.42'	20.00'	90° 00' 00"	28.28'	N07° 57' 39"E
C310	62.83'	40.00'	90° 00' 00"	56.57'	N07° 57' 39"E
C311	94.25'	60.00'	90° 00' 00"	84.85'	N07° 57' 39"E
C312	39.27'	25.00'	90° 00' 00"	35.36'	N07° 57' 39"E
C313	39.27'	25.00'	90° 00' 00"	35.36'	N82° 02' 21"W
C314	85.13'	230.00'	21° 12' 29"	84.65'	N26° 26' 06"W
C315	26.05'	120.00'	12° 26' 16"	26.00'	N30° 49' 13"W
C316	30.57'	120.00'	14° 35' 42"	30.49'	N17° 18' 13"W
C317	49.93'	230.00'	12° 26' 16"	49.83'	N30° 49' 13"W
C318	58.59'	230.00'	14° 35' 42"	58.43'	N17° 18' 13"W
C319	36.06'	60.00'	34° 25' 51"	35.52'	N54° 15' 16"W
C320	14.98'	60.00'	14° 18' 21"	14.94'	N78° 37' 22"W
C321	29.93'	60.00'	28° 34' 55"	29.62'	N79° 56' 00"E
C322	13.28'	60.00'	12° 40' 53"	13.25'	N59° 18' 06"E
C323	22.91'	60.00'	21° 52' 37"	22.77'	N42° 01' 21"E
C324	19.61'	60.00'	18° 43' 28"	19.52'	N21° 43' 19"E
C325	31.34'	60.00'	29° 55' 39"	30.98'	N02° 36' 15"W
C326	20.39'	60.00'	19° 28' 16"	20.29'	N27° 18' 12"W

TRANSFERS OF TITLE NOTICE:
ALL TRANSFERS OF TITLE TO LOTS OR TRACTS WITHIN THIS SUBDIVISION SHALL INCLUDE BOTH THE LOT NUMBER OR TRACT NUMBER AND THE PHASE NUMBER.

- PHASE 6 TRACT USAGE TABLE**
- TRACTS A, G AND L ARE OPEN SPACE, DRAINAGE AND DRAINAGE/RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACTS B AND J ARE OPEN SPACE AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACTS C, D AND F ARE OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION, BUFFER AND WALL/FENCE/LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACT E IS A RECREATION, OPEN SPACE AND COMMON AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACTS H AND I ARE OPEN SPACE AND WETLANDS PRESERVATION AREAS (SEE WETLANDS AREAS NOTE) TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACT K IS A LIFT STATION TRACT THAT IS HEREBY DEDICATED TO THE CITY OF WINTER HAVEN, FLORIDA BY THIS PLAT.

- PHASE 6D TRACT USAGE TABLE**
- TRACT A-D IS AN OPEN SPACE, DRAINAGE, AND DRAINAGE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACT B-D IS AN OPEN SPACE AREA/RECREATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.
 - TRACT C-D IS AN OPEN SPACE AND WETLAND PRESERVATION AREA TO BE OWNED AND MAINTAINED BY THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT.

TRACT MAINTENANCE AND UPKEEP RESPONSIBILITIES
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Pennoni
PENNONI ASSOCIATES INC.
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LB 8126

SECTION IX

SECTION C

Villa Mar CDD Field Management Report



May 07, 2024

Marshall Tindall

Field Services Manager

GMS

Complete

Amenity Review

- ✚ Facilities are well maintained.
- ✚ Monthly playground review completed. No issues found.
- ✚ Reviewed pool furniture. Arranging for re-sling as needed.
- ✚ Replaced TP dispenser in men's room.



Complete

Landscape Review

- ✚ Site has been well maintained overall.
- ✚ Dry season weather patterns stress unirrigated Bahia grass, but it is forecast to recover as normal in rainy season.
- ✚ Replaced crepe myrtle from car collision.
- ✚ Reviewed phase 6 for scope increase proposal.



Complete

Pond Review

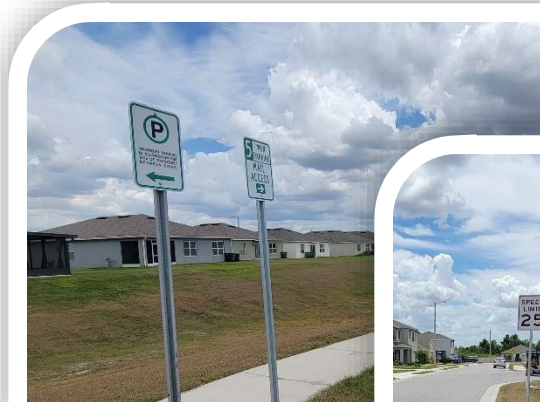
- ✚ Dry season weather has many ponds very low.
- ✚ Most are looking good overall.
- ✚ Some algal blooms are being monitored and are being treated by vendor.
- ✚ Reviewed phase 6 for scope increase proposal.



Complete

Site Items

- ✚ Traffic signs continue to be monitored and incremental repairs are done as construction progresses further.
- ✚ Replaced damaged fence post in split rail fence on Cunningham.
- ✚ New parking signs were installed as approved.



In Progress

Phase 6 – Maintenance Proposals

- ✚ Monitoring new phase progress.
- ✚ Review of new phase with vendors for proposed scope expansion in new phase.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION 1

SUPERSEDE SERVICES CONTRACT

CUSTOMER NAME: VillaMar CDD

SUBMITTED TO: VillaMar CDD - Attn: Marshal Tindall

CONTRACT EFFECTIVE DATE: May 1, 2024, through September 30, 2025 (17 months)

SUBMITTED BY: Liz Rocque, Business Development Consultant

SERVICES: Monthly Pond Maintenance for 35 Ponds for phases 1-6.

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$23,256.00**.

Phases 1-5, 2 visits per month, Current cost: \$10,272.00

Partial phase 5 & Phase 6 with an additional monthly visit: \$12,984.00 for 13 ponds.

SOLitude shall invoice Customer **\$1,938.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of seventeen (17) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

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3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a six percent (6%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under

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these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

VillaMar CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please EMail All Contracts to: Liz.rocque@solitudelake.com

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SCHEDULE A - SERVICES

Aquatic Weed Control:

1. Pond(s) will be inspected on a **three (3) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **three (3) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected on a **three (3) times per month** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.

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3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

Pond Dye:

1. **Pond Dye** may be applied to the pond(s) on an as-needed basis, at the discretion of the technician. A combination of blue and/or black dye will be used as required to maintain a dark natural watercolor.

Trash Removal:

1. Trash will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.

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5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

SECTION 2

VillaMar CDD- Phase 6 Landscape Fee Summary

Contractor: Prince and Sons, Inc

Property: VillaMar CDD Phase 6

Address: 200 South F
Haines City, FL 33844

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: lmartin@princeandsonsinc.com

Address: 219 E Livingston St
Orlando, FL 32801

Phone: 407-201-1514

Contact: Clayton Smith - Field Operations

Email: Csmith@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$57,600
Turf Maintenance/Detailing/General													
TURF CARE (Schedule A and Schedule B) Bahia/St Augustine Fert													\$0
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert	180	180	180	180	180	180	180	180	180	180	180	180	\$2,160
BED DRESSING - (Enter total yards) (Schedule E - I.) May/Nov Applications <i>Per Yard Pricing:\$52</i>													\$0
PALM TRIMMING (Schedule E - III) <i>Per Palm Price: \$50</i> <i>Enter Counts to be trimmed</i>													\$0
ANNUAL CHANGES (Schedule E - II) - Extra Services <i>Per Annual Pricing: \$2.00</i>													\$0
IRRIGATION MAINT. (Schedule D)	360	360	360	360	360	360	360	360	360	360	360	360	\$4,320
TOTAL FEE PER MONTH:	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$64,080

Flat Fee Schedule	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$5,340	\$64,080
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Essential Services Gen Services + Schedules A, B, C, D	\$64,080
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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TOTAL	\$64,080.00
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Initials _____



ZONE 'W'



ZONE 'X' WETLAND

PHASE 6

PHASE 6

32

31

33

WETLAND

ZONE 'X' 500 YEAR FLOOD PLAIN

WETLAND

PHASE 6

PHASE 6

29

28

30

PHASE 6

27

26

25

24

23

34

35

PHASE 6

PHASE 5

PHASE 5

PHASE 4

PHASE 4

WETLAND

WETLAND

RETENTION

PHASE 6

PHASE 4

WETLAND

SECTION D

SECTION 1

VillaMar

Community Development District

Summary of Check Register

FY2024

Bank	Date	Check No.'s	Amount
General Fund	3/1-3/31	667-679	\$ 37,127.09
Capital Projects Fund	3/1-3/31	237-242	\$ 1,069,115.06
Autopay Utilities	3/1-3/31	80004-80006	\$ 13,711.71
Total Amount			\$ 1,119,953.86

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/24	00039	2/20/24	8795	202401	310-51300	31500		GENERAL COUNSEL - JAN 24	V	2,451.06-		
								KILINSKI / VAN WYK, PLLC			2,451.06-	000662
3/06/24	00034	2/29/24	11791	202402	330-53800	48500		JANITORIAL SVCS - FEB 24	*	450.00		
		2/29/24	11791	202402	330-53800	48500		TRASH COLLECT - FEB 24	*	300.00		
		2/29/24	11791	202402	330-53800	48500		TRASH MAIL COLLECT FEB 24	*	100.00		
								CSS CLEAN STAR SERVICES CENTRAL FL			850.00	000667
3/06/24	00045	3/01/24	22213	202403	330-53800	48100		POOL MAINTENANCE - MAR 24	*	2,730.00		
								RESORT POOL SERVICES DBA			2,730.00	000668
3/06/24	00049	2/29/24	11642197	202402	320-53800	34500		SECURITY SERVICES - FEB24	*	2,362.88		
								SECURITAS SECURITY SERVICES USA, INC			2,362.88	000669
3/06/24	00041	3/02/24	PSI05525	202403	320-53800	47000		POND MAINTENANCE - MAR 24	*	856.00		
								SOLITUDE LAKE MANAGEMENT SERVICES			856.00	000670
3/06/24	00027	3/01/24	03012024	202403	330-53800	48600		POOL/FUR LEASE - MAR 24	*	1,396.07		
		3/01/24	03012024	202403	330-53800	48600		PLAYGRND/FUR LEASE- MAR24	*	1,078.86		
								WHFS, LLC			2,474.93	000671
3/20/24	00009	3/01/24	249	202403	310-51300	34000		MANAGEMENT FEES - MAR 24	*	3,541.67		
		3/01/24	249	202403	310-51300	35200		WEBSITE ADMIN - MAR 24	*	100.00		
		3/01/24	249	202403	310-51300	35100		INFORMATION TECH - MAR 24	*	150.00		
		3/01/24	249	202403	310-51300	31300		DISSEMINATION - MAR 24	*	833.33		
		3/01/24	249	202403	330-57200	12000		AMENITY ACCESS - MAR 24	*	625.00		
		3/01/24	249	202403	310-51300	51000		OFFICE SUPPLIES - MAR 24	*	3.61		
		3/01/24	249	202403	310-51300	42000		POSTAGE - MAR 24	*	72.47		
		3/01/24	249	202403	310-51300	42500		COPIES - MAR 24	*	4.50		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
		3/01/24	250	202403	320	53800	12000			*	1,378.17			
			FIELD MANANGEMENT-MAR 24											
									GOVERNMENTAL MANAGEMENT SERVICES			6,708.75	000672	
3/20/24	00039	2/20/24	8795	202401	310	51300	31500			*	980.50			
			GENERAL COUNSEL - JAN 24											
									KILINSKI / VAN WYK, PLLC			980.50	000673	
3/20/24	00043	3/16/24	57426994	202403	330	57200	48100			*	50.00			
			PEST CONTROL - MAR 24											
									MASSEY SERVICES INC.			50.00	000674	
3/20/24	00015	3/01/24	11958	202403	320	53800	46200			*	7,075.00			
			LANDSCAPE MAINT - MAR 24											
		3/05/24	12037	202403	320	53800	46300			*	510.00			
			VIBURNUM/PINE BARK MULCH											
		3/10/24	12038	202403	320	53800	47300			*	336.77			
			REPAIR MAINLINE											
									PRINCE & SONS INC.			7,921.77	000675	
3/20/24	00114	3/20/24	03202024	202403	300	20700	10000			*	4,978.04			
			ON ROLL-DEBT SVC 2019											
									VILLAMAR CDD C/O USBANK			4,978.04	000676	
3/20/24	00115	3/20/24	03202024	202403	300	20700	10000			*	4,550.08			
			ON ROLL-DEBT SVC 2020											
									VILLAMAR CDD C/O USBANK			4,550.08	000677	
3/20/24	00116	3/20/24	03202024	202403	300	20700	10000			*	2,035.05			
			ON ROLL-DEBT SVC 2022 PH3											
									VILLAMAR CDD C/O USBANK			2,035.05	000678	
3/20/24	00117	3/20/24	03202024	202403	300	20700	10000			*	3,080.15			
			ON ROLL-DEBT SVC 2022 PH4											
									VILLAMAR CDD C/O USBANK			3,080.15	000679	
TOTAL FOR BANK A											37,127.09			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/07/24	00040	2/19/24	11361 035 FR#20A	202402	600	20700	10100		STEWART & ASSOCIATES PROPERTY SVC	*	90,135.60	90,135.60	000237
3/07/24	00004	1/25/24	87278 031 FR#30	202401	600	53800	60000		TUCKER PAVING INC	*	790,571.98	790,571.98	000238
3/26/24	00040	2/19/24	11361B 035 FR#20B	202403	600	20700	10100		STEWART & ASSOCIATES PROPERTY SVC	*	33,864.40	33,864.40	000239
3/26/24	00004	2/25/24	87312 035 FR#21A	202403	600	20700	10100		TUCKER PAVING INC	*	128,016.11	128,016.11	000240
3/26/24	00012	1/26/24	1847B 035 PH6 FR#19B	202401	600	20700	10100		WOOD & ASSOCIATES ENGINEERING	*	8,166.78	8,166.78	000241
		1/26/24	1848B 035 PH6 FR#19B	202401	600	20700	10100			*	1,297.23	1,297.23	
3/28/24	00044	3/12/24	W0003684 035 FR#22	202403	600	20700	10100		ONSIGHT INDUSTRIES, LLC	*	17,062.96	17,062.96	000242
TOTAL FOR BANK B											1,069,115.06		
TOTAL FOR REGISTER											1,069,115.06		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/31/24	00058	3/31/24 15531650	202403 330-57200-41000	MAR 24 - TV/INTERNET/TEL SPECTRUM BUSINESS	*	188.95	188.95 080004
3/31/24	00022	2/29/24 FEB 24	202402 320-53800-43100	FEB 24 - ELECTRIC	*	10,165.66	
		2/29/24 FEB 24	202402 320-53800-43000	FEB 24 - ELECTRIC TECO	*	1,038.17	11,203.83 080005
3/31/24	00051	2/29/24 FEB 24	202402 320-53800-43200	FEB 24 - WATER	*	1,421.33	
		2/29/24 FEB 24	202402 330-53800-48400	FEB 24 - WATER WINTER HAVEN WATER	*	897.60	2,318.93 080006
TOTAL FOR BANK Z						13,711.71	
TOTAL FOR REGISTER						50,838.80	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
March 31, 2024



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VillaMar
Community Development District
Combined Balance Sheet
March 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 582,897	\$ -	\$ -	\$ 582,897
Capital Projects Account	-	-	463	463
Investments:				
<u>Series 2019</u>				
Reserve	-	204,436	-	204,436
Revenue	-	431,518	-	431,518
Prepayment	-	1,616	-	1,616
Construction	-	-	292	292
<u>Series 2020</u>				
Reserve	-	184,450	-	184,450
Revenue	-	397,308	-	397,308
<u>Series 2022 A3</u>				
Reserve	-	75,200	-	75,200
Revenue	-	173,663	-	173,663
Prepayment	-	159,195	-	159,195
Construction	-	-	8	8
<u>Series 2022 A4</u>				
Reserve	-	123,509	-	123,509
Revenue	-	268,422	-	268,422
<u>Series 2023 A5</u>				
Reserve	-	553,728	-	553,728
Revenue	-	389,101	-	389,101
Interest	-	106	-	106
Construction	-	-	100	100
Cost of Issuance	-	-	0	0
<u>Series 2024 A6</u>				
Reserve	-	603,000	-	603,000
Revenue	-	2,041	-	2,041
Interest	-	343,608	-	343,608
Construction	-	-	5,642,528	5,642,528
Cost of Issuance	-	-	100	100
Due from Developer	-	-	59,458	59,458
Total Assets	\$ 582,897	\$ 3,910,902	\$ 5,702,949	\$ 10,196,748
Liabilities:				
Accounts Payable	\$ 11,156	\$ -	\$ -	\$ 11,156
Contracts Payable	-	-	359,526	359,526
Total Liabilities	\$ 11,156	\$ -	\$ 359,526	\$ 370,682
Fund Balance:				
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 637,571	\$ -	\$ 637,571
Debt Service - Series 2020	-	581,758	-	581,758
Debt Service - Series 2022 A3	-	408,058	-	408,058
Debt Service - Series 2022 A4	-	391,931	-	391,931
Debt Service - Series 2023 A5	-	942,936	-	942,936
Debt Service - Series 2024 A6	-	948,649	-	948,649
Capital Projects - Series 2019	-	-	(299,313)	(299,313)
Capital Projects - Series 2020	-	-	-	-
Capital Projects - Series 2022 A3	-	-	8	8
Capital Projects - Series 2022 A4	-	-	-	-
Capital Projects - Series 2023 A5	-	-	100	100
Capital Projects - Series 2024 A6	-	-	5,642,628	5,642,628
Unassigned	571,741	-	-	571,741
Total Fund Balances	\$ 571,741	\$ 3,910,902	\$ 5,343,423	\$ 9,826,066
Total Liabilities & Fund Balance	\$ 582,897	\$ 3,910,902	\$ 5,702,949	\$ 10,196,748

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 672,192	\$ 672,192	\$ 664,908	\$ (7,283)
Assessments - Direct Bill	143,837	107,878	107,878	-
Miscellaneous Revenue	-	-	60	60
Total Revenues	\$ 816,029	\$ 780,069	\$ 772,846	\$ (7,223)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,200	\$ 3,800
Engineering	7,500	3,750	-	3,750
Attorney	30,000	15,000	7,309	7,691
Annual Audit	5,000	-	-	-
Assessment Administration	7,500	7,500	7,500	-
Arbitrage	2,250	450	450	-
Dissemination	9,000	4,500	5,083	(583)
Trustee Fees	19,880	4,041	4,041	-
Management Fees	42,500	21,250	21,250	(0)
Information Technology	1,800	900	900	-
Website Maintenance	1,200	600	600	-
Postage & Delivery	1,500	750	1,441	(691)
Insurance	6,886	6,886	5,988	898
Printing & Binding	1,000	500	8	493
Legal Advertising	10,000	5,000	2,708	2,292
Other Current Charges	1,500	750	627	123
Boundary Amendment Expenses	-	-	-	-
Office Supplies	500	250	19	231
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 160,191	\$ 78,302	\$ 60,300	\$ 18,002

VillaMar

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 15,000	\$ 15,000	\$ 10,856	\$ 4,144
Field Management	16,538	8,269	8,269	(0)
Landscape Maintenance	130,000	65,000	42,450	22,550
Landscape Replacement	22,500	11,250	2,165	9,085
Pond Maintenance	17,000	8,500	5,136	3,364
Streetlights	166,320	83,160	67,217	15,943
Electric	3,000	1,500	3,618	(2,118)
Water & Sewer	30,000	15,000	9,236	5,764
Sidewalk & Asphalt Maintenance	2,500	1,250	-	1,250
Irrigation Repairs	10,000	5,000	485	4,515
General Repairs & Maintenance	20,000	10,000	9,480	520
Contingency	7,500	7,500	24,735	(17,235)
Subtotal Field Expenditures	\$ 440,358	\$ 231,429	\$ 183,648	\$ 47,781
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 9,000	\$ 3,845	\$ 5,155
Amenity - Water	20,000	10,000	5,631	4,369
Playground & Furniture Lease	35,000	17,500	14,850	2,650
Internet	3,000	1,500	1,075	425
Pest Control	630	315	300	15
Janitorial Services	10,700	5,350	5,100	250
Security Services	33,800	16,900	15,816	1,084
Pool Maintenance	30,000	15,000	20,380	(5,380)
Amenity Access Management	7,500	3,750	3,750	-
Amenity Repairs & Maintenance	10,000	5,000	2,299	2,701
Contingency	7,500	3,750	-	3,750
Subtotal Amenity Expenditures	\$ 176,130	\$ 88,065	\$ 73,045	\$ 15,020
Total Operations & Maintenance	\$ 616,488	\$ 319,494	\$ 256,693	\$ 62,801
Excess (Deficiency) of Revenues over Expenditures	\$ 39,350	\$ 382,274	\$ 455,853	\$ 73,579
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Transfer	\$ (39,350)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (39,350)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0	\$ 382,274	\$ 455,853	\$ 73,579
Fund Balance - Beginning	\$ -	\$ -	\$ 115,889	
Fund Balance - Ending	\$ 0	\$ -	\$ 571,741	

VillaMar

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	-
Expenditures:				
Contingency	\$ 600	\$ -	\$ -	-
Total Expenditures	\$ 600	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ (600)	\$ -	\$ -	-
Other Financing Sources/(Uses):				
Capital Reserve Transfer	\$ 39,350	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ 39,350	\$ -	\$ -	-
Net Change in Fund Balance	\$ 38,750	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ -	\$ -	-
Fund Balance - Ending	\$ 38,750	\$ -	\$ -	-

VillaMar

Community Development District

Debt Service Fund Series 2019 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 403,763	\$ 403,763	\$ 399,389	\$ (4,374)
Interest	-	-	9,307	9,307
Total Revenues	\$ 403,763	\$ 403,763	\$ 408,696	\$ 4,933
Expenditures:				
Interest - 11/1	\$ 142,588	\$ 142,588	\$ 142,588	-
Principal - 5/1	120,000	-	-	-
Interest - 5/1	142,588	-	-	-
Total Expenditures	\$ 405,175	\$ 142,588	\$ 142,588	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,413)	\$ 261,175	\$ 266,108	\$ 4,933
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (1,413)	\$ 261,175	\$ 266,108	\$ 4,933
Fund Balance - Beginning	\$ 164,293		\$ 371,462	
Fund Balance - Ending	\$ 162,881		\$ 637,571	

VillaMar

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 369,050	\$ 369,050	\$ 365,053	\$ (3,997)
Interest	-	-	8,378	8,378
Total Revenues	\$ 369,050	\$ 369,050	\$ 373,431	\$ 4,381
Expenditures:				
Interest - 11/1	\$ 117,588	\$ 117,588	\$ 117,588	-
Principal - 5/1	135,000	-	-	-
Interest - 5/1	117,588	-	-	-
Total Expenditures	\$ 370,175	\$ 117,588	\$ 117,588	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,125)	\$ 251,462	\$ 255,844	\$ 4,381
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (1,125)	\$ 251,462	\$ 255,844	\$ 4,381
Fund Balance - Beginning	\$ 138,818		\$ 325,914	
Fund Balance - Ending	\$ 137,693		\$ 581,758	

VillaMar

Community Development District

Debt Service Fund Series 2022 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 165,060	\$ 165,060	\$ 163,272	\$ (1,788)
Assessments - Prepayments	-	-	234,235	234,235
Interest	-	-	6,758	6,758
Total Revenues	\$ 165,060	\$ 165,060	\$ 404,266	\$ 239,206
Expenditures:				
Interest - 11/1	\$ 53,878	\$ 54,644	54,644	\$ -
Principal - 11/1	60,000	60,000	60,000	-
Special Call - 11/1	-	-	270,000	(270,000)
Interest - 5/1	52,941	-	-	-
Total Expenditures	\$ 166,819	\$ 114,644	\$ 384,644	\$ (270,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (1,759)	\$ 50,416	\$ 19,622	\$ (30,794)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (1,759)	\$ 50,416	\$ 19,622	\$ (30,794)
Fund Balance - Beginning	\$ 140,143		\$ 388,436	
Fund Balance - Ending	\$ 138,384		\$ 408,058	

VillaMar

Community Development District

Debt Service Fund Series 2022 A4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 249,825	\$ 249,825	\$ 247,120	\$ (2,705)
Interest	-	-	5,666	5,666
Total Revenues	\$ 249,825	\$ 249,825	\$ 252,786	\$ 2,961
Expenditures:				
Interest - 11/1	\$ 83,325	\$ 83,325	\$ 83,325	-
Principal - 5/1	80,000	-	-	-
Interest - 5/1	83,325	-	-	-
Total Expenditures	\$ 246,650	\$ 83,325	\$ 83,325	-
Excess (Deficiency) of Revenues over Expenditures	\$ 3,175	\$ 166,500	\$ 169,461	\$ 2,961
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 3,175	\$ 166,500	\$ 169,461	\$ 2,961
Fund Balance - Beginning	\$ -	\$ -	\$ 222,470	
Fund Balance - Ending	\$ 3,175	\$ 166,500	\$ 391,931	

VillaMar

Community Development District

Debt Service Fund Series 2023 A5

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Direct	\$ 553,728	\$ 366,235	\$ 366,235	\$ -
Interest	-	-	15,403	15,403
Total Revenues	\$ 553,728	\$ 366,235	\$ 381,639	\$ 15,403
Expenditures:				
Interest - 11/1	\$ 168,198	\$ 168,198	\$ 168,198	\$ -
Principal - 5/1	110,000	-	-	-
Interest - 5/1	222,616	-	-	-
Total Expenditures	\$ 500,814	\$ 168,198	\$ 168,198	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 52,914	\$ 198,037	\$ 213,440	\$ 15,403
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 106	\$ 106
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 106	\$ 106
Net Change in Fund Balance	\$ 52,914	\$ 198,037	\$ 213,546	\$ 15,510
Fund Balance - Beginning	\$ 170,598		\$ 729,389	
Fund Balance - Ending	\$ 223,513		\$ 942,936	

VillaMar

Community Development District

Debt Service Fund Series 2024 A6

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments - Direct	\$ -	\$ -	\$ -	-
Interest	-	-	2,041	2,041
Total Revenues	\$ -	\$ -	\$ 2,041	\$ 2,041
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	-
Principal - 5/1	-	-	-	-
Interest - 5/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,041	\$ 2,041
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	946,608	946,608
Total Other Financing Sources (Uses)	\$ -	\$ -	946,608	946,608
Net Change in Fund Balance	\$ -	\$ -	948,649	948,649
Fund Balance - Beginning	\$ -	\$ -	-	-
Fund Balance - Ending	\$ -	\$ -	948,649	-

VillaMar
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Series	Series	Series	Series	Series	Series	
	2019 A1	2020 A2	2022 A3	2022 A4	2023 A5	2024 A6	Total
Revenues							
Developer Contributions	\$ 3,061,027	\$ 3,036	\$ 358	\$ 5,544	\$ 4,439,753	\$ -	\$ 7,509,718
Interest	3	-	0	-	3,559	14,827	18,390
Misc Income	289	-	-	-	-	-	289
Total Revenues	\$ 3,061,320	\$ 3,036	\$ 358	\$ 5,544	\$ 4,443,313	\$ 14,827	\$ 7,528,398
Expenditures:							
Bank Fees	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Capital Outlay	3,360,244	3,036	-	5,544	3,835,299	1,726,306	8,930,428
Cost of Issuance	-	-	-	-	-	399,286	399,286
Total Expenditures	\$ 3,360,550	\$ 3,036	\$ -	\$ 5,544	\$ 3,835,299	\$ 2,125,592	\$ 9,330,020
Excess (Deficiency) of Rev. over Exp.	\$ (299,230)	\$ -	\$ 358	\$ -	\$ 608,014	\$ (2,110,764)	\$ (1,801,623)
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ (106)	\$ -	\$ (106)
Bond Proceeds	-	-	-	-	-	7,753,392	7,753,392
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ (106)	\$ 7,753,392	\$ 7,753,286
Net Change in Fund Balance	\$ (299,230)	\$ -	\$ 358	\$ -	\$ 607,908	\$ 5,642,628	\$ 5,951,663
Fund Balance - Beginning	\$ (83)	\$ -	\$ (349)	\$ -	\$ (607,807)	\$ -	\$ (608,240)
Fund Balance - Ending	\$ (299,313)	\$ -	\$ 8	\$ -	\$ 100	\$ 5,642,628	\$ 5,343,423

VillaMar
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS AREA 1			
TERM 1	3.750%	\$510,000.00	May 1, 2024
TERM 2	4.00%	\$750,000.00	May 1, 2029
TERM 3	4.63%	\$2,105,000.00	May 1, 2039
TERM 4	4.875%	\$3,815,000.00	May 1, 2050
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT			\$201,917
RESERVE FUND BALANCE			\$204,436
BONDS OUTSTANDING - 06/25/19			\$7,180,000
LESS: SPECIAL CALL - 08/01/20			(\$290,000)
LESS: SPECIAL CALL - 11/1/20			(\$280,000)
LESS: SPECIAL CALL - 2/1/21			(\$45,000)
LESS: PRINCIPAL PAYMENT - 5/1/21			(\$110,000)
LESS: SPECIAL CALL - 5/1/21			(\$30,000)
LESS: SPECIAL CALL - 8/1/21			(\$65,000)
LESS: SPECIAL CALL - 11/1/21			(\$20,000)
LESS: PRINCIPAL PAYMENT - 5/1/22			(\$110,000)
LESS: SPECIAL CALL - 11/1/22			(\$20,000)
LESS: PRINCIPAL PAYMENT - 5/1/23			(\$115,000)
CURRENT BONDS OUTSTANDING			\$6,095,000

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS AREA 2			
TERM 1	2.625%	\$525,000.00	May 1, 2025
TERM 2	3.20%	\$750,000.00	May 1, 2030
TERM 3	3.75%	\$1,965,000.00	May 1, 2040
TERM 4	4.000%	\$3,260,000.00	May 1, 2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT			\$184,450
RESERVE FUND BALANCE			\$184,450
BONDS OUTSTANDING - 11/24/20			\$6,500,000
LESS: PRINCIPAL PAYMENT - 5/1/22			(\$125,000)
LESS: PRINCIPAL PAYMENT - 5/1/23			(\$130,000)
CURRENT BONDS OUTSTANDING			\$6,245,000

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 3			
TERM 1	3.125%	\$415,000.00	November 1, 2027
TERM 2	3.50%	\$370,000.00	November 1, 2032
TERM 3	4.00%	\$2,255,000.00	November 1, 2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT			\$77,500
RESERVE FUND BALANCE			\$75,200
BONDS OUTSTANDING - 03/18/22			\$3,040,000
LESS: PRINCIPAL PAYMENT - 11/1/22			(\$100,000)
LESS: PRINCIPAL PAYMENT - 11/1/23			(\$60,000)
CURRENT BONDS OUTSTANDING			\$2,880,000

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 4			
TERM 1	3.250%	\$425,000.00	May 1, 2027
TERM 2	3.63%	\$505,000.00	May 1, 2032
TERM 3	4.00%	\$1,340,000.00	May 1, 2042
TERM 4	4.125%	\$2,025,000.00	May 1, 2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT			\$124,913
RESERVE FUND BALANCE			\$123,509
BONDS OUTSTANDING - 03/18/22			\$4,295,000
LESS: PRINCIPAL PAYMENT - 5/1/23			(\$80,000)
CURRENT BONDS OUTSTANDING			\$4,215,000

VillaMar
Community Development District
Long Term Debt Report

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS AREA 5			
TERM 1	4.875%	\$885,000.00	May 1, 2030
TERM 2	5.63%	\$2,860,000.00	May 1, 2043
TERM 3	5.75%	\$4,195,000.00	May 1, 2053
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE		
RESERVE FUND REQUIREMENT			\$553,728
RESERVE FUND BALANCE			\$553,728
BONDS OUTSTANDING - 06/15/23			\$7,940,000
CURRENT BONDS OUTSTANDING			\$7,940,000

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS AREA 6			
TERM 1	4.625%	\$985,000.00	May 1, 2031
TERM 2	5.50%	\$3,140,000.00	May 1, 2044
TERM 3	5.75%	\$4,575,000.00	May 1, 2054
RESERVE FUND DEFINITION	LESSER OF:		
	(i) MADS		
	(ii) 125% Avg Annual DS		
	(iii) 10% of Original Issue		
RESERVE FUND REQUIREMENT			\$603,000
RESERVE FUND BALANCE			\$603,000
BONDS OUTSTANDING - 03/31/24			\$8,700,000
CURRENT BONDS OUTSTANDING			\$8,700,000

VillaMar
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 722,782.20 \$ 434,152.08 \$ 396,827.85 \$ 177,483.35 \$ 268,630.00 \$ 1,999,875.48
Net Assessments \$ 672,187.45 \$ 403,761.43 \$ 369,049.90 \$ 165,059.52 \$ 249,825.90 \$ 1,859,884.20

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	(Discount)/ Penalty	Commissions	Interest	Net Receipts						Total
							O&M Portion	Series 2019 Debt Service	Series 2020 Debt Service	Series 2022 PH3 Debt Service	Series 2022 PH4 Debt Service	
							36.14%	21.71%	19.84%	8.87%	13.43%	100.00%
11/10/23	10/13/23 - 10/14/23	\$4,131.74	(\$216.89)	(\$78.30)	\$0.00	\$3,836.55	\$1,386.58	\$832.87	\$761.27	\$340.48	\$515.34	\$3,836.54
11/14/23	10/01/23 - 10/31/23	\$13,026.44	(\$521.01)	(\$250.11)	\$0.00	\$12,255.32	\$4,429.24	\$2,660.50	\$2,431.78	\$1,087.63	\$1,646.18	\$12,255.33
11/17/23	11/01/23 - 11/05/23	\$29,472.92	(\$1,178.81)	(\$565.88)	\$0.00	\$27,728.23	\$10,021.36	\$6,019.51	\$5,502.01	\$2,460.80	\$3,724.55	\$27,728.23
11/24/23	11/06/23 - 11/12/23	\$33,268.61	(\$1,330.68)	(\$638.76)	\$0.00	\$31,299.17	\$11,311.95	\$6,794.72	\$6,210.58	\$2,777.71	\$4,204.21	\$31,299.17
11/30/23	1% Fee	(\$19,998.75)	\$0.00	\$0.00	\$0.00	(\$19,998.75)	(\$7,227.82)	(\$4,341.52)	(\$3,968.28)	(\$1,774.83)	(\$2,686.30)	(\$19,998.75)
12/08/23	11/13/23 - 11/22/23	\$273,474.89	(\$10,938.67)	(\$5,250.72)	\$0.00	\$257,285.50	\$92,986.48	\$55,853.99	\$51,052.20	\$22,833.37	\$34,559.45	\$257,285.49
12/21/23	11/23/23 - 11/30/23	\$1,316,737.32	(\$52,748.00)	(\$25,279.79)	\$0.00	\$1,238,709.53	\$447,686.47	\$268,910.90	\$245,792.52	\$109,932.00	\$166,387.63	\$1,238,709.52
12/29/23	12/01/23 - 12/15/23	\$129,457.49	(\$4,930.01)	(\$2,490.55)	\$0.00	\$122,036.93	\$44,105.81	\$26,492.94	\$24,215.33	\$10,830.44	\$16,392.41	\$122,036.93
01/10/24	12/16/23-12/31/23	\$146,071.94	(\$4,402.80)	(\$2,833.38)	\$0.00	\$138,835.76	\$50,177.13	\$30,139.79	\$27,548.66	\$12,321.29	\$18,648.89	\$138,835.76
01/16/24	Interest	\$0.00	\$0.00	\$0.00	\$4,823.62	\$4,823.62	\$1,743.32	\$1,047.16	\$957.13	\$428.08	\$647.92	\$4,823.61
02/09/24	1/1/24-1/31/24	\$15,434.88	(\$313.96)	(\$302.42)	\$0.00	\$14,818.50	\$5,355.61	\$3,216.94	\$2,940.38	\$1,315.10	\$1,990.47	\$14,818.50
03/09/24	2/1/24-2/29/24	\$8,361.51	(\$83.62)	(\$165.56)	\$0.00	\$8,112.33	\$2,931.91	\$1,761.10	\$1,609.70	\$719.95	\$1,089.68	\$8,112.34
TOTAL		\$ 1,949,438.99	\$ (76,664.45)	\$ (37,855.47)	\$ 4,823.62	\$ 1,839,742.69	\$ 664,908.04	\$ 399,388.90	\$ 365,053.28	\$ 163,272.02	\$ 247,120.43	\$ 1,839,742.67

99%	Net Percent Collected
\$20,141.51	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

2024-01						
VMAR Dev LLC						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2023 Debt Service
	10/1/23	1407	\$71,918.64	\$71,918.64	\$71,918.64	\$0.00
	2/1/24		\$35,959.32	\$35,959.32	\$35,959.32	\$0.00
	4/1/24		\$333,794.11	\$0.00	\$0.00	\$0.00
	5/1/24		\$35,959.32	\$0.00	\$0.00	\$0.00
	10/1/24		\$219,934.38	\$0.00	\$0.00	\$0.00
			\$ 697,565.77	\$ 107,877.96	\$ 107,877.96	\$ -

SECTION 3



April 19, 2024

Samantha Ham – Recording Secretary
VillaMar CDD
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: VillaMar Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **999** registered voters within the VillaMar Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888