

HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT
AMENDED RULES RELATING TO
OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on February 11, 2025, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to park Vehicles on-street in certain designated parking areas and remove such Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles from District designated Tow Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vehicle(s).
- C. *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Park(ing/ed).* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a designated parking area,**

including but not limited to all grassed and/or landscaped areas and sidewalks which are not designated parking areas, is a Tow Away Zone.

- G. *Overnight.* Between the hours of 12:00 a.m. and 6:00 a.m. daily.
- H. *Holidays.* Shall mean the following dates, as recognized by the United States Federal Government – July 4, December 25, December 31, the last Monday in May (Memorial Day), the first Monday in September (Labor Day), and Easter Sunday.
- I. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.
- J. *Trailer.* An unpowered vehicle towed by another.
- K. *No Curve Parking Zone.* District property in which curve parking is prohibited and in which the District is authorized to initiate a towing and/or removal action of any Vehicle. District property deemed a No Curve Parking Zone will be designated as such with necessary signage.

SECTION 3. ESTABLISHMENT OF TOW AWAY ZONES. Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone and each area set forth in **Exhibit B** attached hereto is hereby declared a No Curve Parking Zone as set forth in Section 4 herein. In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

SECTION 4. ESTABLISHMENT OF NO CURVE PARKING ZONES. Each area set forth in **Exhibit B** attached hereto is hereby declared a No Curve Parking Zone. Any Vehicle which is Parked in a No Curve Parking Zone is hereby authorized to be towed pursuant to this Policy.

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be Parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at Owner's expense. However, during Holidays, Vehicles are permitted to be Parked on-street Overnight in a safe manner which does not prevent or inhibit the ability of emergency response vehicles to navigate streets within the District and such properly Parked Vehicles shall not be towed and/or removed from the areas set forth in **Exhibit A** during Holidays.
- B. OVERNIGHT PARKING PERMITS.** Residents may apply for an "Overnight Parking Permit" which will allow such resident and/or guest to Park on-street Overnight.

Overnight Parking Permit requests will be granted in accordance with the following:

- i. Overnight Parking Permits may be granted a maximum of seven (7) nights per calendar year for one Vehicle, as identified by the Vehicle's license plate number. Notwithstanding the foregoing, Overnight Parking Permits will not be issued for Trailers or Vessels under any circumstances. Overnight Parking Permits may not exceed seven (7) consecutive days. Overnight Parking Permit requests for a duration of longer than seven (7) days may be considered but will require a showing of hardship and may be conditioned to require a specific Parking location to be assigned for such extended Overnight Parking.
 - ii. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager, or his/her designee, which includes the following information:
 - a. The name, address and contact information of the owner of the Vehicle to which the permit will be granted; and
 - b. The make/model and license plate of the Vehicle to which the permit will apply; and
 - c. The reason and special terms (if any) for the Overnight Parking Permit; and
 - d. The date and time of the expiration of the requested Overnight Parking Permit.
 - iii. It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District's property. Improperly permitted Vehicles parked in the Tow-Away Zones will be subject to towing.
 - iv. Upon receipt of all requested documentation, as set forth above, the District Manager, or his/her designee, will issue an Overnight Parking Permit to the resident or paid user making the request. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee. **No verbal grants of authority will be issued or be held valid.**
 - v. The Overnight Parking Permit must be **clearly** displayed in the Vehicle windshield.
- C. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles on District

property or in areas designated as Tow Away Zones in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District Manager or his/her designee stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow Away Zone.

- D. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

Any Vehicle Parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to Park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle Parked in the Tow Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal

property and/or to such Vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend this Policy from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

EXHIBIT A – *Tow Away Zones*

EXHIBIT B – *No Curve Parking Zones*

Effective February 11, 2025

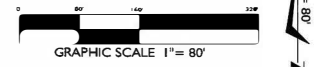
EXHIBIT A – Tow Away Zones



EXHIBIT B – *No Curve Parking Zones*

HIGHLAND MEADOWS PHASE ONE

A REPLAT OF TRACTS 3 THRU 5, 12 THRU 16 AND A PORTION OF TRACT 17,
FLORIDA DEVELOPMENT COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 60 OF
THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN SECTION 09, TOWNSHIP 27
SOUTH, RANGE 27 EAST, CITY OF DAVENPORT, POLK COUNTY, STATE OF FLORIDA



- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET
 - MAIL AND BENCH TOP 18" HIGH - UNLESS OTHERWISE NOTED
 - PRM - PERMANENT REFERENCE MONUMENT - SET
 - 4" x 4" CONCRETE MONUMENT AND CAP TOP 18" HIGH - 1000"
 - FCM - FOUND CONCRETE MONUMENT AS NOTED
 - BEARINGS BASED ON THE NORTH BOUNDARY OF TRACTS 15 AND 16 BEING ASSUMED N-89°33'25"-E BETWEEN FOUND PILE MONUMENTATION
 - 1/2" - CURVE - SEE CURVE DATA
 - AMC - AND CENTERLINE
 - RAD - RADIUS
 - HR - HORIZONTAL
 - NR - NORTH-RADIAL
 - PR - PLAT BOOK
 - PD - PAGE
 - FR - FOUND IRON SPIKE
 - FR - FOUND IRON ROD

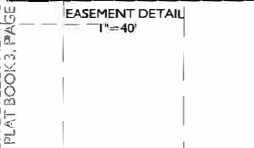
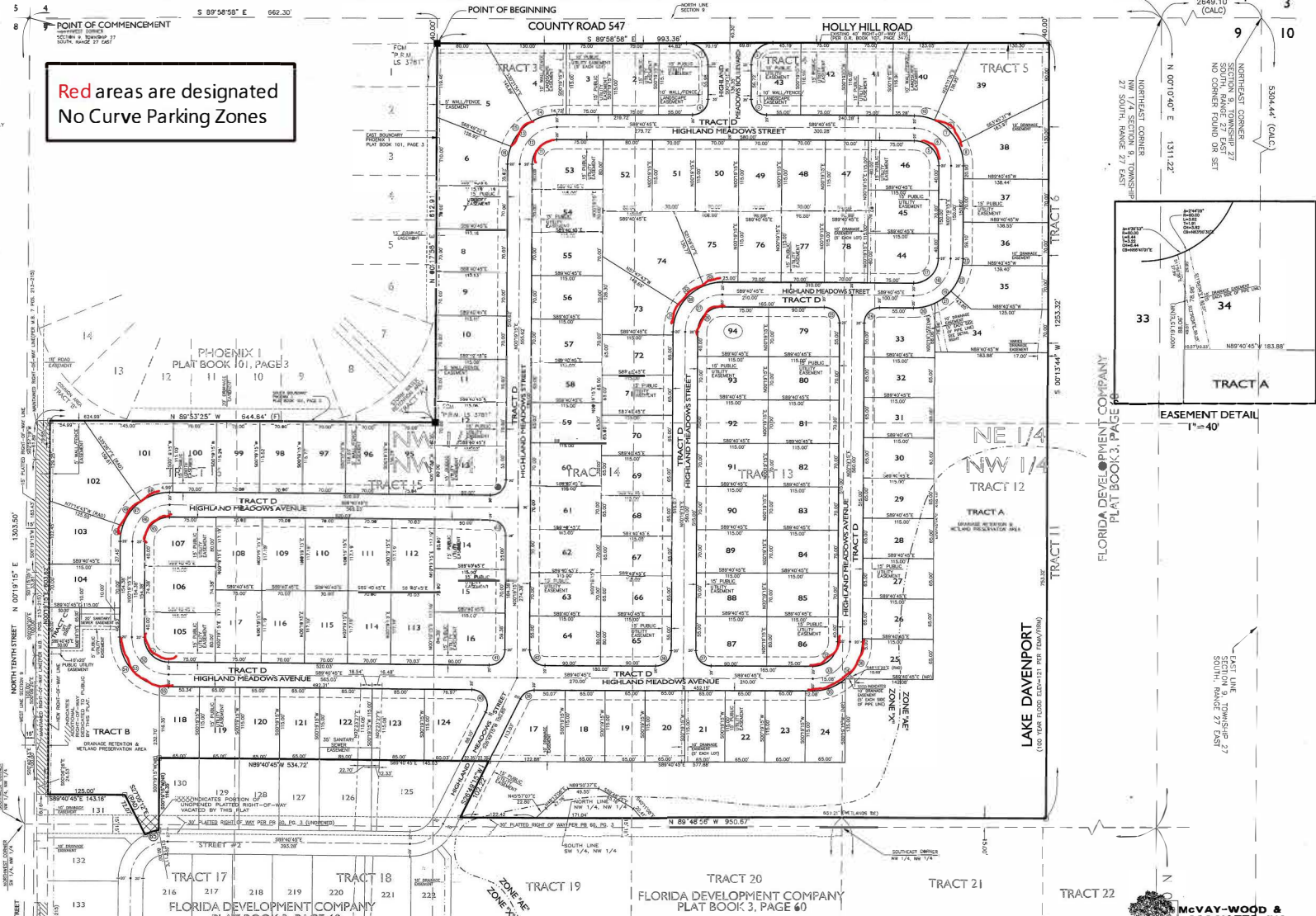
SURVEYORS NOTES:

- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "18"-1000" 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.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- PCP'S SET IN AN IMPERVIOUS SURFACE ARE A P.K.-NAIL AND DISC "18"-1000" 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.
- INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS.
- MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH PUBLIC STATUTE 333.091 (C.A.).
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION.

Red areas are designated
No Curve Parking Zones

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	90°18'13"	35.007	55.167	35.119	49.833	N44°49'27"W
2	89°41'27"	35.000	54.798	34.872	49.377	S45°10'08"W
3	90°00'00"	25.000	39.272	25.000	35.364	S44°40'45"E
4	90°00'00"	25.000	39.272	25.000	35.364	N45°19'15"E
5	90°00'00"	40.000	62.833	40.000	56.877	N44°40'45"E
6	90°00'00"	60.000	94.225	60.000	84.885	N44°40'45"E
7	90°00'00"	80.000	125.666	80.000	113.114	N44°40'45"E
8	26°33'44"	80.000	17.099	18.888	36.788	N12°57'37"W
9	32°54'31"	80.000	22.525	24.778	46.051	N4°01'45"W
10	23°51'48"	80.000	15.525	17.000	33.000	N77°45'35"E
11	90°00'00"	40.000	62.833	40.000	56.877	S45°19'15"E
12	90°00'00"	60.000	94.225	60.000	84.885	S45°19'15"E
13	90°00'00"	80.000	125.666	80.000	113.114	S45°19'15"E
14	32°54'31"	80.000	22.525	24.778	46.051	S14°01'45"E
15	32°54'31"	80.000	22.525	24.778	46.051	S45°19'15"E
16	20°51'23"	80.000	20.112	14.722	28.886	S10°44'56"W
17	90°00'00"	40.000	62.833	40.000	56.877	N45°19'15"E
18	90°00'00"	60.000	94.225	60.000	84.885	N45°19'15"E
19	90°00'00"	80.000	125.666	80.000	113.114	N45°19'15"E
20	20°56'40"	80.000	35.823	18.533	35.922	N77°20'52"E
21	23°18'08"	80.000	32.449	18.477	32.877	S25°44'34"E
22	32°54'31"	80.000	48.011	23.611	43.082	N42°37'07"E
23	74°34'46"	80.000	10.844	5.481	10.933	N24°14'13"E
24	90°00'00"	25.000	39.272	25.000	35.364	S45°19'15"E
25	90°00'00"	40.000	62.833	40.000	56.877	N44°40'45"E
26	90°00'00"	60.000	94.225	60.000	84.885	S45°19'15"E
27	90°00'00"	80.000	125.666	80.000	113.114	S45°19'15"E
28	42°18'27"	80.000	31.155	15.777	30.955	S29°10'05"W
29	32°54'31"	80.000	50.000	28.885	49.119	S80°06'25"E
30	31°53'02"	80.000	44.522	22.855	43.957	S16°15'45"W
31	90°00'00"	40.000	62.833	40.000	56.877	N45°19'15"E
32	90°00'00"	60.000	94.225	60.000	84.885	S45°19'15"E
33	90°00'00"	80.000	125.666	80.000	113.114	S45°19'15"E
34	90°00'00"	80.000	125.666	80.000	113.114	N45°19'15"E
35	124°35'35"	80.000	51.864	35.111	56.350	N65°35'35"E
36	48°35'23"	80.000	67.844	36.111	65.833	N26°36'58"E
37	90°00'00"	25.000	39.272	25.000	35.364	S44°40'45"E
38	90°00'00"	25.000	39.272	25.000	35.364	N45°19'15"E
39	63°30'00"	25.000	27.711	15.477	26.611	S39°24'15"W
40	63°30'00"	40.000	46.833	25.000	42.902	N11°28'45"E
41	90°00'00"	25.000	39.272	25.000	35.364	N45°19'15"E
42	90°00'00"	25.000	39.272	25.000	35.364	S44°40'45"E
43	90°00'00"	25.000	39.272	25.000	35.364	N44°40'45"E
44	90°00'00"	25.000	39.272	25.000	35.364	N45°19'15"E
45	90°00'00"	40.000	62.833	40.000	56.877	S45°19'15"E
46	90°00'00"	60.000	94.225	60.000	84.885	S45°19'15"E
47	90°00'00"	80.000	125.666	80.000	113.114	S45°19'15"E
48	32°54'31"	80.000	22.525	24.778	46.051	S14°01'45"E
49	32°54'31"	80.000	22.525	24.778	46.051	S45°19'15"E
50	32°54'31"	80.000	22.525	24.778	46.051	S45°19'15"E
51	90°00'00"	40.000	62.833	40.000	56.877	S44°40'45"E
52	90°00'00"	60.000	94.225	60.000	84.885	S44°40'45"E
53	90°00'00"	80.000	125.666	80.000	113.114	S44°40'45"E
54	72°28'34"	80.000	110.972	69.477	102.622	S22°42'12"E
55	110°33'08"	80.000	14.744	7.322	14.772	S84°24'25"E
56	18°51'02"	80.000	23.533	11.855	23.444	S71°20'18"W

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVISION 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.



McVAY-WOOD & ASSOCIATES, INC.
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 7001
KENNETH W. THOMPSON
REGISTRATION NO. 4089

HIGHLAND MEADOWS PHASE TWO

A REPLAT OF TRACTS 17 THRU 20, 29 THRU 32 AND A PORTION OF TRACTS 14 THRU 16, FLORIDA DEVELOPMENT COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF DAVENPORT, POLK COUNTY, STATE OF FLORIDA



- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET
 - NAIL AND DISK TOP "18-7454" - UNLESS OTHERWISE NOTED
 - PRM - PERMANENT REFERENCE MONUMENT - SET
 - 4" x 4" CONCRETE MONUMENT AND CAP "TRM 18-7454"
 - FCM - FOUND CONCRETE MONUMENT AS NOTED
 - BEARINGS BASED ON NORTH BOUNDARY OF SECTION 9 BEING ASSUMED S-89°38'55"W ± BETWEEN FOUND FIELD MONUMENTATION.
 - 12 - CURVE - SEE CURVE DATA
 - AND - CENTERLINE
 - (RAD) - RADIAL
 - (NW) - NON-RADIAL
 - PB - PLAT BOOK
 - PG/PDS - PAGE/PAGES

SEE SHEET 1 OF 2 FOR BOUNDARY PERIMETER DIMENSIONS AND SECTION TIES

- SURVEYORS NOTES:**
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "18-7454" MONUMENT 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.
 - THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
 - P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K.-NAIL AND DISK "18-7454" - 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 IN THE RETENTION AREAS AND DRAINAGE SWALES 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 (2).
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THAT A HOME OWNER ASSOCIATION IS FORMED AND MADE RESPONSIBLE FOR SUCH MAINTENANCE.

WETLANDS 'A' TABLE

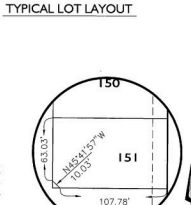
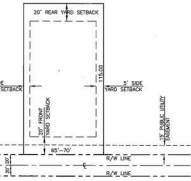
LINE	LENGTH	BEARING
WB-1	43.82	N40°11'08"W
WB-9	63.23	N88°23'35"W
WB-10	60.96	N87°19'14"W
WB-11	68.87	N85°27'27"E
WB-12	47.26	N87°19'44"W
WB-13	35.12	N81°20'44"W
WB-14	23.18	N10°10'05"W
WB-15	134.28	N84°59'00"E
WB-16	61.84	N89°41'32"E
WB-17	88.07	N82°52'27"E
WB-18	50.81	N84°07'09"E
WB-19	97.95	N83°44'16"W
WB-20	55.88	N70°45'47"W
WB-21	35.37	N85°20'12"E
WB-22	49.65	N77°59'19"W
WB-23	31.58	N77°38'50"W
WB-24	44.16	N00°43'32"W

WETLANDS 'B' TABLE

LINE	LENGTH	BEARING
WB-1	81.88	N87°48'48"W
WB-2	49.65	N75°54'11"W
WB-3	48.78	N83°28'11"W
WB-4	48.96	N83°43'38"W
WB-5	37.10	N83°37'21"W
WB-6	41.47	N35°12'37"W
WB-7	34.89	N52°59'07"W
WB-8	49.81	N63°17'09"W
WB-9	32.19	N53°40'52"W
WB-10	46.30	N52°12'32"E
WB-11	49.63	N37°41'36"W
WB-12	56.12	N07°46'28"W
WB-13	33.21	N22°24'00"E
WB-14	34.63	N69°32'32"E
WB-15	42.89	N69°32'32"E
WB-16	45.90	N84°30'31"E
WB-17	60.48	N81°19'19"E
WB-18	55.79	N89°19'29"E
WB-19	59.08	N84°20'59"W
WB-20	18.44	N48°17'57"W
WB-21	34.01	N53°15'48"W
WB-22	37.76	N69°35'18"W
WB-23	88.33	N81°26'02"W

WETLANDS 'C' TABLE

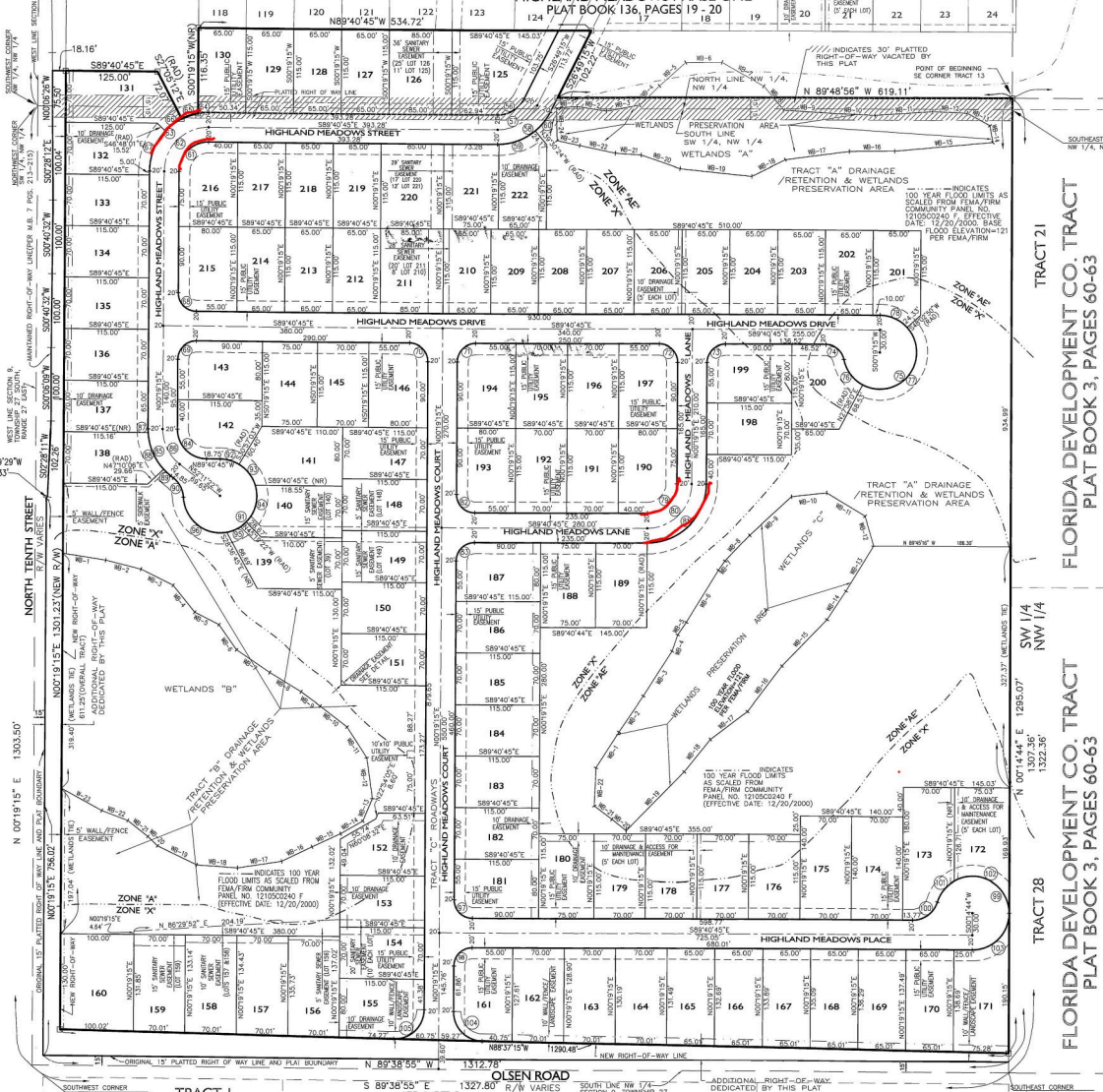
LINE	LENGTH	BEARING
WB-1	17.83	N37°49'45"E
WB-2	58.65	N34°27'46"E
WB-3	72.44	N32°45'51"E
WB-4	23.27	N13°09'45"E
WB-5	67.84	N34°27'35"E
WB-6	83.23	N31°47'55"E
WB-7	15.16	N43°58'37"E
WB-8	68.82	N44°18'45"E
WB-9	78.53	N47°40'40"E
WB-10	48.27	N83°30'08"E
WB-11	65.89	N79°10'55"E
WB-12	42.08	N76°10'07"E
WB-13	71.89	N31°41'06"E
WB-14	68.58	N32°37'03"E
WB-15	87.82	N44°18'45"E
WB-16	72.48	N37°28'10"E
WB-17	62.59	N52°57'24"E
WB-18	68.89	N39°56'23"E
WB-19	112.07	N44°42'38"E
WB-20	25.07	N51°00'27"W
WB-21	50.07	N50°01'27"E
WB-22	51.85	N02°23'01"E



WETLANDS PRESERVATION AREA NOTE
PRESERVATION AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. PRESERVATION 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 THE CITY OF DAVENPORT FOR THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING THE CITY OF DAVENPORT'S STANDARDS DOES NOT INSURE THAT ANY IMPROVEMENTS SUCH AS CURBS, GUTTERS, VENTS, SWAMPY SERVICE 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 SUPPLEMENTED 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.



CURVE TABLE

CURVE	BEARS	LENGTH	TRACHT	CHORD	BEARING	
56	63°30'00"	65.00	44.33	43.72	62°04'15"E	
57	63°30'00"	66.00	37.15	63.19	N86°24'51"E	
58	63°30'00"	66.00	66.00	66.00	N00°00'00"E	
59	64°00'00"	55.61	28.98	54.80	N02°24'28"E	
60	24°00'00"	13.05	13.72	13.82	N02°24'28"E	
61	60°00'00"	62.83	40.00	54.57	S45°32'15"W	
62	60°00'00"	64.51	39.00	55.85	S45°32'15"W	
63	60°00'00"	126.66	80.00	113.14	S45°32'15"W	
64	103°24'00"	80.00	14.24	7.39	N12°27'30"E	
65	103°24'00"	80.00	33.63	24.84	N12°27'30"E	
66	104°48'00"	80.00	27.53	13.89	27.28	S03°03'23"W
67	42°00'00"	39.87	39.87	39.87	S45°32'15"W	
68	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
69	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
70	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
71	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
72	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
73	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
74	38°47'00"	34.84	29.41	31.82	N02°08'24"E	
75	288°17'47"	50.00	228.50	61.24	72.46	N30°30'08"E
76	34°00'00"	44.38	29.76	42.81	S08°27'21"E	
77	59°52'11"	50.00	138.58	382.41	88.47	N89°00'25"E
78	60°00'00"	60.00	60.00	60.00	N00°00'00"E	
79	60°00'00"	62.83	40.00	54.57	N61°15'13"E	
80	60°00'00"	64.51	39.00	55.85	N61°15'13"E	
81	60°00'00"	126.66	80.00	113.14	N61°15'13"E	
82	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
83	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
84	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
85	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
86	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
87	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
88	34°00'00"	55.92	28.78	54.18	S02°02'49"E	
89	32°24'00"	13.07	13.07	13.07	S02°02'49"E	
90	32°24'00"	33.10	33.10	33.10	S02°02'49"E	
91	26°27'00"	50.00	33.10	72.44	N67°04'20"E	
92	42°00'00"	39.87	39.87	39.87	N02°24'28"E	
93	47°54'00"	39.86	39.19	39.77	N02°24'28"E	
94	42°00'00"	39.87	39.87	39.87	N02°24'28"E	
95	45°43'30"	50.00	39.47	55.72	N61°08'19"E	
96	45°43'30"	50.00	39.47	55.72	N61°08'19"E	
97	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
98	60°00'00"	29.92	29.92	29.92	S45°32'15"W	
99	23°24'00"	39.86	44.63	41.69	N02°24'28"E	
100	23°24'00"	39.86	44.63	41.69	N02°24'28"E	
101	42°00'00"	39.87	39.87	39.87	N02°24'28"E	
102	118°38'30"	50.00	104.67	88.58	N67°45'24"E	
103	80°00'00"	60.00	60.00	60.00	N00°00'00"E	
104	86°38'30"	60.00	62.08	39.27	S64°04'30"E	
105	119°30'00"	40.00	63.57	49.75	S10°01'30"E	

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