

***Towne Park
Community Development District***

Agenda

April 7, 2026

AGENDA

Towne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 31, 2026

Board of Supervisors Towne Park Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Towne Park Community Development District** will be held **Tuesday, April 7, 2026, at 4:00 PM** at the **Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, FL 33811.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/82569693781>

Meeting ID: 825 6969 3781

Zoom Call-In Information: 1 305 224 1968

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 3, 2026, Board of Supervisors Meeting
4. Consideration of Resolution 2026-06 Setting the Date, Time and Location of Public Hearing to Amend and Restate Parking Rules
5. Approval of No Parking Signs for Sun 'N Fun Event
6. Review of Phase 3 Water Shortage Fact Sheet
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Prince & Sons Proposals
 - a. Freeze Damaged Landscaping (7)
 - b. Bougainvillea Replacement Options
 - c. Mulch Installation
 - d. Entrance Monument Annuals
 - e. Dog Park Sod Treatment
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Consideration of Resolution 2026-07 Updating Local Records Office Location
8. Supervisors Requests
9. Adjournment

MINUTES

**MINUTES OF MEETING
TOWNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **March 3, 2026**, at 6:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida, and by Zoom.

Present and constituting a quorum:

Greg Jones	Chairman
Jennifer Tidwell <i>by Zoom</i>	Vice Chairperson
Tom Zimmerman	Assistant Secretary
Roger Runyon	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Alan Rayl <i>by Zoom</i>	District Engineer, Rayl Engineering
Allen Bailey	Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 6:00 p.m. and called the roll. Three Board members were present in person constituting a quorum. One Board member participated via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 3,
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the February 3, 2026 Board of Supervisor meeting. She noted the draft minutes were prepared by District staff and reviewed by District Counsel. The Board had no changes to the minutes.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Minutes of the February 3, 2026, Board of Supervisors Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Approving Fiscal Year 2027 Proposed Budget and Setting Public Hearing to Adopt

Ms. Adams reviewed Resolution 2026-04 approving the proposed Fiscal Year 2027 budget and setting hearing for August 4, 2026, at 6:00 p.m. at the Towne Park Amenity Center. The proposed budget reflects no increase in assessments, maintaining the annual assessment at \$759.47 per unit. Key highlights included increased landscape maintenance and replacement funding to address contract costs and potential freeze-related impacts, a 5% increase in District management and field management fees, adjustments to operational expenses based on vendor input and historical usage, addition of holiday décor line item for potential enhancements, reduced amenity expenditures due to payoff of prior furniture lease obligations, conservative budgeting for insurance costs, pending final estimates, continued use of available fund balance to balance the proposed budget, and no planned capital reserve transfer at this time, though surplus may be allocated at year-end. The capital reserve balance is projected to reach approximately \$282,859 by the end of FY 2027.

Following discussion and clarification regarding budget assumptions and increases, the Board approved Resolution 2026-04.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Resolution 2026-04 Approving Fiscal Year 2027 Proposed Budget and setting the public hearing for August 4, 2026, at 6:00 p.m., at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Relating to the General Election Seats and Qualifying Period Notice and Procedure

Ms. Adams presented Resolution 2026-05 relating to the upcoming general election. The resolution provides formal notice that Seats 2 and 3, both expiring in November 2026, will be

placed on the ballot and administered by the Polk County Supervisor of Elections in accordance with Chapters 190 and 99, Florida Statutes.

Qualified electors are defined as registered voters residing within the District who are U.S. citizens, residents of Florida, and at least 18 years of age may qualify for these seats during the designated qualifying period. Ms. Adams explained that approval of the resolution also authorizes publication of the required notice in a newspaper of general circulation in Polk County.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, Resolution 2026-05 Relating to the General Election Seats and Qualifying Period Notice and Procedure, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Additional Services Order for Well Repairs

Ms. Adams presented a ratification of a time-sensitive well repair previously authorized by the Chair pursuant to emergency operational authority to prevent damage to District irrigation infrastructure. The repair included replacement of pump wire, drop pipe, well seat, and pressure gauges (PSI gauges), for a total cost of \$8,143.50. The Board ratified the Chair’s approval and staff’s actions.

On MOTION by Mr. Runyon, seconded by Mr. Zimmerman, with all in favor, the Additional Services Order for well repairs in the amount of \$8,143.50 was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins reported no substantial updates and noted that District operations are proceeding smoothly. Mr. Collins reminded the Board of the annual ethics training requirement, confirming that training must be completed each calendar year, completion is self-certified upon filing Form 1 or Form 1F, as applicable, and prior training does not carry over; new training is required for 2026.

Ms. Adams noted that training resources, including links and prior recorded sessions, are available to assist Board members.

B. Engineer

Mr. Rayl reported the required stormwater system reinspection certification has been submitted to the Southwest Florida Water Management District (SWFWMD). While the submission is not yet marked complete in the system, no issues are anticipated. The next inspection is expected in approximately two years. With no further questions, the Board excused Mr. Rayl from the remainder of the meeting.

C. Field Manager’s Report

i. Consideration of Proposals for Tree Installation on Peregrine Way

- a. Prince and Sons (3)**
- b. Floralawn, Inc. (2)**
- c. Redtree Landscape Systems**

Ms. Adams provided an update regarding prior correspondence with the City of Lakeland concerning tree requirements. A letter, prepared in coordination with District Counsel, was submitted requesting consideration for relief from the requirement. No response has been received to date. Proposals are presented for informational purposes only. No Board action is requested pending clarification from the City of Lakeland regarding tree requirements.

Mr. Bailey provided updates on maintenance and operational items including repair and restoration of fencing following storm damage, replacement and repair of the main well pump system, including electrical components and installation of additional PSI gauges, backflow repairs at the dog park, ongoing monitoring of landscape recovery following freeze damage, with early signs of regrowth observed, and general vendor performance remains satisfactory.

Mr. Bailey reviewed multiple vendor proposals for potential tree installation along Peregrine Way, with varying sizes and costs. Irrigation requirements remain uncertain and may impact total project costs. No action was taken pending further direction from the City of Lakeland.

ii. Consideration of Proposal for Pipkin Wall Repair Options

Mr. Bailey reviewed a proposal for painting the wall along Pipkin Road, including surface preparation, repairs, and protective coating. Following discussion, the Board approved the proposal, subject to preparation and review of an agreement acceptable to District Counsel.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the Proposal for Pipkin Wall Repair Options, was approved.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Adams presented the check register for the period January 24, 2026 through February 19, 2026, totaling \$112,075.05, along with the detailed run summary. The Board approved the check register as presented.

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

ii. Balance Sheet and Income Statement

Ms. Adams reviewed the unaudited financial statement through January 31, 2026. Key highlights included a 97% collection rate, strong unassigned fund balance to support ongoing operations, and District expenditures remain under budget across administrative, field, and amenity categories.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Adams stated that no members of the public were present at the start of the meeting, however, members of the public were present later in the meeting. The Board elected to open an additional public comment period; however, no comments were made.

Supervisor discussion included follow up on irrigation functionality, ongoing concerns regarding dog park irrigation and turf conditions, including uneven coverage and heavy usage impacts, request for staff to evaluate irrigation coverage and provide recommendations, including potential maintenance or temporary closure options to allow turf recovery.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

On MOTION by Mr. Jones, seconded by Mr. Zimmerman, with all in favor, the meeting was adjourned.

March 3, 2026,

Towne Park CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

WHEREAS, the Towne Park Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Lakeland, Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. The Board intends to adopt *Amended and Restated Towne Park Community Development District Rules Relating to Parking and Parking Enforcement* (the “**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **June 2, 2026, at 4:00 p.m. at 3883 White Ibis Road, Lakeland, Florida 33811**.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of April 2026.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Amended and Restated Towne Park Community Development District Rules Relating to Parking and Parking Enforcement

Exhibit A:

Proposed Amended and Restated Towne Park Community Development District Rules Relating to
Parking and Parking Enforcement

[Begins on following page]

TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on _____ at a duly noticed public meeting, the Board of Supervisors of the Towne Park Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). 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 and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) 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 of overnight guests in the District’s Overnight Parking Areas and remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes overnight parking in designated areas, which areas are identified in **Exhibit B** attached hereto, subject to obtaining an Overnight Parking Permit.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* 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.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* 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.
- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Commercial Vehicles, Vessels, Recreational Vehicles and improperly permitted Vehicles (“**Tow Away Zone**”), enforceable subject to the Policy set forth herein. Vehicles may be parked

overnight on District property, only as indicated on **Exhibit B**, attached hereto (“**Overnight Parking Areas**”) and with a pre-approved permit as set forth in Section 5 of this Policy.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The areas set forth in **Exhibit A** attached hereto are declared a Tow Away Zone.

SECTION 5. EXCEPTIONS.

A. PARKING DURING AMENITY HOURS. Vehicles may park in the Towne Park Estates and Riverstone amenity parking areas as depicted in Exhibits A and B during the open hours of operations of such amenity facilities.

B. OVERNIGHT PARKING PERMITS. Residents may apply for an “Overnight Parking Permit” which will allow such resident and/or guest to park in the Overnight Parking Areas indicated on Exhibit B after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per year for one automobile, as identified by the automobile’s license plate number.
2. 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:
 - i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
 - ii. The make/model and license plate of the vehicle to which the permit will apply;
 - iii. The reason and special terms (if any) for the Overnight Parking Permit; and
 - iv. The date and time of the expiration of the requested Overnight Parking Permit.

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.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee shall review and process an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee, in his or her sole discretion. No verbal grants of authority will be issued or be held valid.
4. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

C. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an Overnight Parking Pass.

- D. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property 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, if any, 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 or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel 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 and Recreational Vehicles for the removal of such unauthorized vehicle at the owner’s expense. The Commercial Vehicle, Vehicle, Vessel 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.

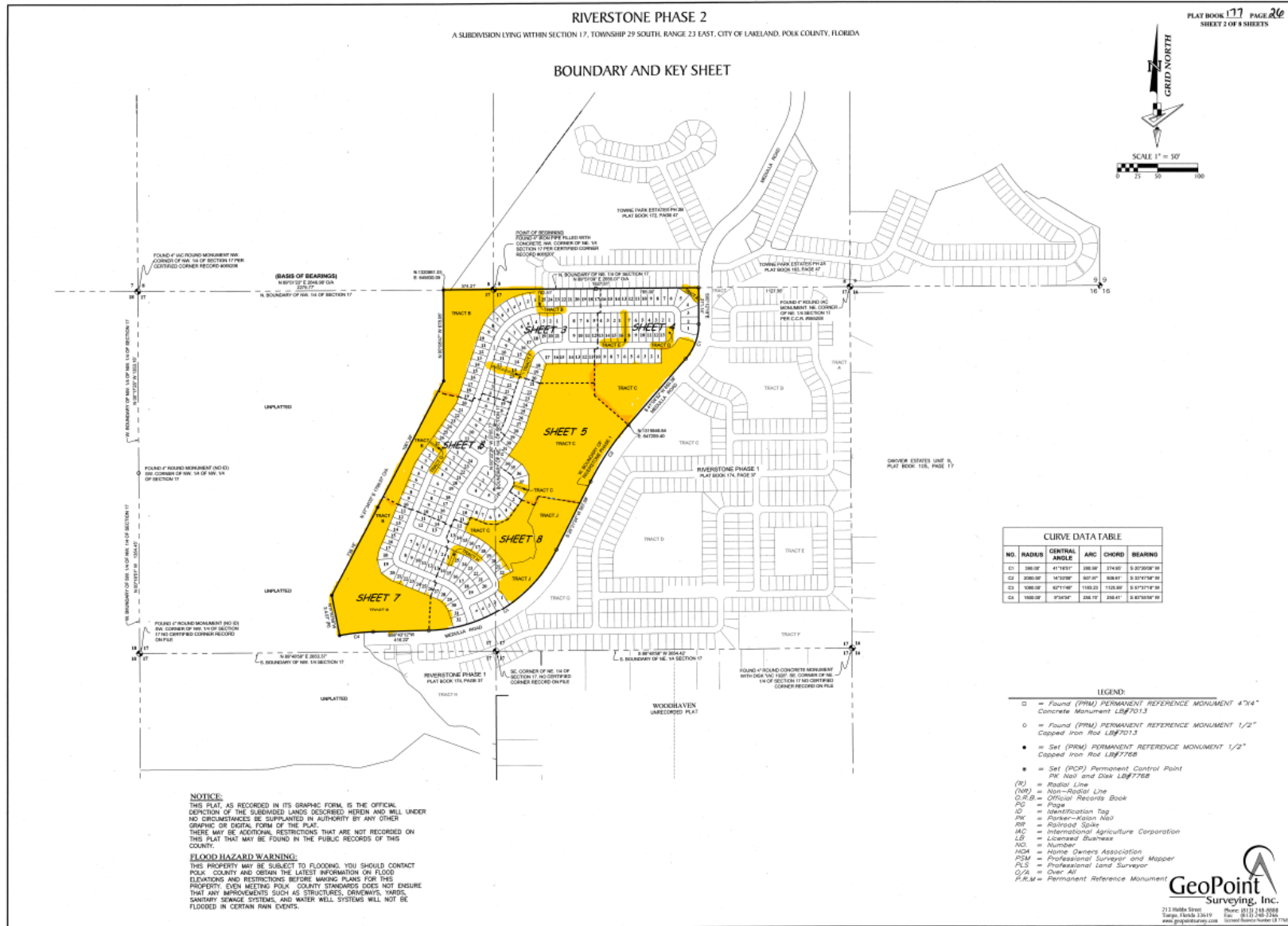
SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement 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 Zone (highlighted areas)***
- EXHIBIT B - *Map of Overnight Parking Areas***

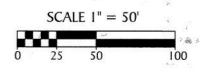
Effective date:

Tow Away Zones



RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C4	155.00'	59°57'20"	182.20'	154.90'	N 60°10'09" W
C5	60.00'	259°50'09"	272.10'	92.04'	S 40°03'53" E
C6	80.00'	94°42'20"	132.23'	117.69'	N 07°12'18" E
C7	700.00'	17°46'34"	217.18'	216.31'	N 63°26'49" E
C23	25.00'	79°50'09"	34.83'	32.08'	S 49°56'07" W
C27	875.00'	0°13'11"	3.36'	3.36'	S 72°26'37" W
C30	25.00'	69°00'41"	30.11'	28.32'	S 77°27'16" E
C31	60.00'	7°00'42"	7.34'	7.34'	S 86°20'50" W
C32	60.00'	65°48'47"	68.92'	65.19'	S 49°56'05" W
C33	60.00'	9°33'37"	10.01'	10.00'	S 00°17'13" E
C34	60.00'	51°55'38"	54.38'	52.54'	S 31°01'51" E
C35	60.00'	49°47'59"	52.15'	50.52'	S 81°53'38" E
C36	60.00'	63°11'22"	66.17'	62.87'	N 41°36'44" E
C37	25.00'	38°36'09"	16.84'	16.53'	S 29°19'08" W
C38	25.00'	41°13'59"	17.99'	17.61'	S 69°14'12" W
C39	180.00'	3°05'20"	9.70'	9.70'	S 88°36'09" E
C40	180.00'	16°16'51"	51.15'	50.98'	S 78°50'03" E
C41	180.00'	18°10'46"	57.11'	56.87'	S 61°41'15" E
C42	180.00'	9°38'56"	30.31'	30.28'	S 47°46'24" E
C43	25.00'	69°00'41"	30.11'	28.32'	S 77°27'16" E
C44	25.00'	0°17'11"	0.12'	0.12'	N 67°53'49" E
C45	725.00'	41°14'47"	53.10'	53.09'	N 69°51'06" E
C50	120.00'	29°59'15"	68.04'	67.27'	S 75°09'11" E
C61	25.00'	119°33'43"	52.17'	43.21'	S 00°22'42" E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C62	725.00'	4°50'42"	61.31'	61.29'	S 56°58'49" W
C63	105.00'	13°12'20"	24.20'	24.15'	S 47°57'18" W
C64	105.00'	40°11'54"	73.67'	72.17'	S 21°15'11" W
C65	105.00'	25°11'39"	46.17'	45.80'	S 11°26'36" E
C66	105.00'	16°06'27"	29.52'	29.42'	S 32°05'39" E
C67	675.00'	5°08'14"	60.52'	60.50'	N 64°55'24" E
C68	675.00'	4°50'30"	57.04'	57.02'	N 69°54'47" E
C76	55.00'	94°42'20"	90.91'	80.91'	S 07°12'18" W
C77	675.00'	2°39'35"	31.33'	31.33'	N 55°53'15" E
C78	675.00'	5°08'14"	60.52'	60.50'	N 59°47'10" E
C88	216.00'	23°53'37"	90.08'	86.43'	S 12°05'37" E
C89	216.00'	16°06'27"	60.72'	60.52'	S 32°05'39" E
C52	762.50'	0°13'11"	2.92'	2.92'	S 72°26'37" W
C523	562.50'	4°50'30"	47.53'	47.52'	S 69°54'47" W
C524	562.50'	7°47'13"	76.45'	76.39'	N 53°19'27" E
C525	562.50'	5°08'14"	50.44'	50.42'	N 59°47'10" E
C526	562.50'	5°08'14"	50.44'	50.42'	N 64°55'24" E
C584	180.00'	47°11'53"	148.28'	144.12'	N 66°32'52" W
C600	216.00'	40°00'04"	150.80'	147.76'	S 20°08'51" E
C607	725.00'	4°34'49"	57.96'	57.94'	S 70°02'37" W
C608	675.00'	17°46'34"	208.42'	208.58'	S 63°26'45" W
C631	60.00'	12°32'06"	13.13'	13.10'	S 10°45'39" W
C652	700.00'	10°03'48"	122.96'	122.79'	S 59°35'22" W
C657	700.00'	7°42'48"	94.23'	94.16'	S 68°28'39" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 89°42'47" W	15.68'
L2	S 89°42'47" W	15.68'

- LEGEND:**
- = Found (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PRM) 1/2" Capped Iron Rod LB#7768
 - ⊙ = Set (PCP) Permanent Control Point
 - PRM = Permanent Reference Monument
 - (R) = Radial Line
 - (NR) = Non-Radial Line
 - O.R.B. = Official Records Book
 - PG = Page
 - ID = Identification Tag
 - PK = Parker-Kalon Nail
 - RR = Railroad Spike
 - IAC = International Agriculture Corporation
 - LB = Licensed Business
 - NO. = Number
 - HOA = Home Owners Association
 - PSM = Professional Surveyor and Mapper
 - PLS = Professional Land Surveyor
 - O/A = Over All
 - P.U.E. = Public Utility Easement

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

PARALLEL-OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 6" = 5.00"; 7.5" = 7.50")

GeoPoint
Surveying, Inc.

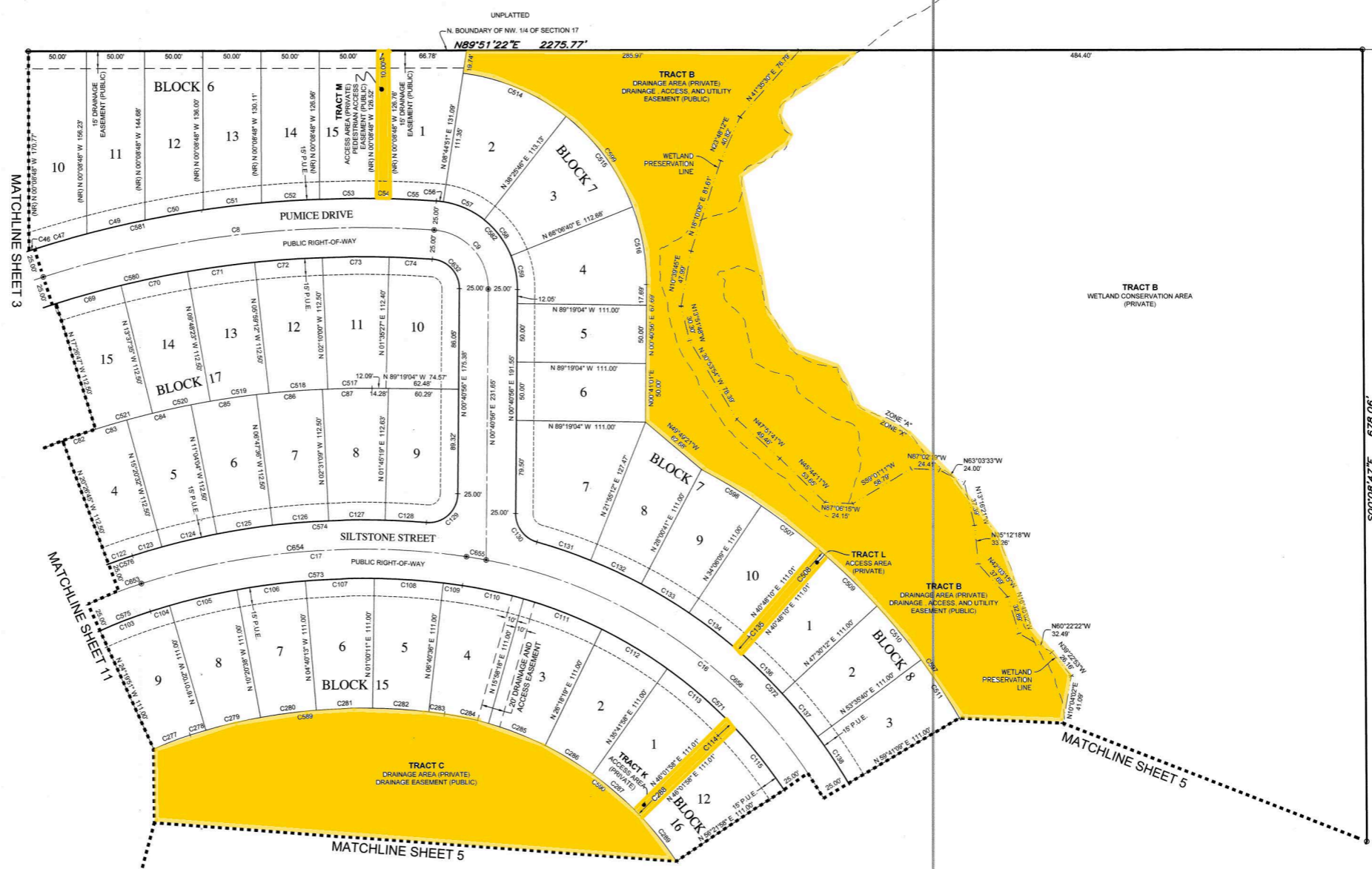
213 Hobbs Street
Tampa, Florida 33619
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Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C8	900.00	21°41'30"	340.73	338.70	N 83°10'47" E
C9	50.00	88°39'25"	75.62	68.62	S 42°38'46" E
C16	425.00	61°19'36"	454.90	433.49	N 51°04'24" W
C17	625.00	25°55'47"	282.85	280.44	S 85°17'55" W
C46	725.00	0°23'03"	4.96	4.86	N 72°08'30" E
C47	925.00	2°55'29"	47.22	47.21	N 73°47'46" E
C49	925.00	3°10'44"	51.32	51.32	N 76°50'53" E
C50	925.00	3°08'37"	50.75	50.75	N 80°00'34" E
C51	925.00	3°07'08"	50.35	50.35	N 83°08'26" E
C52	925.00	3°06'13"	50.11	50.10	N 86°15'07" E
C53	925.00	3°05'51"	50.01	50.00	N 89°21'09" E
C54	925.00	0°37'11"	10.00	10.00	S 88°47'20" E
C55	925.00	2°30'17"	40.44	40.43	S 87°13'37" E
C56	75.00	4°43'20"	6.18	6.18	S 83°36'48" E
C57	75.00	29°40'54"	38.85	38.42	S 66°24'42" E
C58	75.00	29°40'54"	38.85	38.42	S 36°43'47" E
C59	75.00	22°34'17"	29.55	29.36	S 10°36'12" E
C69	875.00	3°49'12"	58.34	58.33	S 74°27'49" W
C70	875.00	3°49'12"	58.34	58.33	S 78°17'01" W
C71	875.00	3°49'12"	58.34	58.33	S 82°06'12" W
C72	875.00	3°49'12"	58.34	58.33	S 85°52'24" W
C73	875.00	3°45'27"	57.38	57.37	S 89°42'44" W
C74	875.00	2°26'04"	37.18	37.18	N 87°11'30" W
C82	562.50	2°46'47"	27.29	27.29	N 70°56'38" E
C83	762.50	2°19'26"	30.93	30.92	N 73°29'45" E
C84	762.50	4°16'28"	56.88	56.87	N 76°47'42" E
C85	762.50	4°16'28"	56.88	56.87	N 81°04'10" E
C86	762.50	4°16'28"	56.88	56.87	N 85°20'38" E
C87	762.50	3°12'05"	42.60	42.60	N 89°04'54" E
C103	400.00	6°39'53"	46.53	46.50	N 69°00'05" E
C104	600.00	1°38'56"	17.27	17.27	N 73°09'30" E
C105	600.00	5°40'25"	59.41	59.39	N 78°49'10" E
C106	600.00	5°40'25"	59.41	59.39	N 82°29'34" E
C107	600.00	5°40'25"	59.41	59.39	N 88°09'59" E
C108	600.00	5°40'25"	59.41	59.39	S 88°09'37" E
C109	600.00	1°35'13"	16.62	16.62	S 82°31'48" E
C110	400.00	7°42'30"	53.81	53.77	S 77°52'57" E
C111	400.00	10°20'00"	72.14	72.04	S 68°51'42" E
C112	400.00	9°23'39"	65.58	65.51	S 58°59'52" E
C113	400.00	9°37'02"	67.14	67.06	S 49°29'31" E
C114	400.00	1°25'57"	10.00	10.00	S 43°58'02" E
C115	400.00	9°37'02"	67.14	67.06	S 38°28'33" E
C122	450.00	2°46'47"	21.83	21.83	N 70°56'38" E
C123	650.00	2°19'26"	26.36	26.36	N 73°29'45" E
C124	650.00	4°16'28"	48.49	48.48	N 76°47'42" E
C125	650.00	4°16'28"	48.49	48.48	N 81°04'10" E
C126	650.00	4°16'28"	48.49	48.48	N 85°20'38" E
C127	650.00	4°16'28"	48.49	48.48	N 89°37'05" E
C128	650.00	3°08'18"	35.60	35.60	S 86°40'32" E
C129	25.00	94°12'41"	41.11	36.63	N 47°47'17" E
C130	25.00	74°58'10"	32.71	30.43	S 36°48'09" E
C131	450.00	6°12'26"	48.75	48.73	S 71°11'01" E
C132	450.00	6°05'29"	47.84	47.82	S 65°02'04" E
C133	450.00	6°05'29"	47.84	47.82	S 58°56'35" E
C134	450.00	6°03'49"	47.82	47.60	S 52°51'56" E
C135	450.00	1°16'24"	10.00	10.00	S 49°11'50" E
C136	450.00	6°03'49"	47.82	47.60	S 45°31'43" E
C137	450.00	6°05'29"	47.84	47.82	S 39°27'04" E
C138	450.00	6°05'29"	47.84	47.82	S 33°21'35" E
C277	289.00	6°39'53"	33.62	33.60	N 69°00'05" E
C278	489.00	1°38'56"	14.07	14.07	N 73°09'30" E
C279	489.00	5°40'25"	48.42	48.40	N 76°48'10" E
C280	489.00	5°40'25"	48.42	48.40	N 82°29'34" E
C281	489.00	5°40'25"	48.42	48.40	N 88°09'59" E
C282	489.00	5°40'25"	48.42	48.40	S 88°09'37" E
C283	489.00	1°35'13"	13.54	13.54	S 82°31'48" E
C284	289.00	7°42'30"	38.88	38.85	S 77°52'57" E
C285	289.00	10°20'00"	52.12	52.05	S 68°51'42" E
C286	289.00	9°23'39"	47.38	47.33	S 58°59'52" E
C287	289.00	9°20'31"	47.12	47.07	S 49°37'46" E
C288	289.00	1°58'58"	10.00	10.00	S 43°58'02" E
C289	289.00	9°20'31"	47.12	47.07	S 38°18'17" E
C507	561.00	6°11'23"	60.60	60.58	S 52°48'09" E
C508	561.00	1°01'17"	10.00	10.00	S 49°11'50" E
C509	561.00	6°11'23"	60.60	60.58	S 45°38'30" E
C510	561.00	6°05'29"	59.64	59.61	S 39°27'04" E
C511	561.00	6°05'29"	59.64	59.61	S 33°21'35" E
C514	180.00	30°54'36"	97.11	95.93	N 67°26'12" W
C515	180.00	31°10'14"	97.44	96.26	N 36°28'22" W
C516	180.00	21°38'47"	68.00	67.60	N 10°08'27" W
C517	762.50	2°50'56"	37.91	37.91	S 89°15'28" W
C518	762.50	3°49'12"	50.84	50.83	S 85°52'24" W
C519	762.50	3°49'12"	50.84	50.83	S 82°06'12" W
C520	762.50	3°49'12"	50.84	50.83	S 78°17'01" W
C521	762.50	3°49'12"	50.84	50.83	S 74°27'49" W
C522	400.00	61°19'36"	428.14	407.99	N 51°04'24" W
C571	450.00	53°52'38"	423.15	407.73	N 47°20'55" W
C573	600.00	25°55'47"	271.53	269.22	S 85°17'55" W
C574	650.00	22°33'35"	255.93	254.28	S 83°36'49" W
C575	400.00	69°16'28"	483.63	454.70	S 37°41'48" W



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C576	450.00	19°57'52"	156.80	156.01	S 62°21'08" W
C580	875.00	21°41'30"	331.27	329.39	S 83°10'47" W
C581	925.00	21°41'30"	350.20	348.11	S 83°10'47" W
C582	75.00	88°39'25"	113.43	102.93	N 42°38'46" W
C588	489.00	25°55'47"	221.30	219.42	S 85°17'55" W
C590	289.00	61°19'36"	309.33	294.78	N 51°04'24" W
C597	561.00	41°34'44"	407.11	398.24	N 41°11'57" W
C598	561.00	6°05'29"	59.64	59.61	N 58°56'35" W
C599	180.00	83°34'26"	262.56	239.89	N 41°06'17" W
C632	25.00	86°39'25"	37.81	34.31	N 42°38'46" W
C653	425.00	29°40'54"	195.92	194.19	S 59°07'38" W
C654	625.00	25°55'47"	282.85	280.44	S 85°17'55" W
C655	425.00	2°20'04"	17.32	17.31	N 80°34'10" W
C656	425.00	58°59'32"	437.58	418.51	N 49°54'22" W

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PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE. 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE. 9 = 5.00) (IE. 7.5 = 7.50)

- LEGEND:**
- o = Found (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
 - PRM = Permanent Reference Monument
 - (R) = Radial Line
 - (NR) = Non-Radial Line
 - O.R.B. = Official Records Book
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 - ID = Identification Tag
 - PK = Parker-Kalan Nail
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 - PLS = Professional Land Surveyor
 - O/A = Over All
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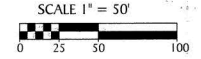
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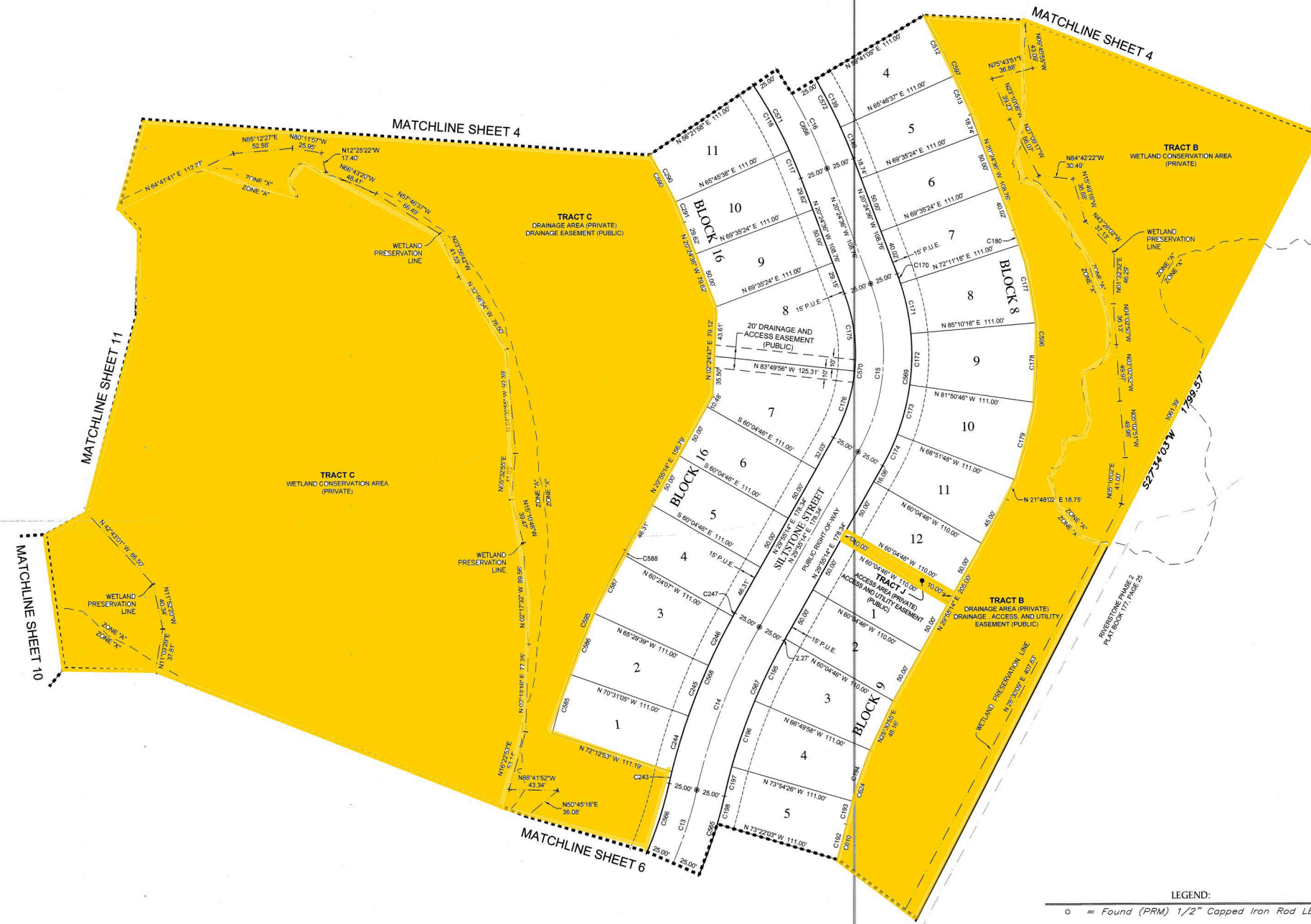
RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



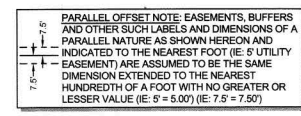
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C13	375.00	76°50'05"	502.88	466.04	N 51°23'35" E
C14	825.00	16°54'41"	154.96	154.40	N 21°27'54" E
C15	175.00	50°19'50"	153.73	148.83	N 04°45'19" E
C16	425.00	61°19'36"	454.90	433.49	N 51°04'24" W
C116	400.00	9°23'39"	65.56	65.51	S 28°56'12" E
C117	400.00	3°49'47"	26.74	26.73	S 22°19'29" E
C139	450.00	6°05'29"	47.84	47.82	S 27°16'07" E
C140	450.00	3°48'47"	29.95	29.94	S 22°18'59" E
C170	200.00	2°35'54"	9.07	9.07	S 19°06'39" E
C171	200.00	12°58'58"	45.32	45.22	S 11°19'13" E
C172	200.00	12°58'58"	45.32	45.22	S 01°39'45" W
C173	200.00	12°58'58"	45.32	45.22	S 14°38'43" W
C174	200.00	8°47'02"	30.66	30.63	S 25°31'43" W
C175	150.00	26°34'40"	66.58	66.96	S 07°07'16" E
C176	150.00	23°45'10"	62.18	61.74	S 16°02'39" W
C177	311.00	12°58'58"	70.47	70.32	S 11°19'13" E
C178	311.00	12°58'58"	70.47	70.32	S 01°39'45" W
C179	311.00	12°58'58"	70.47	70.32	S 14°38'43" W
C180	311.00	2°35'54"	14.10	14.10	N 19°06'39" W
C192	511.00	3°37'24"	32.32	32.31	N 14°49'15" E
C193	389.00	3°05'01"	20.94	20.93	N 14°33'04" E
C194	389.00	7°04'28"	48.03	48.00	N 19°37'48" E
C195	500.00	6°45'12"	58.93	58.90	S 28°32'38" W
C196	500.00	7°04'28"	61.74	61.70	S 19°37'48" W
C197	500.00	3°05'01"	26.91	26.91	S 14°33'04" W
C198	400.00	3°37'24"	25.30	25.29	S 14°49'15" W
C243	550.00	1°06'47"	10.68	10.68	N 13°33'56" E
C244	550.00	5°21'35"	51.45	51.43	N 16°48'08" E
C245	550.00	5°01'25"	48.22	48.21	N 21°59'38" E
C246	550.00	5°02'32"	48.40	48.39	N 27°01'37" E
C247	550.00	0°22'22"	3.58	3.58	N 29°44'03" E
C290	289.00	9°23'39"	47.38	47.33	S 28°56'12" E
C291	289.00	3°49'47"	19.32	19.31	S 22°19'29" E
C512	561.00	6°05'29"	59.64	59.61	S 27°16'07" E
C513	561.00	3°48'47"	37.33	37.33	S 22°18'59" E
C565	400.00	76°50'05"	536.41	497.11	N 51°23'35" E
C566	350.00	76°50'05"	469.36	434.97	N 51°23'35" E
C567	500.00	16°54'41"	147.58	147.05	S 21°27'54" W
C568	550.00	16°54'41"	162.34	161.75	S 21°27'54" W
C569	200.00	50°19'50"	175.69	170.09	N 04°45'19" E
C570	150.00	50°19'50"	131.77	127.57	N 04°45'19" E
C571	400.00	61°19'36"	428.14	407.99	N 51°04'24" W
C572	450.00	53°52'38"	423.15	407.73	N 47°20'55" W
C585	661.00	4°44'38"	54.73	54.71	N 17°06'36" E
C586	661.00	5°01'25"	57.96	57.94	N 21°59'38" E
C587	661.00	5°03'02"	58.27	58.25	N 27°01'37" E
C588	661.00	0°21'51"	4.20	4.20	N 29°44'19" E
C590	289.00	61°19'36"	309.33	294.78	N 51°04'24" W
C595	661.00	15°10'58"	175.16	174.64	S 22°19'46" W
C596	311.00	41°32'48"	225.51	220.61	N 00°21'48" E
C597	561.00	41°34'44"	407.11	398.24	N 41°11'57" W
C610	511.00	76°50'05"	685.26	635.06	N 51°23'35" E
C624	389.00	10°09'30"	68.97	68.88	S 18°05'18" W
C656	425.00	58°59'32"	437.58	418.51	N 49°54'22" W



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RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C12	425.00'	110°44'31"	821.45'	699.42'	N 34°28'23" E
C13	375.00'	76°50'05"	502.88'	466.04'	N 51°25'35" E
C21	1025.00'	23°44'20"	424.68'	421.65'	S 51°37'04" E
C22	225.00'	24°52'40"	97.69'	96.93'	S 27°18'36" E
C181	511.00'	6°56'10"	61.86'	61.82'	N 85°24'22" E
C182	511.00'	7°03'24"	62.94'	62.90'	N 78°24'35" E
C183	511.00'	1°07'17"	10.00'	10.00'	N 74°19'14" E
C184	511.00'	8°03'27"	71.86'	71.80'	N 69°43'52" E
C185	511.00'	6°48'55"	60.78'	60.75'	N 62°17'41" E
C186	511.00'	6°48'55"	60.78'	60.75'	N 55°28'46" E
C187	511.00'	6°48'55"	60.78'	60.75'	N 48°39'51" E
C188	511.00'	6°48'55"	60.78'	60.75'	N 41°50'56" E
C189	511.00'	7°29'48"	66.86'	66.81'	N 34°41'35" E
C190	511.00'	7°29'48"	66.86'	66.81'	N 27°11'46" E
C191	511.00'	6°48'55"	60.78'	60.75'	N 20°02'25" E
C199	400.00'	6°48'55"	47.58'	47.55'	S 20°02'25" W
C200	400.00'	7°29'48"	52.34'	52.30'	S 27°11'46" W
C201	400.00'	7°29'48"	52.34'	52.30'	S 34°41'35" W
C202	400.00'	6°48'55"	47.58'	47.55'	S 41°50'56" W
C203	400.00'	6°48'55"	47.58'	47.55'	S 48°39'51" W
C204	400.00'	6°48'55"	47.58'	47.55'	S 55°28'46" W
C205	400.00'	6°48'55"	47.58'	47.55'	S 62°17'41" W
C206	400.00'	8°12'47"	57.34'	57.29'	S 69°43'52" W
C207	400.00'	1°25'58"	10.00'	10.00'	S 74°37'55" W
C208	400.00'	6°44'43"	47.09'	47.06'	S 78°43'15" W
C209	400.00'	6°46'50"	47.34'	47.31'	S 85°29'02" W
C210	400.00'	0°58'11"	6.77'	6.77'	S 89°21'32" W
C211	400.00'	7°49'16"	54.60'	54.56'	S 85°56'00" W
C212	400.00'	9°23'39"	65.58'	65.51'	S 77°19'32" W
C213	400.00'	9°23'39"	65.58'	65.51'	S 67°55'53" W
C214	400.00'	9°23'39"	65.58'	65.51'	S 58°32'14" W
C215	400.00'	9°23'39"	65.58'	65.51'	S 49°08'34" W
C216	400.00'	9°23'39"	65.58'	65.51'	S 39°44'55" W
C235	450.00'	4°24'16"	34.59'	34.58'	N 86°24'58" E
C236	450.00'	1°13'32"	9.63'	9.62'	N 89°13'52" E
C237	350.00'	8°37'16"	52.66'	52.61'	N 85°32'00" E
C238	350.00'	11°14'10"	68.64'	68.53'	N 79°36'17" E
C239	350.00'	11°14'10"	68.64'	68.53'	N 64°22'08" E
C240	350.00'	11°14'10"	68.64'	68.53'	N 53°07'58" E
C241	350.00'	11°14'10"	68.64'	68.53'	N 41°53'49" E
C242	350.00'	23°16'11"	142.15'	141.17'	N 24°38'38" E
C248	239.00'	11°14'10"	46.87'	46.79'	S 41°53'49" W
C249	239.00'	11°14'10"	46.87'	46.79'	S 53°07'58" W
C250	239.00'	11°14'10"	46.87'	46.79'	S 64°22'08" W
C258	289.00'	9°23'39"	47.38'	47.33'	N 39°44'55" E
C259	289.00'	9°23'39"	47.38'	47.33'	N 49°08'34" E
C260	289.00'	9°23'39"	47.38'	47.33'	N 58°32'14" E
C261	289.00'	9°23'39"	47.38'	47.33'	N 67°55'53" E
C262	289.00'	9°23'39"	47.38'	47.33'	N 77°19'32" E
C263	289.00'	7°49'16"	39.45'	39.42'	N 85°56'00" E
C264	511.00'	0°58'11"	6.65'	6.65'	N 89°21'32" E
C317	1161.00'	1°47'13"	36.21'	36.21'	N 40°38'31" W
C318	1161.00'	2°53'28"	58.58'	58.58'	N 42°58'52" E
C319	1161.00'	2°53'28"	58.58'	58.58'	N 45°52'20" W
C320	1161.00'	2°53'28"	58.58'	58.58'	N 48°45'48" W
C325	1000.00'	3°25'08"	59.67'	59.66'	S 48°30'58" E
C326	1000.00'	3°25'08"	59.67'	59.66'	S 45°05'50" E
C327	1000.00'	3°38'22"	63.52'	63.51'	S 41°34'05" E
C328	200.00'	10°51'50"	37.92'	37.87'	S 34°18'59" E
C329	200.00'	14°00'50"	48.92'	48.80'	S 21°52'40" E
C331	25.00'	86°58'59"	37.95'	34.41'	S 28°37'15" W
C332	450.00'	5°30'18"	43.24'	43.22'	S 69°21'05" W
C333	450.00'	6°34'43"	51.67'	51.64'	S 63°19'05" W
C334	450.00'	6°34'43"	51.67'	51.64'	S 56°44'23" W
C335	450.00'	6°34'43"	51.67'	51.64'	S 50°09'40" W
C336	450.00'	6°34'43"	51.67'	51.64'	S 43°34'58" W
C356	889.00'	3°25'08"	53.05'	53.04'	S 48°30'58" E
C359	889.00'	3°25'08"	53.05'	53.04'	S 45°05'50" E
C360	889.00'	3°45'20"	58.27'	58.26'	S 41°30'38" E
C364	561.00'	6°34'43"	64.41'	64.38'	N 43°34'58" E
C365	561.00'	6°34'43"	64.41'	64.38'	N 50°09'40" E
C366	561.00'	6°34'43"	64.41'	64.38'	N 56°44'23" E
C367	561.00'	6°34'43"	64.41'	64.38'	N 63°19'05" E
C368	561.00'	7°54'50"	77.49'	77.43'	N 70°33'52" E
C374	1050.00'	2°53'28"	52.98'	52.98'	S 48°45'48" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C375	1050.00'	2°53'28"	52.98'	52.98'	S 45°52'20" E
C376	1050.00'	2°53'28"	52.98'	52.98'	S 42°58'52" E
C377	1050.00'	1°47'13"	32.75'	32.75'	S 40°38'31" E
C378	250.00'	4°22'15"	19.07'	19.07'	S 37°33'47" E
C379	250.00'	12°04'07"	52.66'	52.56'	S 29°20'36" E
C380	250.00'	8°26'18"	36.82'	36.79'	S 19°05'24" E
C381	250.00'	24°52'40"	108.55'	107.70'	N 27°18'35" W
C382	25.00'	80°54'55"	35.31'	32.44'	S 56°19'42" E
C505	361.00'	4°22'15"	27.54'	27.53'	N 37°33'47" W
C506	361.00'	12°04'07"	76.04'	75.90'	N 29°20'36" W
C561	400.00'	110°44'31"	773.12'	656.28'	S 34°28'23" W
C563	450.00'	36°52'22"	289.60'	284.63'	S 53°40'33" W
C565	400.00'	76°50'05"	536.41'	497.11'	N 51°25'35" E
C586	350.00'	76°50'05"	489.38'	434.97'	N 51°25'35" E
C593	1161.00'	13°21'06"	270.55'	269.94'	N 46°25'27" W
C594	239.00'	33°42'29"	140.61'	138.59'	N 53°07'58" W
C609	200.00'	24°52'40"	86.84'	86.16'	N 27°18'35" W
C610	511.00'	76°50'05"	685.26'	635.06'	N 51°25'35" E
C611	289.00'	110°44'31"	558.58'	475.61'	S 34°28'23" W
C613	561.00'	42°06'30"	412.62'	403.38'	S 53°27'01" W
C614	889.00'	14°20'56"	222.64'	222.06'	N 46°46'24" W
C625	361.00'	16°26'22"	103.58'	103.22'	N 31°31'43" W
C634	561.00'	11°36'12"	113.45'	113.26'	S 68°43'41" W
C635	1000.00'	20°25'38"	356.52'	354.63'	N 49°57'43" W
C636	1050.00'	21°27'51"	393.35'	391.06'	N 50°28'50" W
C648	425.00'	49°38'53"	368.27'	356.86'	S 53°40'39" W
C649	425.00'	11°20'33"	84.13'	84.00'	S 84°10'22" W
C658	561.00'	19°11'59"	187.99'	187.11'	S 53°20'05" W

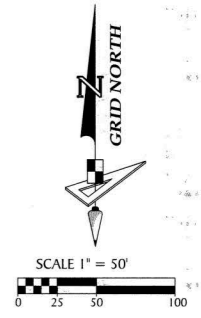
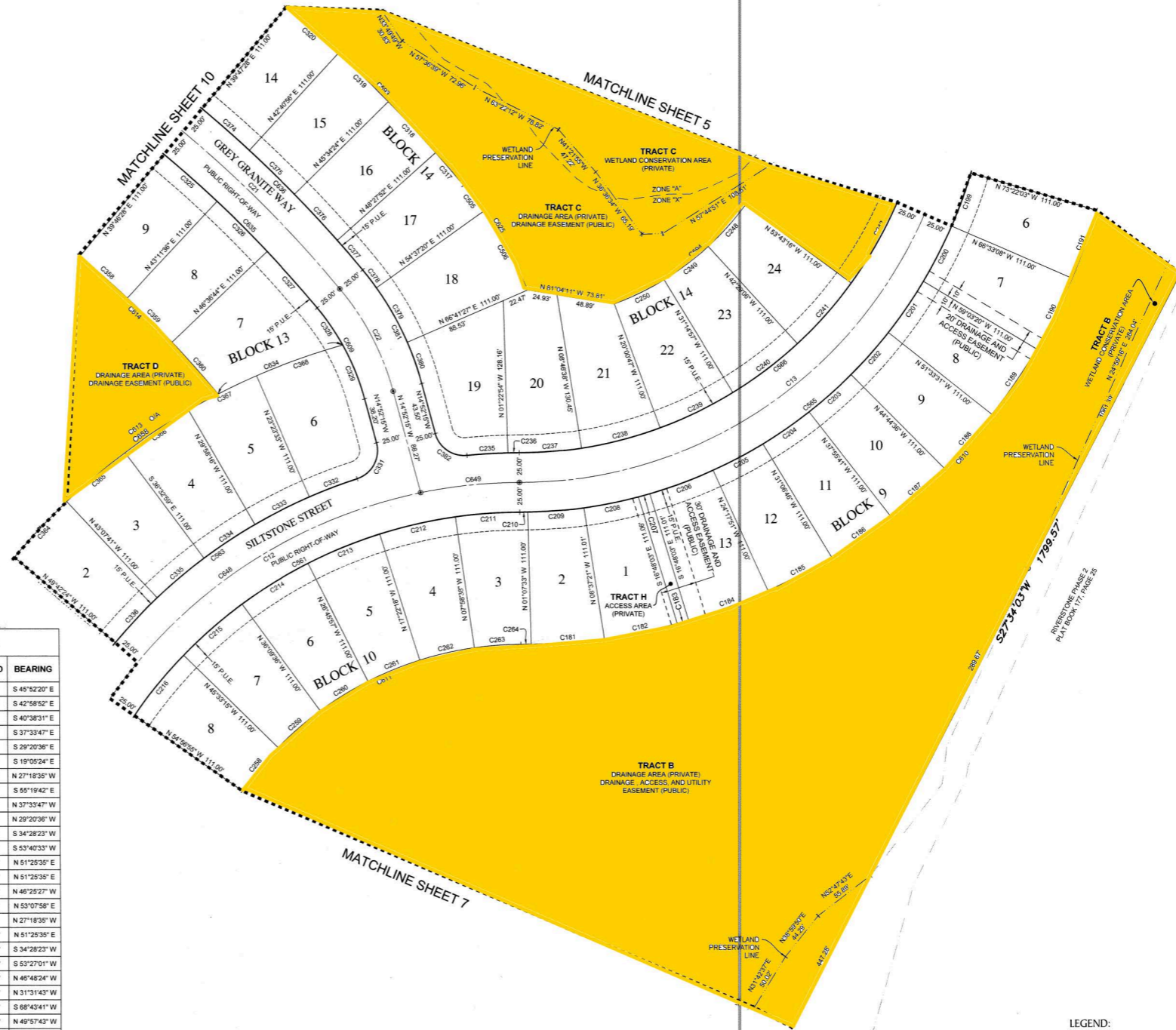
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 - = Set (PRM) 1/2" Capped Iron Rod LB#7768
 - ⊙ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
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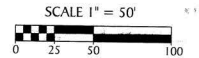
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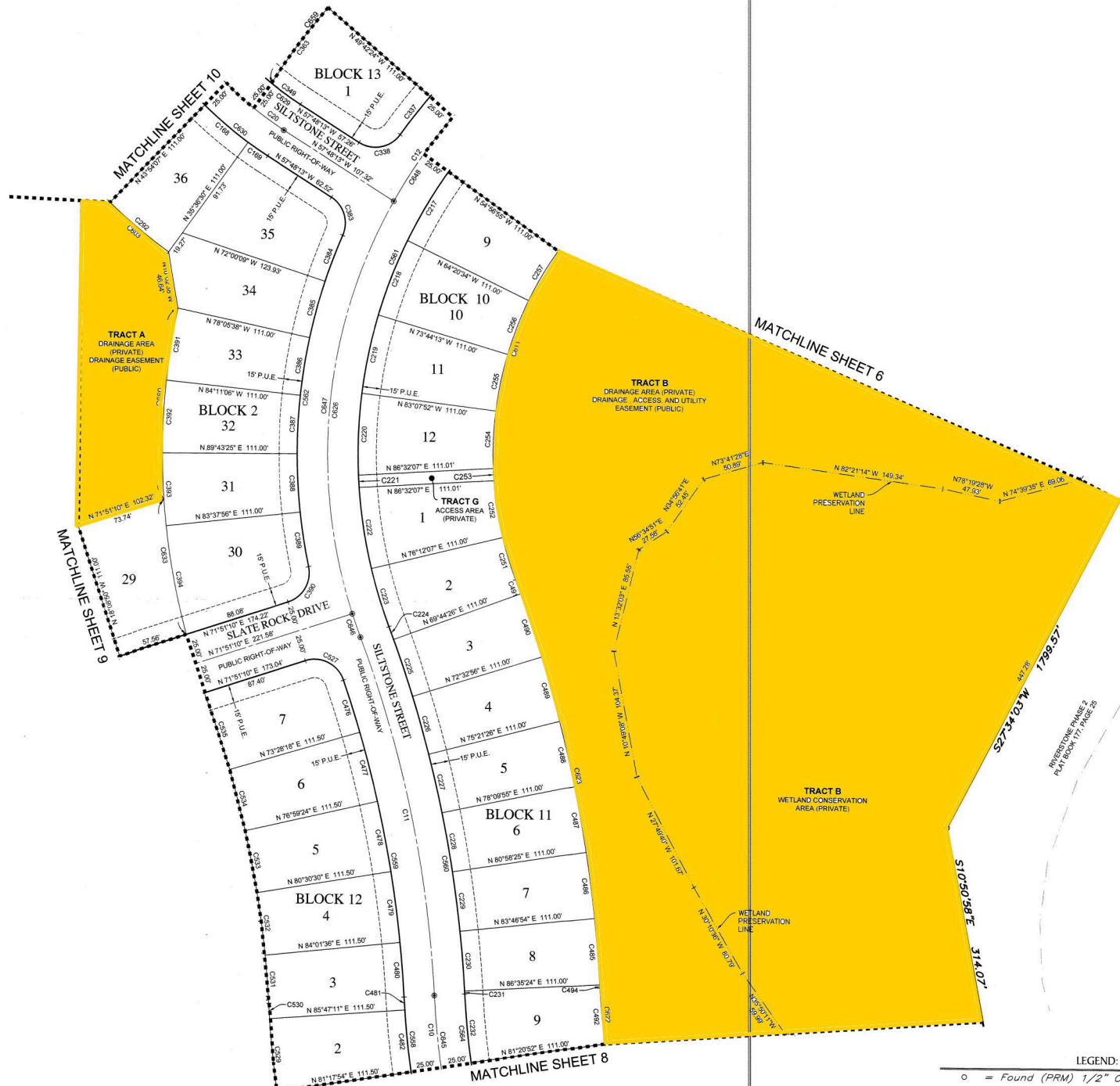
RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C10	625.00	15°06'02"	164.72	164.25	N 10°49'27" W
C11	975.00	17°37'27"	299.91	298.73	N 12°05'09" W
C12	425.00	110°44'31"	821.45	899.42	N 34°28'23" E
C20	300.00	87°04'54"	455.96	413.32	S 14°19'47" E
C188	325.00	8°17'37"	47.04	47.00	S 50°14'41" E
C189	325.00	3°24'44"	19.35	19.35	S 56°05'52" E
C217	400.00	9°23'39"	65.58	65.51	S 30°21'16" W
C218	400.00	9°23'39"	65.58	65.51	S 20°57'37" W
C219	400.00	9°23'39"	65.58	65.51	S 11°33'57" W
C220	400.00	9°37'02"	67.14	67.06	S 02°03'37" W
C221	400.00	1°25'57"	10.00	10.00	S 03°27'53" E
C222	400.00	9°37'02"	67.14	67.06	S 08°59'22" E
C223	400.00	7°06'00"	49.57	49.54	S 17°20'53" E
C224	1000.00	0°38'19"	11.15	11.15	S 20°34'43" E
C225	1000.00	2°48'30"	49.01	49.01	S 18°51'19" E
C226	1000.00	2°48'30"	49.01	49.01	S 16°02'49" E
C227	1000.00	2°48'30"	49.01	49.01	S 13°14'20" E
C228	1000.00	2°48'30"	49.01	49.01	S 10°25'50" E
C229	1000.00	2°48'30"	49.01	49.01	S 07°37'20" E
C230	1000.00	2°48'30"	49.01	49.01	S 04°48'51" E
C231	1000.00	0°08'10"	2.38	2.38	S 03°20'31" E
C232	600.00	5°22'42"	56.32	56.30	S 05°57'47" E
C251	289.00	7°06'00"	35.81	35.79	N 17°20'53" W
C252	289.00	9°20'31"	47.12	47.07	N 09°07'37" W
C253	289.00	1°58'58"	10.00	10.00	N 03°27'63" W
C254	289.00	9°20'31"	47.12	47.07	N 02°11'52" E
C255	289.00	9°23'39"	47.38	47.33	N 11°33'57" E
C256	289.00	9°23'39"	47.38	47.33	N 20°57'37" E
C257	289.00	9°23'39"	47.38	47.33	N 30°21'16" E
C262	436.00	8°17'37"	63.11	63.06	N 50°14'41" W
C337	450.00	5°03'14"	39.69	39.68	S 37°45'59" W
C338	25.00	86°57'24"	37.94	34.40	S 78°43'04" W
C349	275.00	6°08'16"	29.46	29.45	S 54°44'05" E
C363	561.00	7°54'50"	77.49	77.43	N 36°20'11" E
C363	25.00	80°58'31"	35.32	32.45	S 17°19'58" E
C384	450.00	5°08'27"	40.37	40.38	S 20°34'04" W
C385	450.00	6°05'29"	47.84	47.82	S 14°57'06" W
C386	450.00	6°05'29"	47.84	47.82	S 08°51'38" W
C387	450.00	6°05'29"	47.84	47.82	S 02°46'09" W
C388	450.00	6°05'29"	47.84	47.82	S 03°19'19" E
C389	450.00	5°44'14"	45.06	45.04	S 09°14'11" E
C390	25.00	83°57'28"	36.63	33.44	S 29°52'26" W
C391	561.00	6°05'29"	59.64	59.61	S 08°51'38" W
C392	561.00	6°05'29"	59.64	59.61	S 02°46'09" W
C393	561.00	6°05'29"	59.64	59.61	S 03°19'19" E
C394	561.00	9°13'32"	90.33	90.23	S 10°58'50" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C476	950.00	2°41'01"	44.50	44.49	S 17°52'13" E
C477	950.00	3°31'08"	58.34	58.33	S 14°46'09" E
C478	950.00	3°31'08"	58.34	58.33	S 11°15'03" E
C479	950.00	3°31'08"	58.34	58.33	S 07°43'57" E
C480	950.00	2°41'58"	44.76	44.76	S 04°37'25" E
C481	650.00	0°56'23"	10.66	10.66	S 03°44'37" E
C482	650.00	4°29'17"	50.92	50.90	S 08°27'27" E
C485	1111.00	2°48'30"	54.45	54.45	N 04°48'51" W
C486	1111.00	2°48'30"	54.45	54.45	N 07°37'20" W
C487	1111.00	2°48'30"	54.45	54.45	N 10°25'50" W
C488	1111.00	2°48'30"	54.45	54.45	N 13°14'20" W
C489	1111.00	2°48'30"	54.45	54.45	N 16°02'49" W
C490	1111.00	2°48'30"	54.45	54.45	N 18°51'19" W
C491	1111.00	0°38'19"	12.39	12.39	N 20°34'43" W
C492	489.00	5°22'42"	45.90	45.88	S 05°57'47" E
C494	1111.00	0°08'10"	2.64	2.64	N 03°20'31" W
C527	25.00	88°58'07"	38.81	35.03	N 63°40'47" W
C529	761.50	4°29'17"	59.65	59.63	N 06°27'27" E
C530	761.50	0°56'23"	12.49	12.49	N 03°44'37" W
C531	838.50	2°41'58"	39.51	39.50	N 04°37'25" W
C532	838.50	3°31'06"	51.49	51.48	N 07°43'57" W
C533	838.50	3°31'06"	51.49	51.48	N 11°15'03" W
C534	838.50	3°31'06"	51.49	51.48	N 14°46'09" W
C535	838.50	4°30'11"	65.90	65.88	N 18°46'47" W
C556	650.00	8°56'39"	101.47	101.36	S 07°44'45" E
C559	950.00	15°56'17"	264.28	263.41	N 11°14'35" W
C560	1000.00	17°37'27"	307.60	306.39	N 12°05'09" W
C561	400.00	110°44'31"	773.12	858.28	S 34°28'23" E
C562	450.00	35°14'35"	276.80	272.46	S 05°31'00" W
C564	600.00	15°06'02"	158.13	157.88	S 10°49'27" E
C603	436.00	83°40'10"	636.69	581.61	S 12°33'25" E
C611	289.00	110°44'31"	558.58	475.61	S 34°28'23" E
C622	489.00	12°01'58"	102.70	102.51	S 09°17'25" E
C623	1111.00	17°37'27"	341.74	340.40	N 12°05'09" W
C626	425.00	110°44'31"	821.45	899.42	N 34°28'23" E
C629	275.00	87°04'54"	417.98	378.88	S 14°15'47" E
C630	325.00	87°04'54"	493.95	447.77	S 14°15'47" E
C633	561.00	11°28'32"	112.36	112.17	S 09°51'19" E
C645	625.00	12°54'11"	140.75	140.45	S 09°43'31" E
C646	425.00	2°45'03"	20.40	20.40	S 19°31'22" E
C647	425.00	47°00'02"	348.63	338.94	S 05°21'11" W
C648	425.00	49°38'53"	368.27	356.86	S 53°40'39" W
C659	561.00	11°21'19"	111.18	111.00	S 38°03'26" W
C660	561.00	16°01'26"	156.89	156.38	S 03°53'39" W



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NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C1	1500.00	7°18'15"	191.22	191.09	S 75°29'30" W
C2	1055.00	15°30'23"	285.52	284.65	S 64°05'11" W
C3	1040.00	33°19'37"	604.93	596.44	S 72°59'48" W
C10	625.00	15°06'02"	164.72	164.25	N 10°49'27" W
C24	898.00	15°51'14"	248.48	247.69	N 11°12'03" W
C28	1212.00	14°22'07"	303.94	303.15	S 63°31'03" W
C29	883.00	33°19'37"	513.61	506.40	S 72°59'48" W
C75	172.00	140°11'33"	420.85	323.45	S 05°49'37" W
C233	600.00	5°40'25"	99.41	99.39	S 11°59'20" E
C234	600.00	4°02'56"	42.40	42.39	S 16°21'00" E
C330	1020.00	33°19'37"	593.30	584.97	N 72°59'48" E
C405	1034.00	3°13'11"	58.10	58.10	S 09°32'53" E
C406	172.00	35°03'21"	105.24	103.60	N 11°43'00" W
C407	172.00	35°03'21"	105.24	103.60	N 23°20'22" E
C408	172.00	35°03'21"	105.24	103.60	N 58°23'43" E
C409	172.00	35°03'30"	105.14	103.51	S 45°45'25" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C410	60.00	35°37'10"	37.30	36.70	N 29°49'28" W
C411	60.00	56°28'34"	59.11	56.75	N 75°12'00" W
C412	60.00	35°03'21"	36.71	36.14	S 58°23'43" W
C413	60.00	35°03'21"	36.71	36.14	S 23°20'22" W
C414	60.00	35°03'21"	36.71	36.14	S 11°43'00" E
C415	60.00	35°03'30"	36.68	36.11	S 45°45'25" E
C416	60.00	26°04'13"	27.30	27.07	S 77°18'16" E
C417	25.00	82°29'29"	35.99	32.96	S 53°15'35" E
C418	858.00	1°17'58"	19.45	19.45	N 84°50'44" E
C419	858.00	3°21'42"	50.34	50.33	N 82°30'59" E
C420	858.00	3°20'41"	50.09	50.08	N 79°09'44" E
C421	858.00	3°20'22"	50.01	50.00	N 75°48'13" E
C422	858.00	3°20'44"	50.10	50.09	N 72°28'40" E
C423	858.00	3°21'47"	50.36	50.35	N 69°07'25" E
C424	858.00	3°59'19"	59.73	59.72	N 85°26'52" E
C425	858.00	6°25'27"	96.20	96.15	N 60°14'29" E

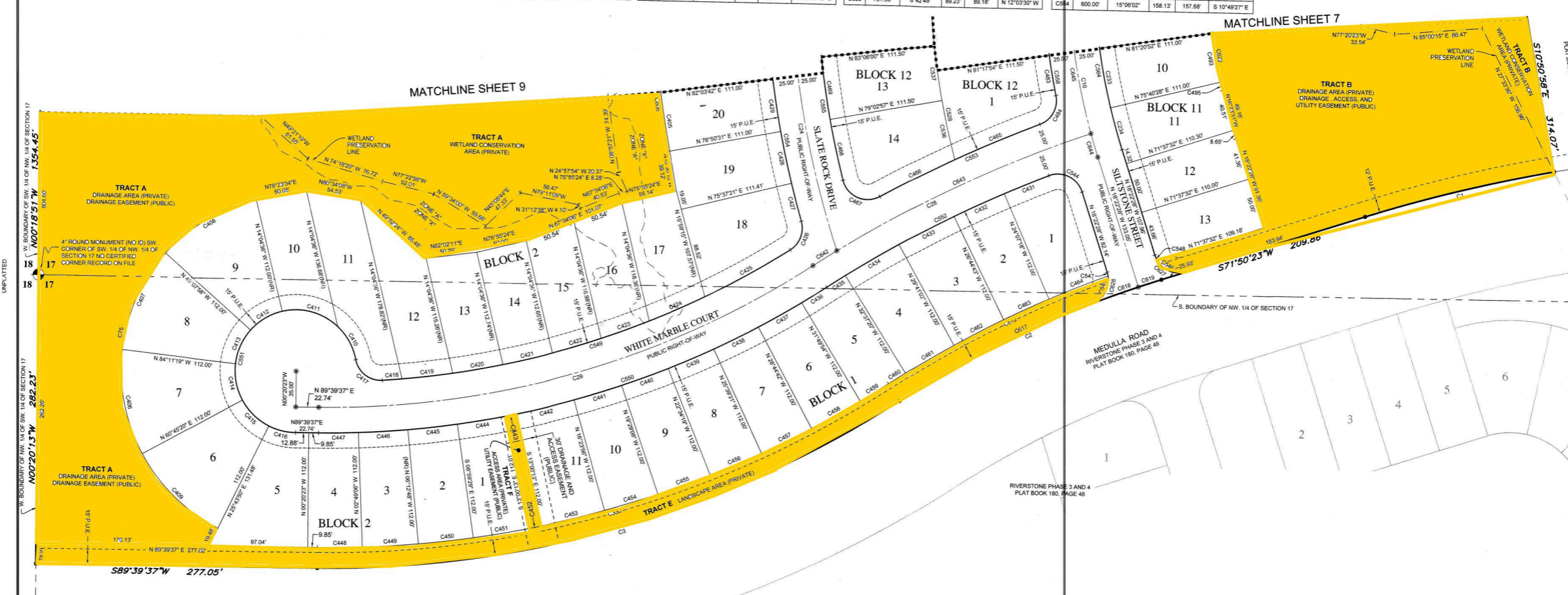
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C426	25.00	73°49'55"	32.19	30.01	N 20°08'18" E
C427	923.00	2°22'30"	38.26	38.29	N 15°33'55" W
C428	923.00	3°13'11"	51.87	51.86	N 12°46'04" W
C429	923.00	3°13'11"	51.87	51.86	N 09°32'53" W
C431	1187.00	2°17'37"	47.52	47.52	S 67°01'30" W
C432	1187.00	2°37'25"	54.35	54.35	S 64°33'59" W
C433	1187.00	2°56'18"	60.88	60.87	S 61°47'08" W
C434	1187.00	2°56'18"	60.88	60.87	S 58°50'49" W
C435	1187.00	1°02'40"	21.64	21.64	S 56°51'20" W
C436	908.00	1°50'07"	29.08	29.08	S 57°15'03" E
C437	908.00	3°05'12"	48.91	48.91	S 59°42'42" W
C438	908.00	3°05'12"	48.91	48.91	S 62°47'54" W
C439	908.00	3°05'12"	48.91	48.91	S 65°53'09" W
C440	908.00	3°05'12"	48.91	48.91	S 68°58'17" W
C441	908.00	3°05'12"	48.91	48.91	S 72°03'28" W
C442	908.00	3°42'38"	58.81	58.80	S 75°27'23" W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C443	908.00	0°37'52"	10.00	10.00	S 77°37'38" W
C444	908.00	3°03'57"	48.59	48.58	S 79°28'33" W
C445	908.00	3°03'58"	49.02	49.02	S 82°33'20" W
C446	908.00	3°04'47"	48.81	48.80	S 85°38'31" W
C447	908.00	2°28'42"	39.28	39.27	S 88°25'16" W
C448	1020.00	2°28'42"	44.12	44.12	N 88°25'16" E
C449	1020.00	3°06'52"	55.44	55.44	N 85°37'29" E
C450	1020.00	3°03'32"	54.45	54.45	N 82°32'17" E
C451	1020.00	3°10'11"	56.43	56.42	N 79°25'28" E
C452	1020.00	0°33'42"	10.00	10.00	N 77°32'29" E
C453	1020.00	3°40'34"	65.44	65.43	N 75°28'21" E
C454	1020.00	3°05'12"	54.95	54.94	N 72°03'28" E
C455	1020.00	3°05'12"	54.95	54.94	N 68°58'17" E
C456	1020.00	3°05'12"	54.95	54.94	N 65°53'09" E
C457	1020.00	3°05'12"	54.95	54.94	N 62°47'54" E
C458	1020.00	3°05'12"	54.95	54.94	N 59°42'42" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C459	1020.00	1°50'07"	32.67	32.67	N 57°15'03" E
C460	1075.00	1°02'40"	19.60	19.60	N 56°51'20" E
C461	1075.00	2°56'18"	55.13	55.13	N 58°50'49" E
C462	1075.00	2°56'18"	55.13	55.13	N 61°47'08" E
C463	1075.00	2°37'25"	49.22	49.22	N 64°33'59" E
C464	1075.00	3°20'01"	62.56	62.54	N 67°32'42" E
C465	1237.00	4°13'08"	91.07	91.05	S 66°30'50" W
C466	1237.00	3°48'37"	82.26	82.25	S 62°29'58" W
C467	25.00	104°27'57"	45.58	38.53	S 67°10'22" W
C468	873.00	3°59'20"	60.78	60.77	N 12°56'43" W
C469	873.00	4°03'03"	61.72	61.71	N 08°58'32" W
C470	873.00	3°30'59"	39.89	39.89	S 10°27'35" E
C471	25.00	80°50'27"	35.27	32.42	S 28°12'09" W
C472	489.00	5°40'25"	48.42	48.40	S 11°29'20" W
C473	489.00	0°58'52"	8.37	8.37	S 14°48'58" E
C528	761.50	6°42'49"	89.23	89.18	N 12°03'30" E

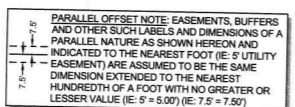
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C36	761.50	4°27'52"	59.34	59.32	N 13°10'59" W
C37	761.50	4°03'03"	53.84	53.83	N 08°55'32" W
C38	25.00	93°27'13"	40.78	36.40	N 65°05'04" W
C45	25.00	77°46'10"	33.93	31.39	N 29°01'22" E
C46	25.00	75°03'10"	32.75	30.46	S 70°38'02" E
C47	25.00	8°30'45"	3.71	3.71	N 14°07'05" W
C48	25.00	14°43'59"	6.43	6.41	S 25°44'27" E
C49	658.00	28°27'56"	426.27	421.90	N 71°15'43" E
C50	908.00	33°19'37"	528.15	520.74	N 72°59'48" E
C51	60.00	258°19'30"	270.82	93.04	S 38°49'22" W
C52	1187.00	11°50'19"	245.26	244.83	S 62°15'09" W
C53	1237.00	8°01'43"	173.19	173.19	S 64°36'31" W
C54	923.00	13°28'44"	217.14	216.64	S 10°00'48" E
C55	873.00	11°39'57"	177.75	177.44	S 09°08'24" E
C56	650.00	8°56'39"	101.47	101.36	S 07°44'45" E
C57	600.00	15°06'02"	158.13	157.68	S 10°49'27" E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C606	1034.00	7°53'03"	142.28	142.17	S 07°12'37" E
C612	1075.00	12°52'43"	241.63	241.12	S 62°46'21" W
C617	1055.00	11°34'27"	213.12	212.76	S 62°07'13" W
C618	1055.00	2°37'48"	48.43	48.42	S 69°13'21" W
C619	1055.00	1°18'08"	23.98	23.98	S 71°11'18" W
C622	489.00	12°01'58"	102.70	102.51	S 09°17'26" E
C627	25.00	89°47'09"	39.18	35.29	S 63°16'02" E
C628	25.00	86°16'55"	37.65	34.19	N 24°46'00" E
C642	1212.00	1°16'23"	27.63	27.63	S 69°59'11" W
C643	1212.00	13°03'44"	276.31	275.71	S 64°10'14" W
C644	625.00	2°11'51"	23.97	23.97	S 17°16'32" E
C645	625.00	12°54'11"	140.75	140.45	S 02°43'31" E



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- LEGEND:**
- = Found (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PCP) Permanent Control Point
 - PK = Parker-Kalon Nail
 - RR = Railroad Spike
 - O.R.B. = Official Records Book
 - PG = Page
 - ID = Identification Tag
 - HOA = Home Owners Association
 - PSM = Professional Surveyor and Mapper
 - PLS = Professional Land Surveyor
 - O/A = Over All
 - P.U.E. = Public Utility Easement

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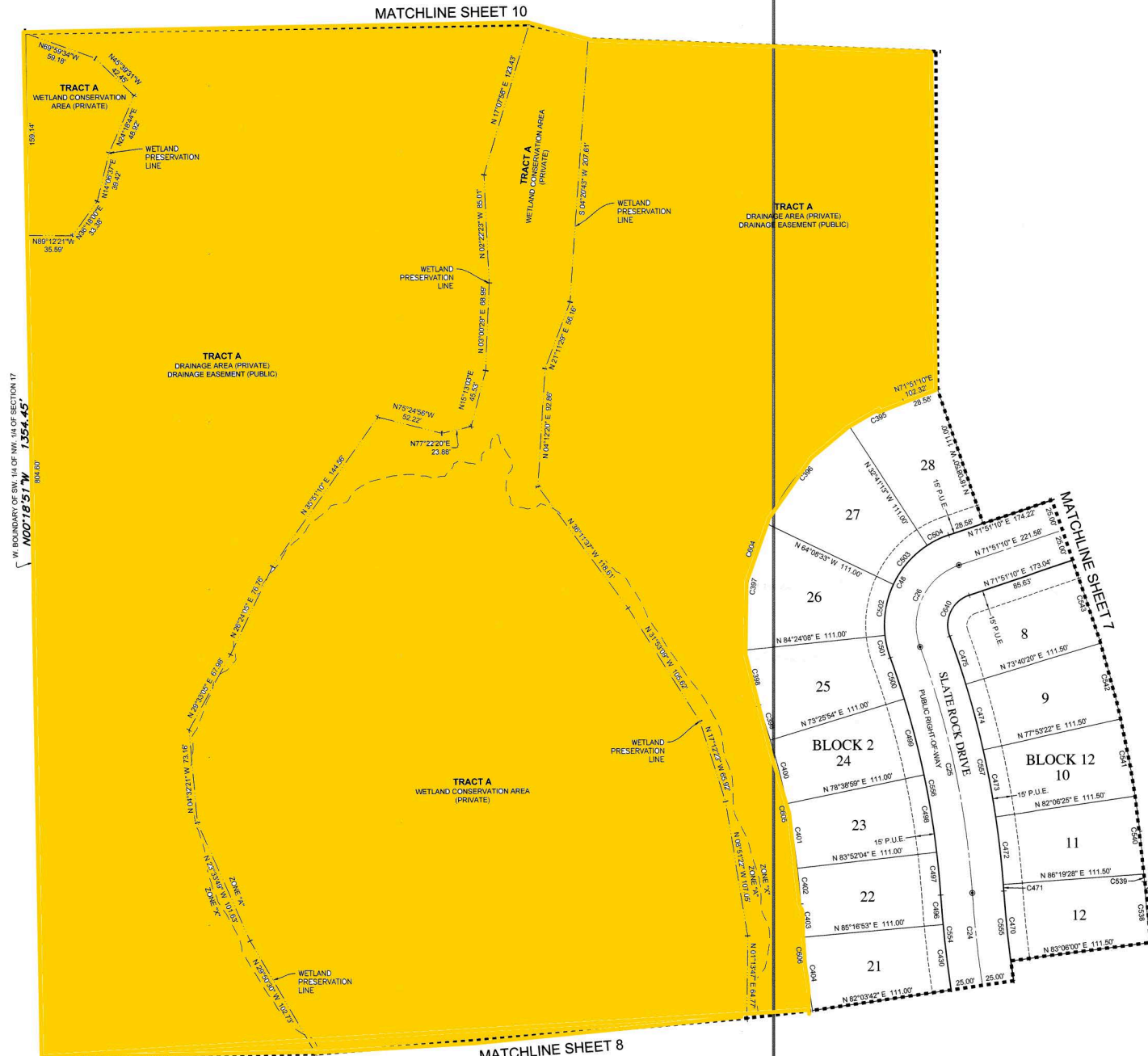
RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



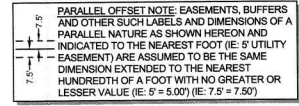
SCALE 1" = 50'
0 25 50 100

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C24	898.00'	15°51'14"	248.48'	247.89'	N 11°2'03" W
C25	702.00'	16°10'59"	198.28'	197.62'	N 11°2'15" W
C26	80.00'	91°18'35"	79.68'	71.51'	N 28°11'52" E
C48	75.00'	91°18'35"	119.52'	107.27'	S 28°11'52" W
C395	186.00'	14°32'23"	47.20'	47.07'	S 64°34'58" W
C396	186.00'	31°27'19"	102.11'	100.84'	S 41°35'07" W
C397	186.00'	31°27'19"	102.11'	100.84'	S 10°07'48" W
C398	186.00'	13°51'33"	44.99'	44.88'	S 12°31'39" E
C399	566.00'	2°53'19"	28.53'	28.53'	S 18°00'46" E
C400	566.00'	5°13'05"	51.55'	51.53'	S 13°57'34" E
C401	566.00'	5°13'05"	51.55'	51.53'	S 08°44'29" E
C402	566.00'	2°51'30"	28.24'	28.23'	S 04°42'11" E
C403	1034.00'	1°26'41"	26.07'	26.07'	S 03°59'48" E
C404	1034.00'	3°13'11"	58.10'	58.10'	S 06°19'42" E
C430	923.00'	3°13'11"	51.87'	51.86'	N 06°19'42" W
C470	873.00'	3°37'35"	55.25'	55.24'	N 05°05'13" W
C471	727.00'	0°24'06"	5.10'	5.10'	N 03°28'29" W
C472	727.00'	4°13'03"	53.51'	53.50'	N 05°47'03" W
C473	727.00'	4°13'03"	53.51'	53.50'	N 10°00'06" W
C474	727.00'	4°13'03"	53.51'	53.50'	N 14°13'09" W
C475	727.00'	3°07'46"	39.70'	39.70'	N 17°53'33" W
C496	923.00'	1°26'41"	23.27'	23.27'	N 03°59'48" W
C497	677.00'	2°51'30"	33.77'	33.77'	N 04°42'11" W
C498	677.00'	5°13'05"	61.66'	61.64'	N 08°44'29" W
C499	677.00'	5°13'05"	61.66'	61.64'	N 13°57'34" W
C500	677.00'	2°53'19"	34.13'	34.13'	N 18°00'46" W
C501	75.00'	13°51'33"	18.14'	18.10'	N 12°31'39" W
C502	75.00'	31°27'19"	41.17'	40.66'	N 10°07'48" E
C503	75.00'	31°27'19"	41.17'	40.66'	N 41°35'07" E
C504	75.00'	14°32'23"	19.03'	18.98'	N 64°34'58" E
C538	761.50'	3°37'35"	48.20'	48.19'	N 05°05'13" W
C539	838.50'	0°24'06"	5.88'	5.88'	N 03°28'29" W
C540	838.50'	4°13'03"	61.72'	61.71'	N 05°47'03" W
C541	838.50'	4°13'03"	61.72'	61.71'	N 10°00'06" W
C542	838.50'	4°13'03"	61.72'	61.71'	N 14°13'09" W
C543	838.50'	4°42'12"	69.83'	66.81'	N 18°40'47" W
C554	923.00'	13°28'44"	217.14'	216.64'	S 10°00'48" E
C555	873.00'	11°39'57"	177.75'	177.44'	S 09°06'24" E
C556	677.00'	16°10'59"	191.22'	190.58'	N 11°21'56" W
C557	727.00'	16°10'59"	205.34'	204.66'	N 11°21'56" W
C604	186.00'	91°18'35"	296.42'	266.03'	S 28°11'52" W
C605	566.00'	16°10'59"	159.67'	159.34'	N 11°21'56" W
C606	1034.00'	7°53'03"	142.28'	142.17'	S 07°12'57" E
C640	25.00'	91°18'35"	39.84'	35.76'	S 28°11'52" W



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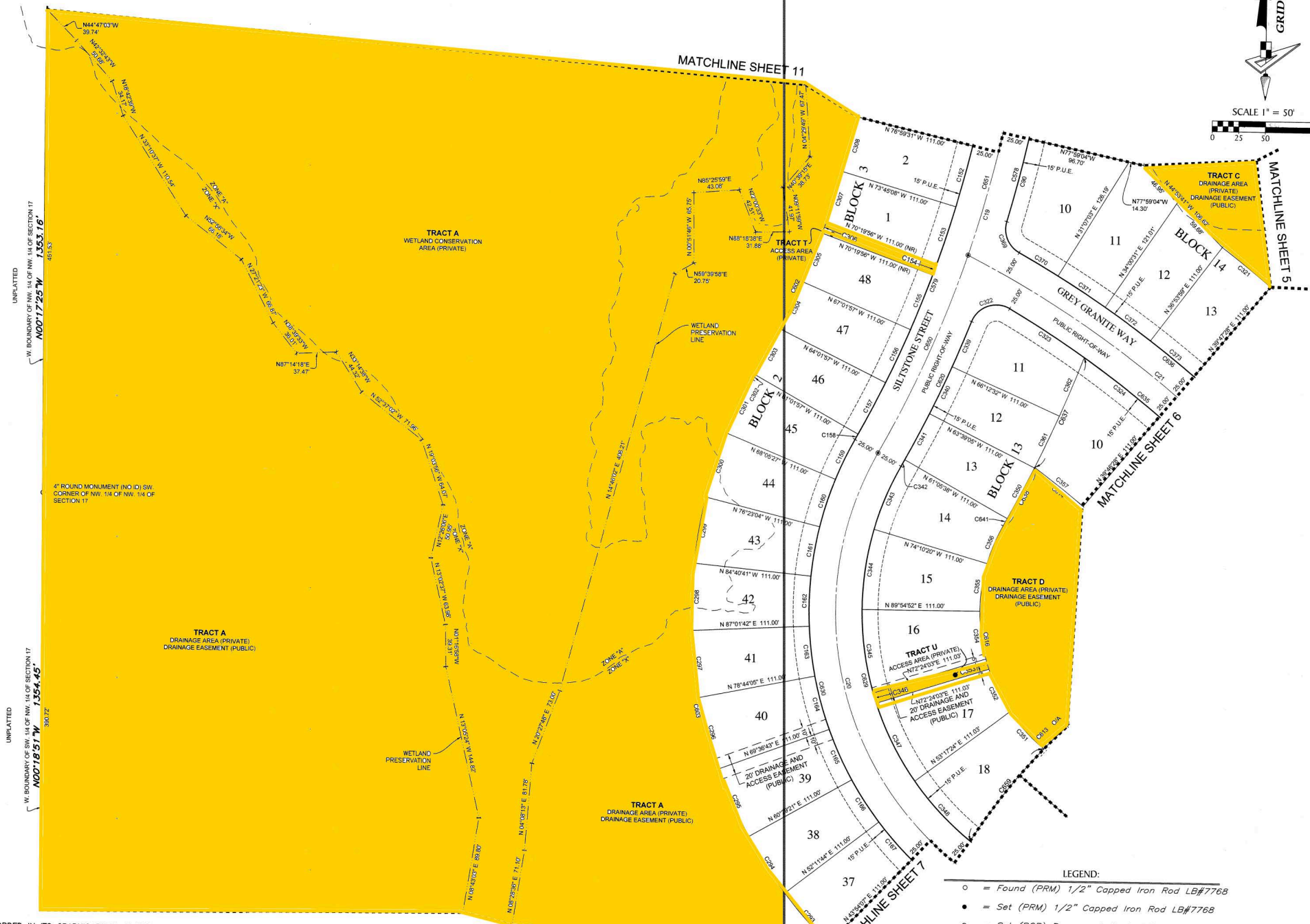
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RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

CURVE DATA TABLE

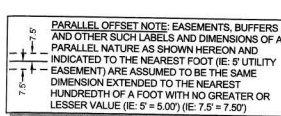
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C19	1075.00'	26°13'07"	491.82	487.64	S 16°10'07" W
C20	300.00'	87°04'54"	455.96	413.32	S 14°15'47" E
C21	1025.00'	23°44'20"	424.68	421.65	S 51°37'04" E
C90	1100.00'	4°11'15"	80.40	80.38	N 14°09'34" E
C152	1050.00'	3°14'24"	59.37	59.37	S 14°37'40" W
C153	1050.00'	3°08'49"	57.67	57.67	S 17°49'17" W
C154	1050.00'	0°32'44"	10.00	10.00	S 19°40'04" W
C155	1050.00'	3°01'37"	55.47	55.47	S 21°27'15" W
C156	1050.00'	3°00'00"	54.98	54.97	S 24°28'03" W
C157	1050.00'	3°00'00"	54.98	54.97	S 27°28'03" W
C158	1050.00'	0°18'38"	5.69	5.69	S 29°07'22" W
C159	325.00'	7°22'08"	41.80	41.77	S 25°35'36" W
C160	325.00'	8°17'37"	47.04	47.00	S 17°45'44" W
C161	325.00'	8°17'37"	47.04	47.00	S 09°28'07" W
C162	325.00'	8°17'37"	47.04	47.00	S 01°10'30" W
C163	325.00'	8°17'37"	47.04	47.00	S 07°07'07" W
C164	325.00'	9°07'22"	51.75	51.69	S 15°49'36" E
C165	325.00'	9°07'22"	51.75	51.69	S 24°56'58" E
C166	325.00'	8°17'37"	47.04	47.00	S 33°39'27" E
C167	325.00'	8°17'37"	47.04	47.00	S 41°57'04" E
C263	436.00'	8°17'37"	63.11	63.06	N 41°57'04" W
C264	436.00'	8°17'37"	63.11	63.06	N 33°39'27" W
C265	436.00'	9°07'22"	69.42	69.35	N 24°56'58" W
C266	436.00'	9°07'22"	69.42	69.35	N 15°49'36" W
C267	436.00'	8°17'37"	63.11	63.06	N 07°07'07" W
C268	436.00'	8°17'37"	63.11	63.06	N 01°10'30" W
C269	436.00'	8°17'37"	63.11	63.06	N 09°28'07" E
C300	436.00'	8°17'37"	63.11	63.06	N 17°45'44" E
C301	436.00'	7°22'08"	56.07	56.04	N 25°35'36" E
C302	939.00'	0°18'38"	5.09	5.09	N 29°07'22" E
C303	939.00'	3°00'00"	49.16	49.16	N 27°28'03" E
C304	939.00'	3°00'00"	49.16	49.16	N 24°28'03" E
C305	939.00'	2°59'41"	49.08	49.08	N 21°28'13" E
C306	939.00'	0°36'37"	10.00	10.00	N 19°40'04" E
C307	939.00'	3°06'53"	51.05	51.04	N 17°48'19" E
C308	939.00'	3°14'24"	53.10	53.09	N 14°37'40" E
C321	1161.00'	2°53'28"	58.58	58.58	N 51°39'16" W
C322	25.00'	98°28'23"	42.95	37.86	N 70°36'16" E
C323	1000.00'	4°48'09"	83.82	83.79	S 57°46'28" E
C324	1000.00'	5°08'51"	89.84	89.81	S 52°47'58" E
C339	1100.00'	2°24'23"	46.20	46.20	S 22°35'16" W
C340	1100.00'	2°33'27"	49.10	49.10	S 25°04'11" W
C341	1100.00'	2°33'27"	49.10	49.10	S 27°37'38" W
C342	1100.00'	0°22'18"	7.14	7.14	S 29°05'31" W
C343	275.00'	13°27'01"	64.56	64.41	S 22°33'10" W
C344	275.00'	15°54'48"	76.38	76.13	S 07°52'16" W
C345	275.00'	16°28'19"	79.05	78.79	S 08°19'17" E
C346	275.00'	2°05'01"	10.00	10.00	S 17°35'57" E
C347	275.00'	17°01'38"	81.72	81.42	S 27°09'17" E
C348	275.00'	15°59'52"	76.78	76.53	S 43°40'01" E
C350	1211.00'	2°33'27"	54.06	54.05	N 27°37'38" E
C351	164.00'	16°30'56"	47.27	47.11	N 43°13'15" W
C352	164.00'	15°37'00"	44.70	44.56	N 27°09'17" W
C353	164.00'	3°29'39"	10.00	10.00	N 17°35'57" W
C354	164.00'	15°46'00"	45.13	44.99	N 07°58'08" W
C355	164.00'	15°54'48"	45.55	45.40	N 07°52'16" E
C356	164.00'	13°27'01"	38.50	38.41	N 22°33'10" E
C357	889.00'	3°45'20"	58.27	58.26	S 52°06'12" E
C358	1211.00'	2°33'27"	54.06	54.05	N 25°04'11" E
C359	1211.00'	2°49'51"	59.83	59.82	N 22°22'32" E
C369	25.00'	77°24'57"	33.78	31.27	S 22°30'17" E
C370	1050.00'	2°19'48"	42.70	42.70	S 60°02'51" E
C371	1050.00'	2°53'28"	52.98	52.98	S 57°28'13" E
C372	1050.00'	2°53'28"	52.98	52.98	S 64°32'45" E
C373	1050.00'	2°53'28"	52.98	52.98	S 51°39'16" E
C578	1100.00'	13°08'38"	252.35	251.79	N 09°37'53" W
C579	1050.00'	26°13'07"	480.48	476.30	N 16°10'07" E
C602	939.00'	26°13'07"	429.69	425.95	N 16°10'07" E
C603	436.00'	83°40'10"	638.69	581.61	S 12°33'25" E
C604	561.00'	42°08'30"	412.62	403.38	S 33°27'01" W
C614	889.00'	14°20'56"	222.64	222.00	N 46°48'24" W
C615	164.00'	80°45'23"	231.19	212.49	S 11°06'01" E
C620	1100.00'	7°53'36"	151.54	151.42	N 25°19'53" E
C629	275.00'	87°04'54"	417.96	378.88	S 14°15'47" E
C630	325.00'	87°04'54"	493.95	447.77	S 14°15'47" E
C631	1000.00'	20°25'38"	356.52	354.63	N 49°57'43" W
C632	1050.00'	21°27'51"	393.35	391.06	N 50°28'50" W
C633	1211.00'	6°21'52"	113.38	113.34	N 23°38'33" E
C634	1211.00'	2°57'12"	62.42	62.41	N 27°48'04" E
C644	1211.00'	0°22'18"	7.86	7.86	N 29°05'31" E
C659	1075.00'	10°54'13"	204.58	204.27	N 23°49'34" E
C659	1075.00'	15°18'54"	287.34	286.49	N 10°43'00" E
C659	561.00'	11°21'19"	111.18	111.00	S 38°03'28" W



SCALE 1" = 50'

NOTICE:
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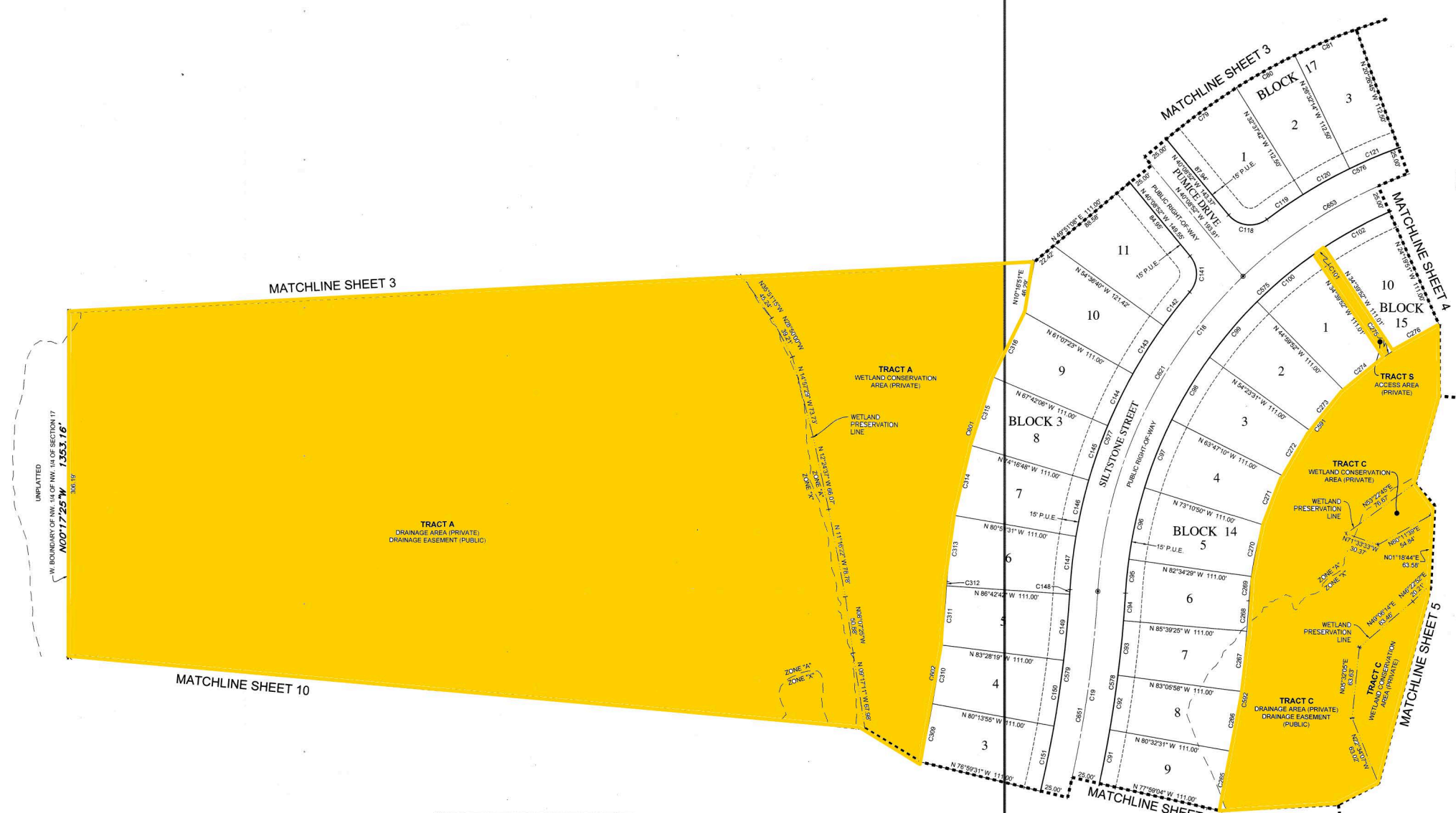
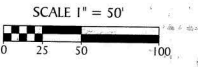


- LEGEND:**
- = Found (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PRM) 1/2" Capped Iron Rod LB#7768
 - = Set (PCP) Permanent Control Point
 - PK = Permanent Reference Monument
 - (R) = Radial Line
 - (NR) = Non-Radial Line
 - O.R.B. = Official Records Book
 - PG = Page
 - ID = Identification Tag
 - PK = Parker-Kalon Nail
 - RR = Railroad Spike
 - IAC = International Agriculture Corporation
 - LB = Licensed Business
 - NO. = Number
 - HOA = Home Owners Association
 - PSM = Professional Surveyor and Mapper
 - PLS = Professional Land Surveyor
 - O/A = Over All
 - P.U.E. = Public Utility Easement

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Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

RIVERSTONE PHASE 5 AND 6

A SUBDIVISION LYING WITHIN SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C18	425.00	89°16'28"	513.85	483.12	S 37°41'48" W
C19	1075.00	26°13'07"	491.92	487.64	S 16°10'07" W
C79	562.50	7°56'27"	77.96	77.90	N 53°24'04" E
C80	562.50	6°05'29"	59.80	59.77	N 60°25'02" E
C81	562.50	6°05'29"	59.80	59.77	N 66°30'31" E
C91	1100.00	2°33'27"	49.10	49.10	N 10°44'13" E
C92	1100.00	2°33'27"	49.10	49.10	N 08°10'45" E
C93	1100.00	2°33'27"	49.10	49.10	N 05°37'18" E
C94	1100.00	1°17'01"	24.64	24.64	N 03°42'04" E
C95	400.00	4°21'58"	30.48	30.47	N 05°14'32" E
C96	400.00	9°23'39"	65.58	65.51	N 12°07'21" E
C97	400.00	9°23'39"	65.58	65.51	N 21°31'00" E
C98	400.00	9°23'39"	65.58	65.51	N 30°54'39" E
C99	400.00	9°23'39"	65.58	65.51	N 40°18'18" E
C100	400.00	9°37'02"	67.14	67.06	N 49°48'39" E
C101	400.00	1°25'57"	10.00	10.00	N 55°20'08" E
C102	400.00	9°37'02"	67.14	67.06	N 60°51'38" E
C118	25.00	87°28'58"	38.17	34.57	S 83°53'21" E
C119	450.00	5°00'08"	39.29	39.27	N 54°52'14" E
C120	450.00	6°05'29"	47.84	47.82	N 60°25'02" E
C121	450.00	6°05'29"	47.84	47.82	N 66°30'31" E
C141	25.00	80°24'34"	35.09	32.28	N 00°03'25" E
C142	450.00	4°52'22"	38.27	38.26	S 37°49'31" W

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C143	450.00	6°30'43"	51.14	51.12	S 32°07'58" W
C144	450.00	6°34'43"	51.67	51.64	S 25°35'16" W
C145	450.00	6°34'43"	51.67	51.64	S 19°00'33" W
C146	450.00	6°34'43"	51.67	51.64	S 12°25'50" W
C147	450.00	6°04'56"	47.77	47.75	S 06°06'01" W
C148	1050.00	0°13'44"	4.20	4.20	S 03°10'26" W
C149	1050.00	3°14'24"	59.37	59.37	S 04°54'30" W
C150	1050.00	3°14'24"	59.37	59.37	S 08°08'53" W
C151	1050.00	3°14'24"	59.37	59.37	S 11°23'17" W
C265	1211.00	2°33'27"	54.06	54.06	N 10°44'13" E
C266	1211.00	2°33'27"	54.06	54.06	N 08°10'45" E
C267	1211.00	2°33'27"	54.06	54.06	N 05°37'18" E
C268	1211.00	1°17'01"	27.13	27.13	N 03°42'04" E
C269	289.00	4°21'58"	22.02	22.02	N 05°14'32" E
C270	289.00	9°23'39"	47.38	47.33	N 12°07'21" E
C271	289.00	9°23'39"	47.38	47.33	N 21°31'00" E
C272	289.00	9°23'39"	47.38	47.33	N 30°54'39" E
C273	289.00	9°23'39"	47.38	47.33	N 40°18'18" E
C274	289.00	9°20'31"	47.12	47.07	N 49°40'24" E
C275	289.00	1°58'58"	10.00	10.00	N 55°20'08" E
C276	289.00	9°20'31"	47.12	47.07	N 60°59'53" E
C309	939.00	3°14'24"	53.10	53.09	N 11°23'17" E
C310	939.00	3°14'24"	53.10	53.09	N 08°08'53" E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING
C311	939.00	3°14'24"	53.10	53.09	N 04°54'30" E
C312	939.00	0°13'44"	3.75	3.75	N 03°10'26" E
C313	561.00	6°04'56"	55.55	55.52	N 06°06'01" E
C314	561.00	6°34'43"	64.41	64.38	N 12°25'50" E
C315	561.00	6°34'43"	64.41	64.38	N 19°00'33" E
C316	561.00	6°34'43"	64.41	64.38	N 25°35'16" E
C375	400.00	69°16'28"	483.63	454.70	S 37°41'48" W
C376	450.00	19°57'52"	156.80	156.01	S 62°21'06" W
C377	450.00	37°12'08"	292.19	287.06	S 21°39'38" W
C378	1100.00	13°08'38"	262.35	251.79	N 09°37'53" E
C379	1050.00	26°13'07"	480.48	476.30	N 16°10'07" E
C391	289.00	69°16'28"	349.42	326.52	S 37°41'48" W
C392	1211.00	6°57'23"	89.30	189.11	N 07°32'16" E
C601	561.00	25°49'03"	152.79	250.65	S 15°58'08" W
C602	939.00	26°13'07"	329.69	425.95	N 16°10'07" E
C621	425.00	42°51'42"	17.93	310.57	S 24°29'24" W
C651	1075.00	15°18'54"	187.34	286.49	N 10°43'00" E

LEGEND:

- = Found (PRM) 1/2" Capped Iron Rod LB#7768
- = Set (PRM) 1/2" Capped Iron Rod LB#7768
- = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768
- O.R.B. = Official Records Book
- PG = Page
- ID = Identification Tag
- PK = Parker-Kalon Nail
- RR = Railroad Spike
- IAC = International Agriculture Corporation
- LB = Licensed Business
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PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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EXHIBIT B - Map of Overnight Parking Areas

Towne Park Estates Amenity Area

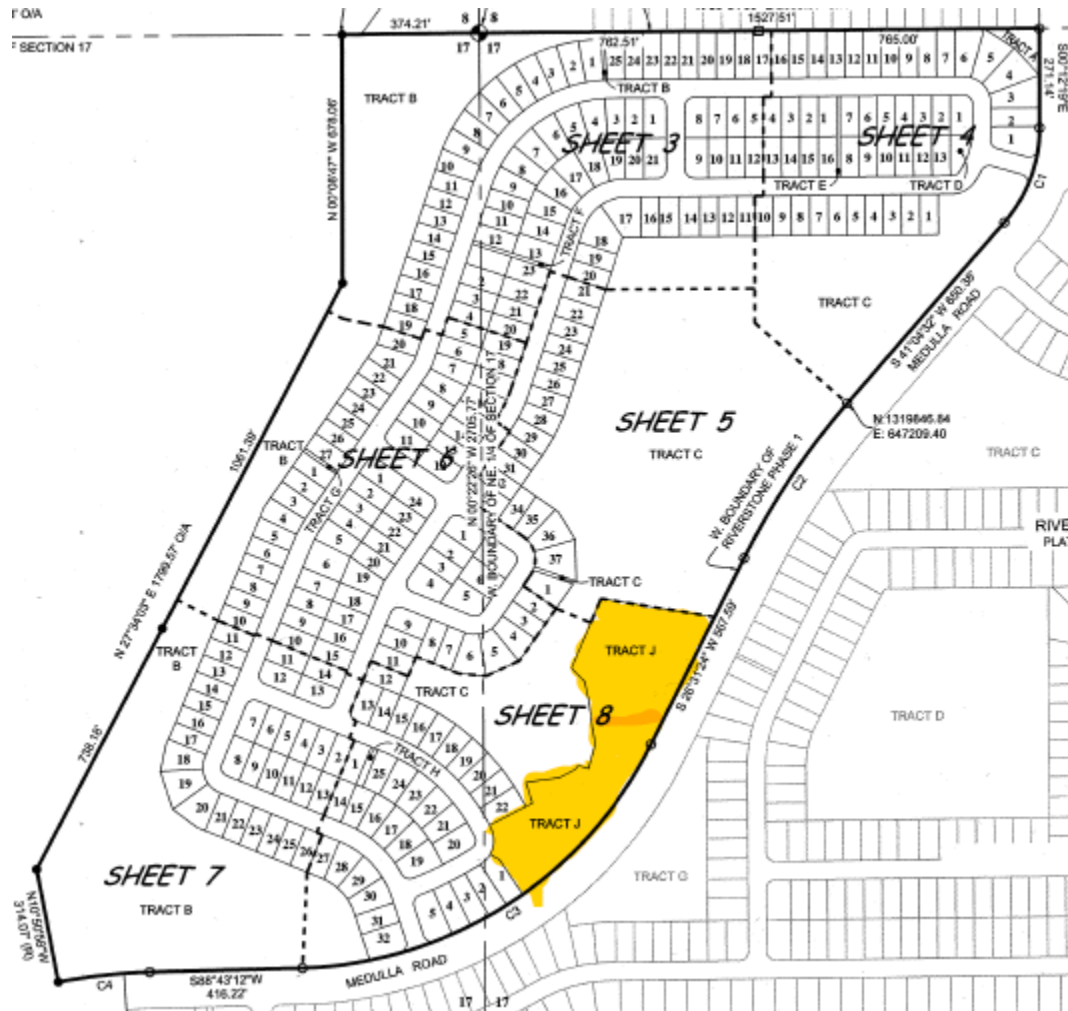
WITH PRE-APPROVED PARKING PASSES ONLY



Map of Overnight Parking Areas

Riverstone Amenity Area

WITH PRE-APPROVED PARKING PASSES ONLY



SECTION VI

FACT SHEET

Phase III Water Shortage Order No. SWF 25-015

The District's Governing Board modified its Water Shortage Order No. SWF 25-015 for all Citrus, DeSoto, Hardee, Hernando, Hillsborough, Manatee, Pasco, Pinellas, Polk, Sarasota and Sumter counties; portions of Charlotte, Highlands and Lake counties; the City of Dunnellon and The Villages in Marion County; and the portion of Gasparilla Island in Charlotte County. The modified order is effective April 3, 2026, through July 1, 2026.

WHAT DOES THIS MEAN?

Water resource conditions are extremely dry and may get worse before they start to improve. The District addresses dry conditions through water shortage actions, which are temporary measures that restrict water use among the various types of permit holders during extended dry conditions.

SUMMARY OF RESTRICTIONS & OTHER REQUIREMENTS:

Beginning April 3, 2026, the following restrictions apply to the jurisdictions listed above:

- The Modified Phase III "Extreme" Water Shortage Order continues one day per week lawn watering Districtwide, including residents on private wells, with stricter watering hours.
- Watering hours are reduced to **12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m.**; properties less than one acre in size may only use one of these windows.
- Unless your city or county already has stricter hours in effect, properties **one acre or larger** may only water **before 4 a.m. and after 8 p.m.**
- Watering days are based on the following schedule for addresses ending in:
 - 0 or 1 shall only water on Monday
 - 2 or 3, on Tuesday
 - 4 or 5, on Wednesday
 - 6 or 7, on Thursday
 - 8 or 9, on Friday along with locations with a mix of addresses or for which an address cannot be determined (such as common areas associated with a subdivision)
- Low-volume watering of plants and shrubs (micro-irrigation, soaker hoses, hand watering) is allowed any day but is limited to before 8 a.m. or after 6 p.m.
- Pressure washing in preparation for painting and sealing is allowed.
- No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing (i.e., driveways).
- Car washing at home (non-commercial) is only allowed on your lawn watering day and you must use a hose with a shutoff nozzle.

- Aesthetic fountain use is limited to **four** hours a day. The regular hours of operation can be selected by the owner but must be posted. Exemptions for koi ponds, small fountains, interactive commercial/institutional recreation areas and other incidental uses (see Rule).
- Restaurants are required to only serve water upon request.
- A full list of restrictions is provided on [WaterMatters.org/Restrictions](https://www.watermatters.org/restrictions).
- Water utilities, in consultation with applicable local enforcement agencies, must:
 - Utilities must implement Phase III water conservation efforts, including customer education about the current water shortage and ways to conserve water.
 - Water utilities and other local enforcement officials must increase their enforcement efforts, including responding to citizen complaints, and monitoring water use through patrols or customer records.
 - Starting 14 days after the effective date of the water shortage order, utilities and other local enforcement officials are to issue citations first without issuing a warning.
 - Any violations should be reported to the appropriate local utility.

ANY QUESTIONS?

- Visit the District's website at [WaterMatters.org/Restrictions](https://www.watermatters.org/restrictions) for more information.
- Send an inquiry to [WaterMatters.org/Restrictions](https://www.watermatters.org/restrictions) at any time.
- Call (813) 856-5679 during business hours from 8 a.m. to 5 p.m.

SECTION VII

SECTION C

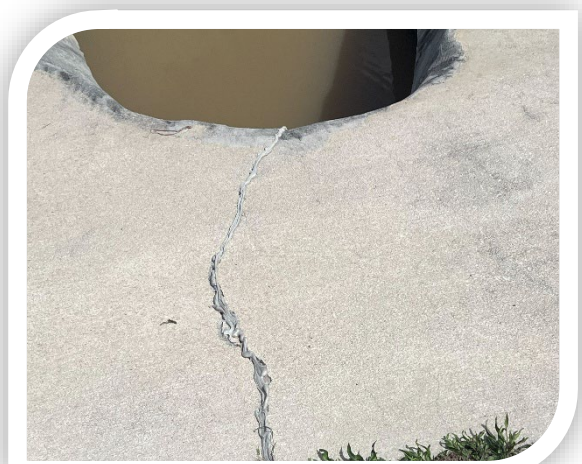
Towne Park CDD

Field Management Report

Completed Items

- The R monument trim was repaired following separation from the main structure, restoring its appearance and stability.
- Maintenance repairs were completed at Amenity 1, where minor potholes were identified and successfully patched.
- A cracked mitered end section located on Medulla was repaired to prevent further deterioration.
- Dog park lighting was evaluated during inspection and was functioning properly at the time of assessment.
- An irrigation system review at the dog park confirmed that coverage is limited to the central fence line between the two park sections.
- The landscaping contractor has reviewed plant material affected by recent freeze conditions.

April



Contracted Services

- The landscaping contractor continues to maintain the community grounds in a satisfactory manner. We have transitioned to a weekly schedule for common areas and a bi-weekly schedule for pond banks.
- The pool facility is being maintained in accordance with established operational and safety standards.
- Janitorial services are effectively maintaining cleanliness and order in the amenity restrooms and dog stations.
- The lake management vendor is providing a high level of service and is proactively implementing measures to address anticipated vegetation growth associated with warmer weather.

Towne Park CDD

Field Management Report – Photo Supplement

Pipkin Wall Restoration



Photo Description:

The wall located along Pipkin has been completed in accordance with the approved scope of work. All previously identified damage has been repaired, and the surface has been refreshed with a clean coat of white paint, improving overall appearance and condition.

SECTION 1

SECTION a.



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: March 30, 2026

SUBMITTED TO:

Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Oak Replacement

	Qty	Unit	Unit Cost	TOTAL
Live Oak	2	30 Gal	\$450.00	\$900.00
			Total:	\$900.00

Note: Mulch is on Separate proposal.

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Fabian Almanza

Accepted by: _____

Date: March 30, 2026

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

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Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Oak Replacement Due to Car Damage

	Qty	Unit	Unit Cost	TOTAL
Live Oak	1	30 Gal	\$450.00	\$450.00
			Total:	\$450.00

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Email: abailey@gmscf.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Freeze Damaged plant Removal Blvd. Both Pools.

	Qty	Unit	Unit Cost	TOTAL
Removal	1	Ea	\$3,600.00	\$3,600.00
			Total:	\$3,600.00

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Submitted by: Fabian Almanza

Accepted by: _____

Date: March 30, 2026

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Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Freeze Damaged Plant Material Replacement Amenities 1

	Qty	Unit	Unit Cost	TOTAL
. Bougainvillea	64	15 Gal.	\$178.75	\$11,440.00
			Total:	\$11,440.00

Note: Would change to Viburnum Odo Dense Hedge will Keep Kids from Climbing Fence.

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Date: March 30, 2026

Date Accepted: _____



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: March 30, 2026

SUBMITTED TO:

Allen Baily
6200 Lee Vista Blvd
Suite 300
Orlando FL 32822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland FL 33811

Freeze Damaged Plant Material Replacement Amenities 2 Clubhouse and Walking Trail

	Qty	Unit	Unit Cost	TOTAL
Downey Jasmine	65	3 gal.	\$20.00	\$1,300.00
Big Blue Liriope	40	1 gal.	\$10.00	\$400.00
Fire Bush	67	3 gal.	\$20.00	\$1,340.00
Podocarpus Pool Pump	30	7 Gal.	\$60.00	\$1,800.00
			Total:	\$4,840.00

Note: Mulch is on Separate proposal.

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Submitted by: Fabian Almanza

Accepted by: _____

Date Accepted: _____

Date: March 30, 2026



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Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

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SUBMITTED TO:

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Orlando FL 32822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland FL 33811

Freeze Damaged Plant Material Replacement Amenities 1 Clubhouse and Parking lot

	Qty	Unit	Unit Cost	TOTAL
Dwarf Red Ixora	93	3 gal.	\$20.00	\$1,860.00
Sunshine Ligustrum	45	3 gal.	\$25.00	\$1,125.00
Viburnum Suspensum	11	3 gal.	\$20.00	\$220.00
Arbicolas	40	3 gal.	\$20.00	\$800.00
Gold Mound To Fill in Existing	7	3 gal.	\$20.00	\$140.00
			Total:	\$4,145.00

Note: Mulch is on Separate proposal.

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Submitted by: Fabian Almanza

Accepted by: _____

Date: March 30, 2026

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SUBMITTED TO:

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6200 Lee Vistga Blvd
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Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscf.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Freeze Damaged plant Replacement Blvd.

	Qty	Unit	Unit Cost	TOTAL
Downey Jasmine	333	3 Gal.	\$20.00	\$6,660.00
Sunshine Ligustrum (Place of Gold Mound will not freeze)	847	3 Gal.	\$10.00	\$8,470.00
Parsoni Juniper	57	1 Gal.	\$20.00	\$1,140.00
Iropetalum Plum	138	3 Gal.	\$20.00	\$2,760.00
				\$0.00
			Total:	\$19,030.00

Note: Mulch is on Separate proposal.

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Fabian Almanza

Accepted by: _____

Date: March 30, 2026

Date Accepted: _____

SECTION b.



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: March 30, 2026

SUBMITTED TO:

Allen Bailly
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: ' 1-407-560-4424
Email: abailey@gmscf.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Freeze Damaged Plant Material Replacement Amenities 1

	Qty	Unit	Unit Cost	TOTAL
Viburnum Odo. In Place Of Boug.	64	15 Gal.	\$178.75	\$11,440.00
			Total:	\$11,440.00

Note: Mulch is on Separate proposal.

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Fabian Almanza

Accepted by: _____

Date Accepted: _____

Date: March 30, 2026

SECTION C.



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 7, 2026

SUBMITTED TO:
Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: ! 1-407-560-4424
Email: abailey@gmscf.com

Job Name / Location:
Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

Mulch 430 Cubic yards Month of May

	Qty	Unit	Unit Cost	TOTAL
Mini Pine Bark	430	Ea	\$60.00	\$25,800.00
			Total:	\$25,800.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Accepted by: _____

Date Accepted: _____

Date: January 7, 2026

SECTION d.



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 7, 2026

SUBMITTED TO:

Allen Baily
6200 Lee Vista Blvd
Suite 300
Orlando FL 32822
Phone: 1-407-560-4424
Email: abailey@gmscf.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland FL 33811

Spring Flower Change

	Qty	Unit	Unit Cost	TOTAL
Flowers	750	Ea	\$2.50	\$1,875.00
			Total:	\$1,875.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Accepted by: _____

Date Accepted: _____

Date: January 7, 2026

SECTION e.



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: March 24,2026

SUBMITTED TO:

Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: ! 1-407-560-4424
Email: abailey@gmscf.com

Job Name / Location:

Town Park CDD
3883 White Egret Lane
Lakeland Fl. 33811

PROPOSAL IS TO TREAT DOG PARK QUARTERLY FOR TURF WEEDS/ WITH 1 FERTILIZATION

	Qty	Unit	Unit Cost	TOTAL
4 TIMES A YEAR TREATMENT	4	Ea	\$70.00	\$280.00
			Total:	\$280.00

***PRICE IS FOR A YEAR (4) TREATMENTS**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Jason Rusticus

Accepted by: _____

Date Accepted: _____

Date: March 24,2026

SECTION D

SECTION 1

Towne Park Community Development District

Summary of Check Register

February 20, 2026 to March 27, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/25/26	1214-1218	\$ 34,461.50
	3/5/26	1219-1221	\$ 5,930.46
	3/11/26	1222-1224	\$ 6,601.82
	3/18/26	1225-1229	\$ 31,808.01
	3/25/26	1230-133	\$ 5,483.25
		<u>General Fund Total</u>	<u>\$ 84,285.04</u>
General Fund - Autopay	3/2/26-3/9/26	80045-80053	\$ 2,402.41
		<u>Autopay Total</u>	<u>\$ 2,402.41</u>
Payroll			
	<u>Supervisors - March 2026</u>		
	Gregory M. Jones	50063	\$ 184.70
	Roger D Runyon	50064	\$ 184.70
	Thomas D Zimmerman	50065	\$ 184.70
	Jennifer Tidwell	50066	\$ 184.70
		<u>Supervisor Total</u>	<u>\$ 738.80</u>
Total Amount			\$ 87,426.25

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00095	2/03/26	48199	202602 330-53800-48200	PEST CONTROL WHITE FEB26	*	120.00		
		2/03/26	48200	202602 330-53800-48200	PEST CONTROL MEDUL FEB26	*	120.00		
								240.00	001214
2/25/26	00107	2/23/26	21278	202602 320-53800-46400	POND MAINTENANCE FEB26	*	5,500.00		
								5,500.00	001215
2/25/26	00077	2/20/26	82689	202602 300-15500-10000	CLEANING SERVICE MAR26	*	1,230.00		
								1,230.00	001216
2/25/26	00068	2/18/26	14280	202601 310-51300-31500	GENERAL COUNSEL JAN26	*	2,457.50		
								2,457.50	001217
2/25/26	00082	2/01/26	22180	202602 320-53800-46200	LANDSCAPE MAINT FEB26	*	25,034.00		
								25,034.00	001218
3/05/26	00076	3/04/26	RES 21-1	202602 310-51300-31100	ENGINEERING SVC FEB26	*	1,951.96		
								1,951.96	001219
3/05/26	00071	3/01/26	30864	202603 330-53800-48000	POOL MAINTENANCE MAR26	*	3,700.00		
								3,700.00	001220
3/05/26	00064	3/05/26	03052026	202603 300-15500-10000	EQUIPMENT LEASE APR26	*	278.50		
								278.50	001221
3/11/26	00121	3/06/26	395272	202603 320-53800-49000	DEPOSIT FOR WALL AT TPE2	*	3,450.00		
								3,450.00	001222
3/11/26	00112	1/06/26	46015971	202601 330-53800-47500	PVC PIPE&FITTINGS REPAIR	*	600.00		
								600.00	001223
3/11/26	00087	2/28/26	12484042	202602 330-53800-34500	SECURITY SERVICE FEB26	*	2,551.82		
								2,551.82	001224

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/18/26	00095	3/04/26	48858	202603	330	53800	48200		PEST CONTROL MEDUL MAR26	*	120.00		
		3/04/26	48859	202603	330	53800	48200		PEST CONTROL WHITE MAR26	*	120.00		
												240.00	001225
3/18/26	00122	3/16/26	DG031620	202603	300	36900	10000		RENTAL FEE REFUND	*	250.00		
												250.00	001226
3/18/26	00077	3/03/26	13468	202603	330	53800	47000		CLEANING SUPPLIES MAR25	*	128.44		
												128.44	001227
3/18/26	00040	3/01/26	226	202603	310	51300	34000		MANAGEMENT FEES MAR26	*	4,156.83		
		3/01/26	226	202603	310	51300	35200		WEBSITE ADMIN MAR26	*	108.17		
		3/01/26	226	202603	310	51300	35100		INFORMATION TECH MAR26	*	162.25		
		3/01/26	226	202603	310	51300	31300		DISSEM AGENT SVC MAR26	*	901.25		
		3/01/26	226	202603	330	57200	11000		AMENITY ACCESS MAR26	*	811.17		
		3/01/26	226	202603	310	51300	51000		OFFICE SUPPLIES	*	.45		
		3/01/26	226	202603	310	51300	42000		POSTAGE	*	11.10		
		3/01/26	226	202603	310	51300	42500		COPIES	*	4.35		
												6,155.57	001228
3/18/26	00082	3/01/26	22571	202603	320	53800	46200		LANDSCAPE MAINT MAR26	*	25,034.00		
												25,034.00	001229
3/25/26	00123	3/20/26	QO17370	202602	330	53800	47500		REPLACE BACKFLOW DEVICE	*	1,175.00		
												1,175.00	001230
3/25/26	00077	3/20/26	82790	202603	300	15500	10000		CLEANING SERVICE APR26	*	1,230.00		
												1,230.00	001231
3/25/26	00115	1/30/26	58	202601	330	53800	47500		MEN'S ROOM REPAIR	*	269.70		

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/30/26	59		202601 330-53800-47500	CHRISTMAS LIGHT REMOVAL	*	550.00	
1/30/26	60		202601 330-53800-47500	AMENITY 1 PARKING LOT	*	220.00	
							1,039.70 001232

3/25/26	00068	3/19/26 14538	202602 310-51300-31500	GENERAL COUNSEL FEB26	*	2,038.55	
							2,038.55 001233

TOTAL FOR BANK A						84,285.04	

TWPK TOWNE PARK CDD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/02/26	00119	2/24/26	1579-03.	202603	330	53800	41000			*	115.35		
			3883 WHITE IBIS	MAR26					SPECTRUM BUSINESS			115.35	080045
3/09/26	00025	3/02/26	1307-02.	202602	330	57200	43000			*	779.59		
			3334 MEDULLA AE	FEB26									
		3/02/26	1307-02.	202602	330	57200	43210			*	508.24		
			3334 MEDULLA AW	FEB26					LAKELAND ELECTRIC			1,287.83	080046
3/09/26	00025	3/02/26	8145-02.	202602	330	57200	43000			*	584.58		
			3883 WHITE IBIS	AE FEB26									
		3/02/26	8145-02.	202602	330	57200	43210			*	183.65		
			3883 WHITE IBIS	AW FEB26					LAKELAND ELECTRIC			768.23	080047
3/09/26	00025	3/03/26	0197-02.	202602	320	53800	43300			*	19.04		
			3334 MEDULLA EP	FEB26					LAKELAND ELECTRIC			19.04	080048
3/09/26	00025	3/03/26	3606-02.	202602	320	53800	43300			*	21.46		
			3896 WHITE IBIS	EP FEB26					LAKELAND ELECTRIC			21.46	080049
3/09/26	00025	3/03/26	3648-02.	202602	320	53800	43300			*	25.94		
			4048 W PIPKIN E	FEB26					LAKELAND ELECTRIC			25.94	080050
3/09/26	00025	3/03/26	5224-02.	202602	320	53800	43200			*	27.27		
			5107 WHITE EGRET	IR FEB26					LAKELAND ELECTRIC			27.27	080051
3/09/26	00025	3/03/26	5225-02.	202602	320	53800	43200			*	27.29		
			3606 PEREGRINE	IR FEB26					LAKELAND ELECTRIC			27.29	080052
3/09/26	00119	3/08/26	7773-03.	202603	330	53800	41000			*	110.00		
			3334 MEDULLA	MAR26					SPECTRUM BUSINESS			110.00	080053
TOTAL FOR BANK Z											2,402.41		
TOTAL FOR REGISTER											86,687.45		

TWPK TOWNE PARK CDD CWRIGHT

SECTION 2

Towne Park
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Towne Park
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 242,450	\$ -	\$ -	\$ -	\$ 242,450
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 212,886	\$ 212,886
State Board Administration	\$ 930,202	\$ -	\$ -	\$ -	\$ 930,202
Investments:					
<u>Series 2016 - 2A</u>					
Reserve	\$ -	\$ 110,475	\$ -	\$ -	\$ 110,475
Revenue	\$ -	\$ 157,966	\$ -	\$ -	\$ 157,966
Prepayment	\$ -	\$ 671	\$ -	\$ -	\$ 671
<u>Series 2018 - 2B</u>					
Reserve	\$ -	\$ 60,400	\$ -	\$ -	\$ 60,400
Revenue	\$ -	\$ 212,934	\$ -	\$ -	\$ 212,934
Prepayment	\$ -	\$ 156	\$ -	\$ -	\$ 156
General	\$ -	\$ 0	\$ -	\$ -	\$ 0
<u>Series 2018 - 3A</u>					
Reserve	\$ -	\$ 256,541	\$ -	\$ -	\$ 256,541
Revenue	\$ -	\$ 693,964	\$ -	\$ -	\$ 693,964
Prepayment	\$ -	\$ 156	\$ -	\$ -	\$ 156
<u>Series 2019 - 3B</u>					
Reserve	\$ -	\$ 167,922	\$ -	\$ -	\$ 167,922
Revenue	\$ -	\$ 427,737	\$ -	\$ -	\$ 427,737
<u>Series 2019 - 3C</u>					
Reserve	\$ -	\$ 112,688	\$ -	\$ -	\$ 112,688
Revenue	\$ -	\$ 264,427	\$ -	\$ -	\$ 264,427
Prepayment	\$ -	\$ 144	\$ -	\$ -	\$ 144
<u>Series 2020 - 3D</u>					
Reserve	\$ -	\$ 200,003	\$ -	\$ -	\$ 200,003
Revenue	\$ -	\$ 438,040	\$ -	\$ -	\$ 438,040
Construction	\$ -	\$ -	\$ 14,108	\$ -	\$ 14,108
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Expenses	\$ 3,726	\$ -	\$ -	\$ -	\$ 3,726
Total Assets	\$ 1,180,878	\$ 3,104,222	\$ 14,108	\$ 212,886	\$ 4,512,094
Liabilities:					
Accounts Payable	\$ 11,534	\$ -	\$ -	\$ -	\$ 11,534
Total Liabilities	\$ 11,534	\$ -	\$ -	\$ -	\$ 11,534
Fund Balance:					
Nonspendable:					
Deposits	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Prepaid Items	\$ 3,726	\$ -	\$ -	\$ -	\$ 3,726
Restricted for:					
Debt Service - Series 2016 - 2A	\$ -	\$ 269,111	\$ -	\$ -	\$ 269,111
Debt Service - Series 2018 - 2B	\$ -	\$ 273,489	\$ -	\$ -	\$ 273,489
Debt Service - Series 2018 - 3A	\$ -	\$ 950,660	\$ -	\$ -	\$ 950,660
Debt Service - Series 2019 - 3B	\$ -	\$ 595,659	\$ -	\$ -	\$ 595,659
Debt Service - Series 2019 - 3C	\$ -	\$ 377,258	\$ -	\$ -	\$ 377,258
Debt Service - Series 2020 - 3D	\$ -	\$ 638,043	\$ -	\$ -	\$ 638,043
Capital Projects	\$ -	\$ -	\$ 14,108	\$ -	\$ 14,108
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 212,886	\$ 212,886
Unassigned	\$ 1,161,118	\$ -	\$ -	\$ -	\$ 1,161,118
Total Fund Balances	\$ 1,169,344	\$ 3,104,222	\$ 14,108	\$ 212,886	\$ 4,500,560
Total Liabilities & Fund Balance	\$ 1,180,878	\$ 3,104,222	\$ 14,108	\$ 212,886	\$ 4,512,094

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,024,144	\$ 1,001,831	\$ 1,001,831	\$ -
Interest Income - SBA	\$ 4,000	\$ 4,000	\$ 8,310	\$ 4,310
Other Income	\$ 4,000	\$ 4,000	\$ 11,307	\$ 7,307
Total Revenues	\$ 1,032,144	\$ 1,009,831	\$ 1,021,448	\$ 11,616
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,800	\$ 200
Employee FICA Expense	\$ 918	\$ 383	\$ 367	\$ 15
Engineering Fees	\$ 30,000	\$ 12,500	\$ 7,849	\$ 4,651
Attorney	\$ 40,000	\$ 16,667	\$ 17,723	\$ (1,056)
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,300	\$ 10,300	\$ 10,300	\$ -
Reamortization Schedules	\$ 625	\$ -	\$ -	\$ -
Dissemination	\$ 10,815	\$ 4,506	\$ 4,506	\$ -
Trustee Fees	\$ 26,254	\$ 21,184	\$ 21,184	\$ -
Management Fees	\$ 49,882	\$ 20,784	\$ 20,784	\$ -
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ -
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ -
Postage & Delivery	\$ 1,300	\$ 542	\$ 598	\$ (56)
Insurance	\$ 8,691	\$ 8,691	\$ 7,454	\$ 1,237
Copies	\$ 250	\$ 104	\$ 63	\$ 41
Legal Advertising	\$ 3,500	\$ 1,458	\$ 1,221	\$ 238
Other Current Charges	\$ 600	\$ 250	\$ 151	\$ 99
Office Supplies	\$ 200	\$ 83	\$ 5	\$ 79
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 202,955	\$ 103,980	\$ 98,533	\$ 5,447

Towne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 39,822	\$ 39,822	\$ 27,384	\$ 12,438
Field Management	\$ 22,712	\$ 9,463	\$ 9,463	\$ -
Landscape Maintenance	\$ 271,575	\$ 113,156	\$ 107,228	\$ 5,928
Landscape Enhancements/Replacement	\$ 55,000	\$ 22,917	\$ 3,506	\$ 19,411
Pond Maintenance	\$ 66,000	\$ 27,500	\$ 27,500	\$ -
Electric	\$ 2,527	\$ 1,053	\$ 96	\$ 957
Water & Sewer	\$ 814	\$ 339	\$ 505	\$ (166)
Irrigation Repairs	\$ 12,500	\$ 5,208	\$ 12,213	\$ (7,004)
General Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 16,040	\$ (7,706)
Contingency	\$ 17,500	\$ 7,292	\$ 4,803	\$ 2,489
Subtotal Field Expenditures	\$ 508,449	\$ 235,084	\$ 208,738	\$ 26,346
Amenity Expenditures				
Electric	\$ 26,400	\$ 11,000	\$ 8,202	\$ 2,798
Water	\$ 10,000	\$ 4,167	\$ 5,095	\$ (928)
Internet & Phone	\$ 3,680	\$ 1,533	\$ 1,100	\$ 433
Playground & Equipment Lease	\$ 7,575	\$ 3,156	\$ 1,393	\$ 1,764
Pool Service Contract	\$ 45,114	\$ 18,798	\$ 20,200	\$ (1,403)
Pool Furniture Repair & Replacement	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Janitorial Services	\$ 22,500	\$ 9,375	\$ 7,021	\$ 2,354
Security Services	\$ 53,025	\$ 22,094	\$ 13,789	\$ 8,305
Pest Control	\$ 3,570	\$ 1,488	\$ 1,460	\$ 28
Amenity Access Management	\$ 9,734	\$ 4,056	\$ 4,061	\$ (5)
Amenity Repair & Maintenance	\$ 30,000	\$ 12,500	\$ 4,268	\$ 8,232
Dolostone Parking Improvements	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Contingency	\$ 20,000	\$ 8,333	\$ 3,310	\$ 5,024
Subtotal Amenity Expenditures	\$ 252,598	\$ 105,249	\$ 69,899	\$ 35,350
Total Operations & Maintenance	\$ 761,047	\$ 340,333	\$ 278,636	\$ 61,696
Total Expenditures	\$ 964,001	\$ 444,312	\$ 377,169	\$ 67,143
Excess (Deficiency) of Revenues over Expenditures	\$ 68,142		\$ 644,279	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (68,142)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (68,142)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 644,279	
Fund Balance - Beginning	\$ -		\$ 525,065	
Fund Balance - Ending	\$ -		\$ 1,169,344	

Towne Park
Community Development District
Debt Service Fund Series 2016 - 2A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,715	\$ 108,623	\$ 108,623	\$ -
Interest	\$ 4,404	\$ 3,370	\$ 3,370	\$ -
Total Revenues	\$ 116,118	\$ 111,993	\$ 111,993	\$ -
Expenditures:				
Interest - 11/1	\$ 37,694	\$ 37,694	\$ 37,694	\$ -
Principal - 11/1	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
Interest - 5/1	\$ 36,819	\$ -	\$ -	\$ -
Total Expenditures	\$ 109,513	\$ 72,694	\$ 72,694	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,606		\$ 39,300	
Fund Balance - Beginning	\$ 117,771		\$ 229,812	
Fund Balance - Ending	\$ 124,377		\$ 269,111	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 2B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 130,304	\$ 127,465	\$ 127,465	\$ -
Interest	\$ 3,543	\$ 2,841	\$ 2,841	\$ -
Total Revenues	\$ 133,847	\$ 130,306	\$ 130,306	\$ -
Expenditures:				
Interest - 11/1	\$ 43,147	\$ 43,147	\$ 43,147	\$ -
Principal - 5/1	\$ 43,147	\$ -	\$ -	\$ -
Interest - 5/1	\$ 35,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 121,294	\$ 43,147	\$ 43,147	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,553		\$ 87,159	
Fund Balance - Beginning	\$ 125,174		\$ 186,330	
Fund Balance - Ending	\$ 137,727		\$ 273,489	

Towne Park
Community Development District
Debt Service Fund Series 2018 - 3A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 525,011	\$ 513,572	\$ 513,572	\$ -
Interest	\$ 12,161	\$ 9,273	\$ 9,273	\$ -
Total Revenues	\$ 537,172	\$ 522,845	\$ 522,845	\$ -
Expenditures:				
Interest - 11/1	\$ 185,200	\$ 185,200	\$ 185,200	\$ -
Principal - 5/1	\$ 185,200	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 515,400	\$ 185,200	\$ 185,200	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 21,772		\$ 337,645	
Fund Balance - Beginning	\$ 353,930		\$ 613,015	
Fund Balance - Ending	\$ 375,702		\$ 950,660	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 335,844	\$ 328,526	\$ 328,526	\$ -
Interest	\$ 7,663	\$ 5,700	\$ 5,700	\$ -
Total Revenues	\$ 343,507	\$ 334,226	\$ 334,226	\$ -
Expenditures:				
Interest - 11/1	\$ 111,372	\$ 111,372	\$ 111,372	\$ -
Principal - 5/1	\$ 111,372	\$ -	\$ -	\$ -
Interest - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 337,744	\$ 111,372	\$ 111,372	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,763		\$ 222,854	
Fund Balance - Beginning	\$ 203,398		\$ 372,805	
Fund Balance - Ending	\$ 209,161		\$ 595,659	

Towne Park
Community Development District
Debt Service Fund Series 2019 - 3C
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 225,524	\$ 220,611	\$ 220,611	\$ -
Interest	\$ 4,723	\$ 3,487	\$ 3,487	\$ -
Total Revenues	\$ 230,248	\$ 224,098	\$ 224,098	\$ -
Expenditures:				
Interest - 11/1	\$ 74,425	\$ 74,425	\$ 74,425	\$ -
Principal - 5/1	\$ 74,425	\$ -	\$ -	\$ -
Interest - 5/1	\$ 75,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 223,850	\$ 74,425	\$ 74,425	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,398		\$ 149,673	
Fund Balance - Beginning	\$ 113,955		\$ 227,585	
Fund Balance - Ending	\$ 120,352		\$ 377,258	

Towne Park
Community Development District
Debt Service Fund Series 2020 - 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 399,925	\$ 391,212	\$ 391,212	\$ -
Interest	\$ 7,857	\$ 5,690	\$ 5,690	\$ -
Total Revenues	\$ 407,782	\$ 396,902	\$ 396,902	\$ -
Expenditures:				
Interest - 11/1	\$ 122,559	\$ 122,559	\$ 122,559	\$ -
Principal - 5/1	\$ 122,559	\$ -	\$ -	\$ -
Interest - 5/1	\$ 155,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 400,119	\$ 122,559	\$ 122,559	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,663		\$ 274,342	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,002)	\$ (3,002)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,002)	\$ (3,002)
Net Change in Fund Balance	\$ 7,663		\$ 271,341	
Fund Balance - Beginning	\$ 165,339		\$ 366,702	
Fund Balance - Ending	\$ 173,002		\$ 638,043	

Towne Park
Community Development District
Capital Projects Fund Series 2020 3D
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 182	\$ 182
Total Revenues	\$ -	\$ -	\$ 182	\$ 182
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 182	\$ 182
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,002	\$ 3,002
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,002	\$ 3,002
Net Change in Fund Balance	\$ -	\$ -	\$ 3,184	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 10,924	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 14,108	\$ -

Towne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ 866	\$ 866	\$ 2,873	\$ -
Total Revenues	\$ 866	\$ 866	\$ 2,873	\$ -
Expenditures:				
Hydraulic Lift (Pool)	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 866		\$ 2,873	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 68,142	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 68,142	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 69,008		\$ 2,873	
Fund Balance - Beginning	\$ 198,338		\$ 210,013	
Fund Balance - Ending	\$ 267,345		\$ 212,886	

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 32,915	\$ 949,626	\$ 12,056	\$ 7,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001,831
Interest Income - SBA	\$ 1,225	\$ 931	\$ 928	\$ 2,498	\$ 2,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,310
Other Income	\$ 560	\$ 9,057	\$ 254	\$ 917	\$ 519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,307
Total Revenues	\$ 1,785	\$ 42,903	\$ 950,807	\$ 15,470	\$ 10,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,021,448

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Employee FICA Expense	\$ 153	\$ 77	\$ 77	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367
Engineering Fees	\$ 1,541	\$ 2,469	\$ 1,559	\$ 328	\$ 1,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,849
Attorney	\$ 4,924	\$ 2,821	\$ 5,482	\$ 2,458	\$ 2,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,723
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 10,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,300
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 901	\$ 901	\$ 901	\$ 901	\$ 901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,506
Trustee Fees	\$ 14,533	\$ -	\$ -	\$ -	\$ 6,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,184
Management Fees	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ 4,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,784
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 57	\$ 28	\$ 10	\$ 481	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598
Insurance	\$ 7,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,454
Copies	\$ 28	\$ 2	\$ 28	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Legal Advertising	\$ 1,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,221
Other Current Charges	\$ 17	\$ -	\$ 37	\$ 55	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 47,733	\$ 11,726	\$ 13,521	\$ 8,657	\$ 16,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,533

Towne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 27,384	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,384
Field Management	\$ 1,893	\$ 1,893	\$ 1,893	\$ 1,893	\$ 1,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Landscape Maintenance	\$ 19,053	\$ 19,053	\$ 19,053	\$ 25,034	\$ 25,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,228
Landscape Enhancements/Replacement	\$ 3,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,506
Pond Maintenance	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,500
Electric	\$ (529)	\$ 258	\$ 231	\$ 70	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96
Water & Sewer	\$ 176	\$ 85	\$ 92	\$ 98	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505
Irrigation Repairs	\$ 6,215	\$ 5,459	\$ 475	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,213
General Repairs & Maintenance	\$ 7,345	\$ 4,295	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,040
Contingency	\$ 87	\$ 3,431	\$ 1,279	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,803
Subtotal Field Expenditures	\$ 70,631	\$ 39,974	\$ 32,922	\$ 32,664	\$ 32,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,738
Amenity Expenditures													
Electric	\$ 2,296	\$ 1,494	\$ 1,560	\$ 1,488	\$ 1,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,202
Water	\$ 2,210	\$ 785	\$ 679	\$ 730	\$ 692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,095
Internet & Phone	\$ 220	\$ 220	\$ 220	\$ 220	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Playground & Equipment Lease	\$ 279	\$ 279	\$ 279	\$ 279	\$ 279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,393
Pool Service Contract	\$ 3,700	\$ 3,700	\$ 5,400	\$ 3,700	\$ 3,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,200
Pool Furniture Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 1,281	\$ 1,350	\$ 1,480	\$ 1,680	\$ 1,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,021
Security Services	\$ 2,665	\$ 3,320	\$ 2,523	\$ 2,728	\$ 2,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,789
Pest Control	\$ 370	\$ 240	\$ 240	\$ 370	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,460
Amenity Access Management	\$ 811	\$ 816	\$ 811	\$ 811	\$ 811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,061
Amenity Repair & Maintenance	\$ 330	\$ -	\$ 1,123	\$ 1,640	\$ 1,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,268
Contingency	\$ 3,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,310
Subtotal Amenity Expenditures	\$ 17,472	\$ 12,204	\$ 14,315	\$ 13,645	\$ 12,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,899
Total Operations & Maintenance	\$ 88,103	\$ 52,178	\$ 47,237	\$ 46,308	\$ 44,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278,636
Total Expenditures	\$ 135,835	\$ 63,904	\$ 60,759	\$ 54,965	\$ 61,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377,169
Excess (Deficiency) of Revenues over Expenditures	\$ (134,050)	\$ (21,001)	\$ 890,049	\$ (39,495)	\$ (51,224)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 644,279
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (134,050)	\$ (21,001)	\$ 890,049	\$ (39,495)	\$ (51,224)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 644,279

Towne Park CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	\$ 1,101,231.50	\$ 119,400.67	\$ 140,111.40	\$ 564,528.08	\$ 361,122.13	\$ 242,499.36	\$ 430,027.32	\$ 2,958,920.46
Net Assessments	\$ 1,024,145.29	\$ 111,042.62	\$ 130,303.60	\$ 525,011.11	\$ 335,843.58	\$ 225,524.40	\$ 399,925.41	\$ 2,751,796.03
	37.22%	4.04%	4.74%	19.08%	12.20%	8.20%	14.53%	100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2016 Debt Service	2018 2B Debt Service	2018 3A Debt Service	2019 3B Debt Service	2019 3C Debt Service	2020 3D Debt Service	Total
11/10/25	10/20-10/21/25	\$3,548.36	(\$158.46)	(\$67.80)	\$0.00	\$3,322.10	\$1,236.39	\$134.06	\$157.31	\$633.82	\$405.45	\$272.26	\$482.81	\$3,322.10
11/14/25	10/1-10/31/25	\$7,445.67	(\$297.80)	(\$142.96)	\$0.00	\$7,004.91	\$2,607.04	\$282.66	\$331.70	\$1,336.46	\$854.92	\$574.09	\$1,018.04	\$7,004.91
11/21/25	11/1-11/7/25	\$44,291.53	(\$1,771.68)	(\$850.40)	\$0.00	\$41,669.45	\$15,508.26	\$1,681.48	\$1,973.14	\$7,950.05	\$5,085.56	\$3,415.03	\$6,055.93	\$41,669.45
11/26/25	11/8-11/15/25	\$70,188.24	(\$2,807.57)	(\$1,347.61)	\$0.00	\$66,033.06	\$24,575.75	\$2,664.62	\$3,126.81	\$12,598.35	\$8,059.02	\$5,411.76	\$9,596.75	\$66,033.06
10/13/25	1% ADMIN FEE	(\$29,589.21)	\$0.00	\$0.00	\$0.00	(\$29,589.21)	(\$11,012.32)	(\$1,194.01)	(\$1,401.11)	(\$5,645.28)	(\$3,611.22)	(\$2,425.00)	(\$4,300.27)	(\$29,589.21)
12/08/25	11/16-11/25/25	\$315,237.31	(\$12,609.63)	(\$6,052.55)	\$0.00	\$296,575.13	\$110,377.38	\$11,967.63	\$14,043.49	\$56,583.13	\$36,195.58	\$24,305.92	\$43,102.00	\$296,575.13
12/16/25	11/26-11/30/25	\$2,376,417.57	(\$95,056.40)	(\$45,627.22)	\$0.00	\$2,235,733.95	\$832,080.71	\$90,218.08	\$105,866.93	\$426,552.39	\$272,860.67	\$183,230.36	\$324,924.81	\$2,235,733.95
12/31/25	12/01-12/15/25	\$24,357.22	(\$4,705.39)	(\$393.04)	\$0.00	\$19,258.79	\$7,167.61	\$777.14	\$911.95	\$3,674.36	\$2,350.44	\$1,578.36	\$2,798.93	\$19,258.79
01/09/26	12/16-12/31/25	\$28,919.12	(\$868.50)	(\$561.01)	\$0.00	\$27,489.61	\$10,230.90	\$1,109.29	\$1,301.69	\$5,244.70	\$3,354.98	\$2,252.92	\$3,995.13	\$27,489.61
01/29/26	10/01-12/31/25	\$0.00	\$0.00	\$0.00	\$4,902.66	\$4,902.66	\$1,824.64	\$197.83	\$232.15	\$935.37	\$598.35	\$401.80	\$712.52	\$4,902.66
02/12/26	1/1-1/31/26	\$20,262.80	(\$425.87)	(\$396.74)	\$0.00	\$19,440.19	\$7,235.12	\$784.46	\$920.54	\$3,708.97	\$2,372.58	\$1,593.23	\$2,825.29	\$19,440.19
TOTAL		\$ 2,861,078.61	\$ (118,701.30)	\$ (55,439.33)	\$ 4,902.66	\$ 2,691,840.64	\$ 1,001,831.48	\$ 108,623.24	\$ 127,464.60	\$ 513,572.32	\$ 328,526.33	\$ 220,610.73	\$ 391,211.94	\$ 2,691,840.64

98%	Net Percent Collected
\$59,955.39	Balance Remaining to Collect

SECTION 3

RESOLUTION 2026-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; RE-DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towne Park Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Lakeland, Polk County, Florida; and

WHEREAS, the District desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s principal headquarters for the purpose of establishing proper venue shall be located at _____, within Polk County, Florida.

SECTION 2. The District’s local records office shall be located at _____.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF APRIL 2026.

ATTEST:

**TOWNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors