

POLK COUNTY ORDINANCE NO 2021-040

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA ESTABLISHING THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2020); PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Forestar (USA) Real Estate Group, Inc., a Delaware corporation (“Petitioner”) has filed a Petition to Establish the Fox Branch Ranch Community Development District (“Petition”) with the Board of County Commissioners of Polk County (“County Commission”) pursuant to Section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing the Fox Branch Ranch Community Development District (“District”) pursuant to Chapter 190, *Florida Statutes* (2020); and

WHEREAS, Petitioner is a Delaware corporation authorized to conduct business in the State of Florida, whose address is 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750; and

WHEREAS, the owners of one hundred percent (100%) of the real property to be included in the District have consented to the establishment of the District; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on July 20, 2021, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that duly noticed hearing, the County Commission has considered the record of the public hearing and the statutory factors set forth in section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the County Commission, pursuant to the information contained within the Petition and based on an investigation conducted by Polk County (“County”) staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District, finds as follows:

- (1) The statements within the Petition are true and correct; and
- (2) The Petition is complete in that it meets the requirements of Section 190.005(2)(a), *Florida Statutes* (2020); and
- (3) The appropriate County staff have reviewed the Petition for establishment of the District on the proposed land and have advised the County Commission that said Petition is complete and sufficient; and
- (4) Establishment of the District by this Ordinance is subject to and not inconsistent with any applicable element or portion of the state comprehensive plan or the Polk County Comprehensive Plan; and
- (5) The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and
- (6) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
- (7) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- (8) The area that will be served by the District is amenable to separate special-district government; and

WHEREAS, pursuant to the information stated above, the County Commission has decided to grant the District’s Petition to Establish the Fox Branch Ranch Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, upon the effective date of this establishing Ordinance, the Fox Branch Ranch Community Development District, as created by general law, will be duly and legally authorized to exist on the proposed property and to exercise all of its general and special powers as limited by law.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA:

SECTION 1. TITLE. This Ordinance shall be known and may be cited as the “Fox Branch Ranch Community Development District Establishment Ordinance.”

SECTION 2. BOARD FINDINGS. The Board findings set forth in the recitals to this Ordinance are hereby incorporated in this Ordinance.

SECTION 3. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 4. CREATION OF DISTRICT; DISTRICT NAME. The Petition filed to create the Fox Branch Ranch Community Development District is hereby granted and there is hereby created a community development district, which is situated entirely within unincorporated Polk County, Florida, which District shall be known as the “Fox Branch Ranch Community Development District.”

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference, the overall boundaries encompassing 400.97 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District.

SECTION 6. FUNCTIONS AND POWERS. The District is limited to the performance of those powers and functions as described in Chapter 190, *Florida Statutes*. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and

described in Section 190.012(2)(a), *Florida Statutes*; and security powers, including but not limited to walls, fences, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), *Florida Statutes*. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all Polk County ordinances and policies governing land planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting powers governing land development or the use of land. No debt or obligation of the District shall constitute a burden on any local general purpose government.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Mary Moulton, Alex Madison, Robyn Bronson, Tim Hultgreen and John Wiggins. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

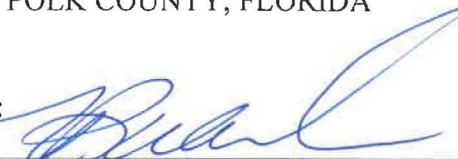
SECTION 8. SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue remain in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgement that a copy of this Ordinance has been filed with the Secretary of State.

DULY ADOPTED by the Polk County Board of County Commissioners with a quorum present and voting this 20th day of July, 2021.

BOARD OF COUNTY COMMISSIONERS
OF POLK COUNTY, FLORIDA

By:


Chairperson/Vice-Chairperson



Stacy M. Butterfield, Clerk

ATTEST:
POLK COUNTY CLERK OF THE BOARD

By:


Clerk/Deputy Clerk of the Board

EXHIBIT A LEGAL DESCRIPTION

NOTES:

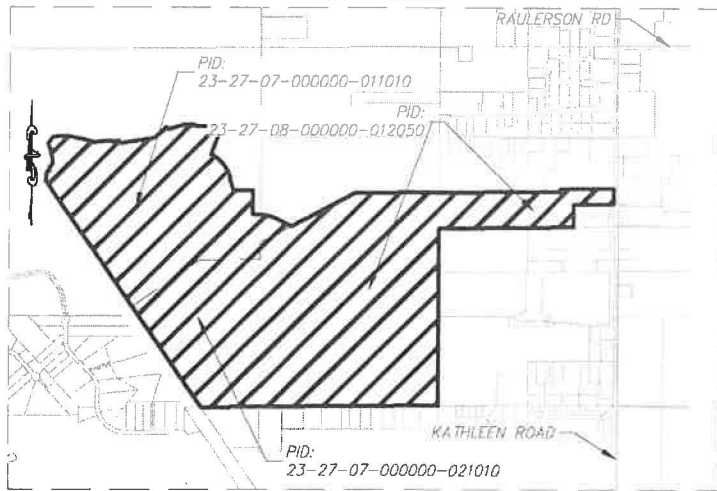
1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 00°08'34" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST.
2. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD, WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: NCS-1013245-2-CAST, DATED MAY 12, 2020.
3. THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 05/10/2021 PER FAC 5J-17.062(2).

SHEET INDEX:

SHEET 1: VICINITY MAP/LEGEND/NOTES
SHEETS 2-3: LEGAL DESCRIPTION
SHEETS 4-6: SKETCH OF DESCRIPTION

EXHIBIT 2

VICINITY MAP
NOT TO SCALE



LEGEND:

- LINE BREAK
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- B.O.B. BASIS OF BEARING
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PID PARCEL IDENTIFICATION
- PG(S) PAGE(S)
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- SF SQUARE FEET
- P.O.B. POINT OF BEGINNING
- SEC SECTION
- N.P. NOT PLATTED
- CHANGE IN DIRECTION



WILLIAM D. DONLEY
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 6

(SEE SHEETS 2-3 FOR LEGAL DESCRIPTION OF SKETCH)
(SEE SHEETS 4-6 FOR SKETCH OF LEGAL DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/10/2021
REV DATE:
SCALE: N/A

PROJ: 50138737
DRAWN BY: HCY
CHECKED BY: WDD

Drawing name: S:\Fox Branch Ranch\DMG-Civil\3D\Fox Branch Ranch_surb\sketch.dwg SHEET 1 May 10, 2021 7:35am by: wdd

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER FOR SECTIONS 7, 8, 17 AND 18, OF SAID TOWNSHIP 27 SOUTH, RANGE 23 EAST FOR A POINT OF BEGINNING, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 7, SOUTH 89°19'21" WEST, 852.55 FEET TO A POINT ON THE NORTHEASTERLY RAILROAD RIGHT-OF-WAY LINE OF A 200 FOOT WIDE C.S.X. RAILROAD; THENCE ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY LINE, NORTH 34°33'24" WEST, 4082.47 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 55°26'27" EAST, 25.97 FEET; THENCE NORTH 14°08'09" WEST, 33.50 FEET; THENCE NORTH 11°16'26" EAST, 27.08 FEET; THENCE NORTH 01°06'05" WEST, 32.42 FEET; THENCE NORTH 27°59'44" EAST, 29.29 FEET; THENCE NORTH 84°02'58" EAST, 21.60 FEET; THENCE NORTH 34°06'38" EAST, 25.04 FEET; THENCE NORTH 07°52'12" WEST, 25.29 FEET; THENCE NORTH 30°41'26" WEST, 13.12 FEET; THENCE NORTH 60°31'44" EAST, 32.79 FEET; THENCE NORTH 28°29'04" EAST, 43.85 FEET; THENCE NORTH 12°33'02" EAST, 36.86 FEET; THENCE NORTH 10°25'56" WEST, 54.87 FEET; THENCE NORTH 19°45'19" WEST, 54.14 FEET; THENCE NORTH 04°41'21" EAST, 23.45 FEET; THENCE NORTH 19°32'46" WEST, 79.38 FEET; THENCE NORTH 18°31'33" WEST, 61.79 FEET; THENCE NORTH 50°58'34" EAST, 29.11 FEET; THENCE NORTH 23°58'29" EAST, 45.70 FEET; THENCE NORTH 44°07'26" EAST, 43.40 FEET; THENCE NORTH 83°09'12" EAST, 63.19 FEET; THENCE NORTH 87°12'42" EAST, 72.52 FEET; THENCE SOUTH 89°26'39" EAST, 85.11 FEET; THENCE SOUTH 79°40'23" EAST, 79.32 FEET; THENCE SOUTH 79°08'23" EAST, 84.89 FEET; THENCE SOUTH 81°59'17" EAST, 87.19 FEET; THENCE SOUTH 68°14'21" EAST, 97.87 FEET; THENCE SOUTH 80°15'00" EAST, 39.66 FEET; THENCE SOUTH 89°38'20" EAST, 36.99 FEET; THENCE NORTH 82°19'41" EAST, 99.19 FEET; THENCE NORTH 85°57'12" EAST, 79.47 FEET; THENCE SOUTH 89°52'01" EAST, 55.66 FEET; THENCE SOUTH 44°07'24" EAST, 25.83 FEET; THENCE NORTH 58°21'55" EAST, 17.59 FEET; THENCE SOUTH 89°25'19" EAST, 24.62 FEET; THENCE NORTH 53°34'27" EAST, 30.82 FEET; THENCE SOUTH 76°05'29" EAST, 17.20 FEET; THENCE SOUTH 35°01'21" EAST, 16.13 FEET; THENCE SOUTH 13°28'37" EAST, 25.01 FEET; THENCE SOUTH 33°59'22" WEST, 6.65 FEET; THENCE NORTH 78°47'33" EAST, 95.89 FEET; THENCE NORTH 81°02'51" EAST, 355.99 FEET; THENCE NORTH 80°37'43" EAST, 48.93 FEET; THENCE NORTH 69°07'27" EAST, 62.04 FEET; THENCE NORTH 31°36'34" EAST, 20.22 FEET; THENCE NORTH 51°31'26" EAST, 27.79 FEET; THENCE NORTH 45°22'56" EAST, 28.42 FEET; THENCE NORTH 45°22'56" EAST, 10.10 FEET; THENCE NORTH 52°56'50" EAST, 32.07 FEET; THENCE NORTH 46°03'21" EAST, 77.58 FEET; THENCE SOUTH 39°52'08" EAST, 7.90 FEET; THENCE SOUTH 61°23'59" EAST, 48.17 FEET; THENCE NORTH 71°35'04" EAST, 246.98 FEET; THENCE SOUTH 87°59'21" EAST, 79.27 FEET; THENCE SOUTH 76°49'32" EAST, 111.37 FEET; THENCE SOUTH 89°04'35" EAST, 124.30 FEET; THENCE SOUTH 74°54'56" EAST, 116.20 FEET; THENCE SOUTH 57°34'36" EAST, 86.51 FEET; THENCE SOUTH 89°16'57" EAST, 13.02 FEET; THENCE SOUTH 21°22'22" WEST, 370.99 FEET; THENCE SOUTH 63°36'40" EAST, 0.42 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, 452.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 559.50 FEET AND A CENTRAL ANGLE OF 46°20'59" (CHORD BEARING SOUTH 40°24'06" EAST, 440.37 FEET); THENCE SOUTH 17°15'57" EAST, 189.48 FEET; THENCE NORTH 89°59'45" EAST, 292.42 FEET; THENCE SOUTH 00°08'18" WEST, 361.16 FEET TO A POINT ON A CURVE; THENCE EASTERLY, 473.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 839.50 FEET AND A CENTRAL ANGLE OF 32°17'26" (CHORD BEARING SOUTH 74°27'53" EAST, 466.89 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, 119.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.50 FEET AND A CENTRAL ANGLE OF 14°55'07" (CHORD BEARING SOUTH 65°46'43" EAST, 119.57 FEET); THENCE NORTH 62°13'49" EAST, 1055.17 FEET TO A POINT LYING 513.70 FEET NORTH OF THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 8; THENCE NORTH 89°22'45" EAST, 1240.06 FEET; THENCE ALONG THE NORTH BOUNDARY

(DESCRIPTION CONTINUED ON SHEET 3)

SHEET 2 OF 6

(SEE SHEETS 4-6 FOR SKETCH OF DESCRIPTION)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

—OF—

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/10/2021
REV DATE:
SCALE: N/A

PROJ: 50138737
DRAWN BY: WCY
CHECKED BY: WDD

Drawing name: S:\Fox Branch Ranch\DWG-Civil\DWG-Fox Branch Ranch_sursketch.dwg SHEET 2 May 10, 2021 7:35am by: wcy

OF THE SOUTH 530.8 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°22'00" EAST, 1317.71 FEET; 2) NORTH 89°24'25" EAST, 484.59 FEET, TO A POINT ON THE WEST BOUNDARY OF THE EAST 850 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID WEST BOUNDARY, NORTH 00°07'19" EAST, 31.20 FEET, TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 562 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, NORTH 89°24'25" EAST, 791.16 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF KATHLEEN ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 00°26'33"W, 19.69 FEET; 2) SOUTH 00°07'49" EAST, 100.00 FEET; 3) SOUTH 00°00'57" EAST, 100.00 FEET; 4) SOUTH 02°34'53" WEST, 4.93 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 337 FEET OF THE AFORESAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89°24'44" WEST, 587.39 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 646 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID WEST BOUNDARY, SOUTH 00°05'16" WEST, 337.48 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG SAID NORTH BOUNDARY, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°24'25" WEST, 682.12 FEET; 2) SOUTH 89°22'00" WEST, 1322.73 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 8; THENCE ALONG THE EAST BOUNDARY OF THE AFORESAID SOUTHWEST 1/4 OF SAID SECTION 8, SOUTH 00°01'41" EAST, 2628.25 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 8; THENCE ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4 OF SECTION 8, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°30'02" WEST, 1321.79 FEET; 2) SOUTH 89°33'58" WEST, 1320.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,466,466 SQUARE FEET, BEING 400.97 ACRES, MORE OR LESS.

SHEET 3 OF 6

(SEE SHEETS 4-6 FOR SKETCH OF DESCRIPTION)

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SKETCH AND DESCRIPTION

—OF—

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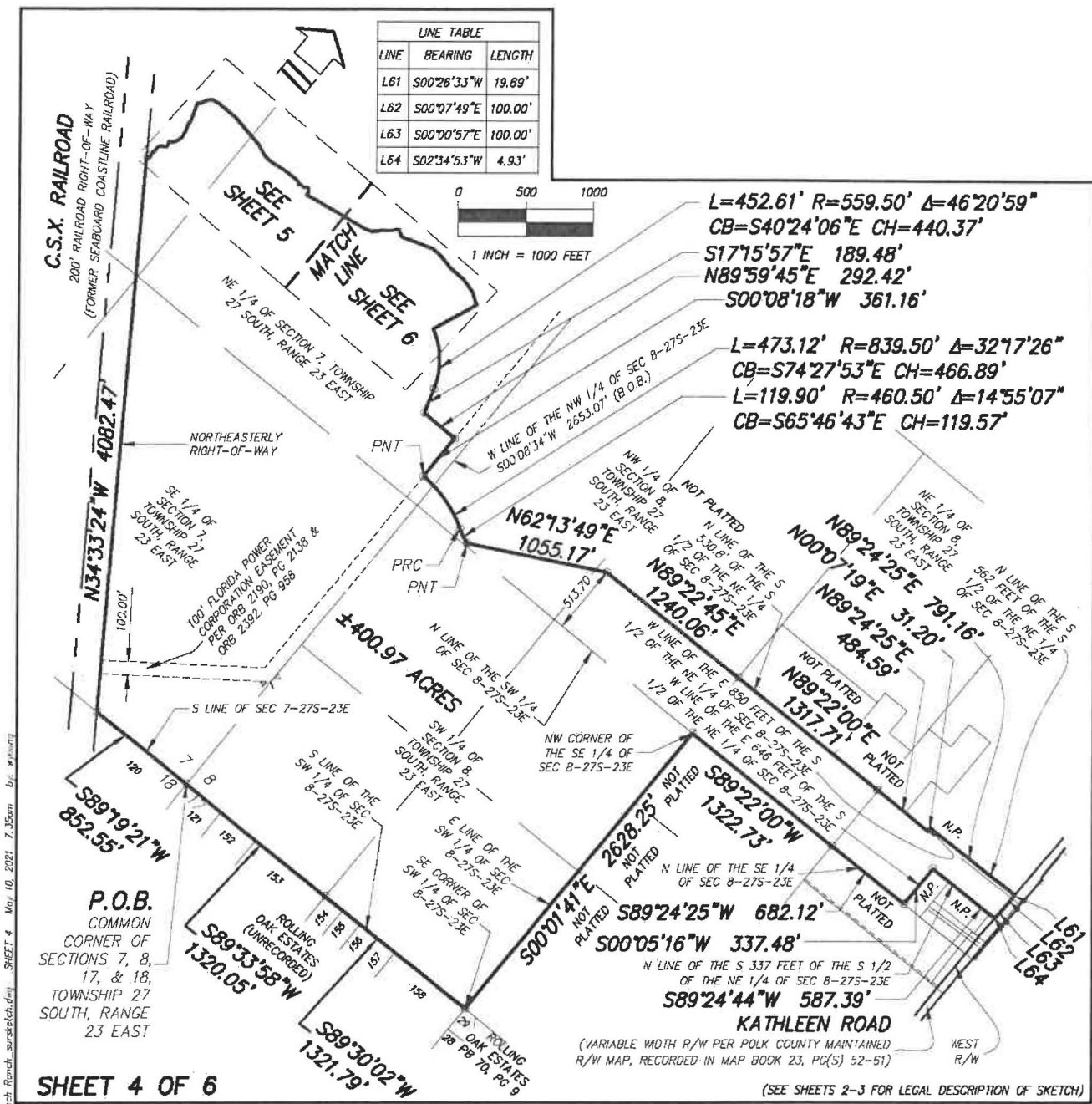
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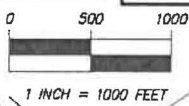
DATE: 05/10/2021
REV DATE:
SCALE: N/A

PROJ: 50138737
DRAWN BY: WCY
CHECKED BY: WDD

Drawing name: S:\Fox Branch Ranch\DWG-Civil\30\Fox Branch Ranch_surbkstat.ctb.dwg SHEET 3 May 10, 2021 7:35am by: wcywnt




LINE TABLE		
LINE	BEARING	LENGTH
L61	S00°26'33\"W	19.69'
L62	S00°07'49\"E	100.00'
L63	S00°00'57\"E	100.00'
L64	S02°34'53\"W	4.93'



Drawing name: S:\Fox Branch Ranch\DWG-Civil 3D\Fox Branch Ranch_sursketch.dwg SHEET 4 of 6 May 10, 2021 7:35am by: WJC/STC

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION
 -OF-
**FOX BRANCH RANCH
 COMMUNITY DEVELOPMENT
 DISTRICT**
 SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST
 POLK COUNTY FLORIDA



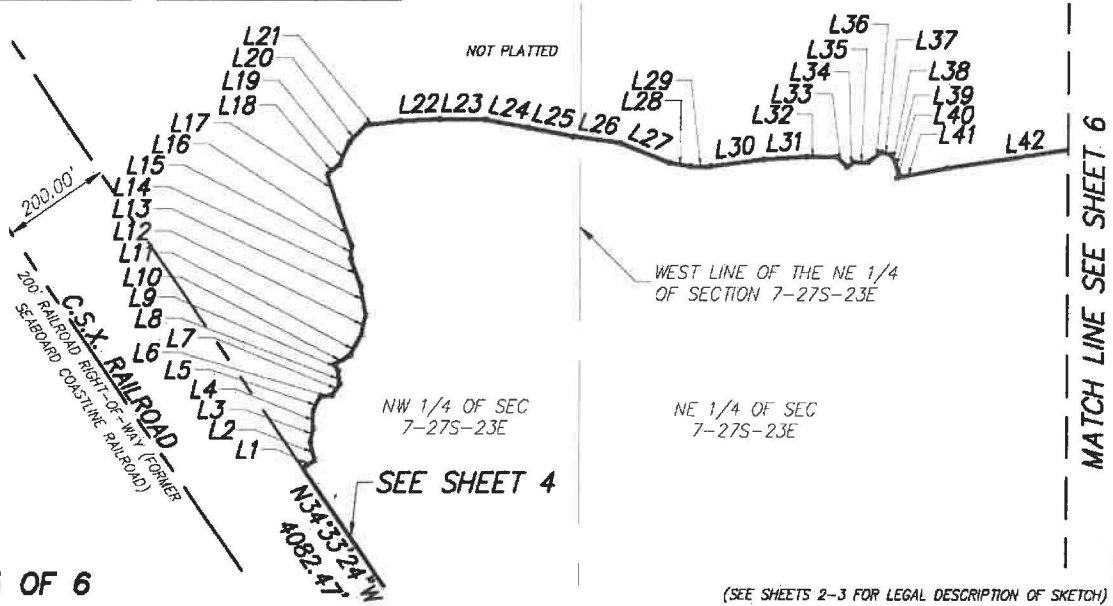
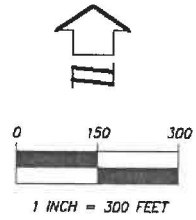
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PREPARED FOR:
**FORESTAR (USA) REAL
 ESTATE GROUP, INC.**
 DATE: 05/10/2021
 REV DATE:
 SCALE: 1" = 1000'
 PROJ: 50138737
 DRAWN BY: WCY
 CHECKED BY: WDD

LINE	BEARING	LENGTH
L1	N55°26'27"E	25.97'
L2	N14°08'09"W	33.50'
L3	N11°16'26"E	27.08'
L4	N01°06'05"W	32.42'
L5	N27°59'44"E	29.29'
L6	N84°02'58"E	21.60'
L7	N34°06'38"E	25.04'
L8	N07°52'12"W	25.29'
L9	N30°41'26"W	13.12'
L10	N80°31'44"E	32.79'
L11	N28°29'04"E	43.85'
L12	N12°33'02"E	36.86'
L13	N10°25'56"W	54.87'
L14	N19°45'19"W	54.14'
L15	N04°41'21"E	23.45'
L16	N19°32'46"W	79.38'
L17	N18°31'33"W	61.79'
L18	N50°58'34"E	29.11'
L19	N23°58'29"E	45.70'
L20	N44°07'26"E	43.40'

LINE	BEARING	LENGTH
L21	N63°09'12"E	63.19'
L22	N87°12'42"E	72.52'
L23	S89°26'39"E	85.11'
L24	S79°40'23"E	79.32'
L25	S79°08'23"E	84.89'
L26	S81°59'17"E	87.19'
L27	S68°14'21"E	97.87'
L28	S80°15'00"E	39.66'
L29	S89°38'20"E	36.99'
L30	N82°19'41"E	99.19'
L31	N85°57'12"E	79.47'
L32	S89°52'01"E	55.66'
L33	S44°07'24"E	25.83'
L34	N58°21'55"E	17.59'
L35	S89°25'19"E	24.62'
L36	N53°34'27"E	30.82'
L37	S76°05'29"E	17.20'
L38	S35°01'21"E	16.13'
L39	S13°28'37"E	25.01'
L40	S33°59'22"W	6.65'

LINE	BEARING	LENGTH
L41	N78°47'33"E	95.89'
L42	N81°02'51"E	355.99'



SHEET 5 OF 6

(SEE SHEETS 2-3 FOR LEGAL DESCRIPTION OF SKETCH)

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SKETCH AND DESCRIPTION

-OF-

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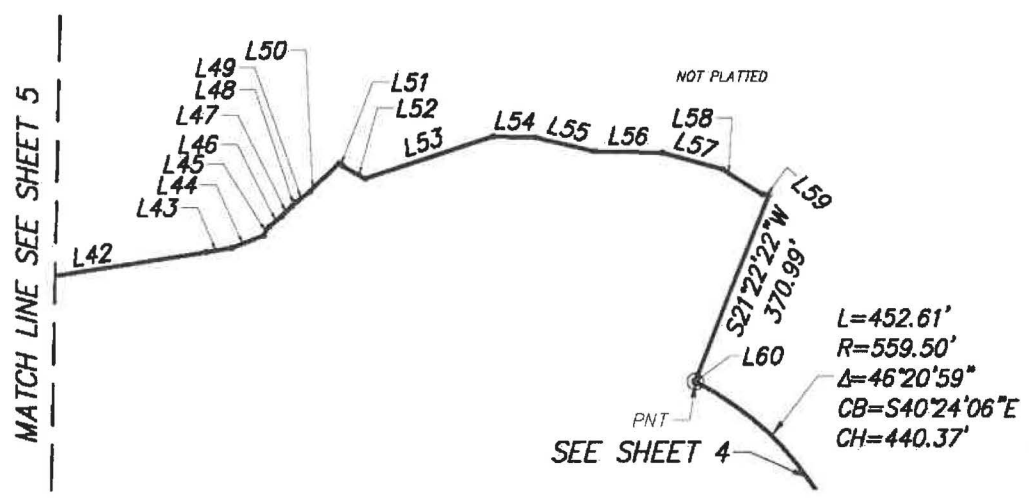
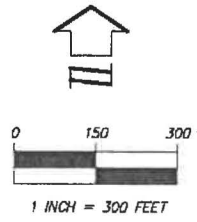
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DATE: 05/10/2021
REV DATE:
SCALE: 1" = 300'

PROJ: 50138737
DRAWN BY: WCY
CHECKED BY: WDD

Drawing name: S:\Fox Branch Ranch\DWG-Civil 3D\Fox Branch Ranch_sursketch.dwg SHEET 5 May 10, 2021 7:35am b.c. wjason

LINE TABLE		
L42	N81°02'51"E	355.99'
L43	N80°37'43"E	48.93'
L44	N69°07'27"E	62.04'
L45	N31°36'34"E	20.22'
L46	N51°31'26"E	27.79'
L47	N45°22'56"E	28.42'
L48	N45°22'56"E	10.10'
L49	N52°56'50"E	32.07'
L50	N46°03'21"E	77.58'
L51	S39°52'08"E	7.90'
L52	S61°23'59"E	48.17'
L53	N71°35'04"E	246.98'
L54	S87°59'21"E	79.27'
L55	S76°49'32"E	111.37'
L56	S89°04'35"E	124.30'
L57	S74°54'56"E	116.20'
L58	S57°34'36"E	86.51'
L59	S89°16'57"E	13.02'
L60	S63°36'40"E	0.42'



SHEET 6 OF 6

(SEE SHEETS 2-3 FOR LEGAL DESCRIPTION OF SKETCH)

SKETCH AND DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH AND DESCRIPTION

-OF-

**FOX BRANCH RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

SECTIONS 7 & 8, TOWNSHIP 27 SOUTH, RANGE 23 EAST

POLK COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**FORESTAR (USA) REAL
ESTATE GROUP, INC.**

DATE: 05/10/2021
REV DATE:
SCALE: N/A

PROJ: 50138737
DRAWN BY: WCY
CHECKED BY: WDD

Drawing name: S:\Fox Branch Ranch\DWG-Civil\3D\Fox Branch Ranch_surfsketch.dwg SHEET 6 May 10, 2021 7:35am by: wcy

STATE OF FLORIDA)
)
COUNTY OF POLK)

I Stacy M. Butterfield, County Clerk and Comptroller for Polk County, Florida, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2021-040 adopted by the Board on July 20, 2021.

WITNESS my hand and official seal on this 20th day of July, 2021.

STACY M. BUTTERFIELD, CLERK

By: Erin Valle
Erin Valle
Deputy Clerk





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

July 20, 2021

Ms. Jennifer Leidinger, VAB Clerk
Polk County
Post Office Box 988
Bartow, Florida 33831-0988

Dear Ms. Leidinger:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Polk County Ordinance No. 2021-040, which was filed in this office on July 20, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb