FIR — FOUND IRON ROD AS NOT	ENT AS NOTED
FIP – FOUND IRON PIPE AS NOT	FAF
RRS – FOUND RAILROAD SPIKE A: = CURVE – SEE CURVE DATA	s NOTED RI
= AND	R/W = RIGHT - OF - WAY
= CENTERLINE) = RADIAL = NON-RADIAL	$\acute{C}ONC. = CONCRETE$ $D/\Delta = CENTRAL ANGLE (DELTA)$ R = RADIUS
# = NUMBER = IDENTIFICATION	L= ARC LENGTH T= TANGENT LENGTH CH= CHORD DISTANCE
= OFFICIAL RECORDS = PLAT BOOK = PAGE	CB= CHORD BEARING \pm = MORE OR LESS / PLUS OR MINUS
= PAGES = PARKER KALON NAIL = FEDERAL EMERGENCY MANAGE	
= INFORMATION AS MEASURED BET = INFORMATION PER LEGAL DESCR C) = INFORMATION CALCULATED F	RIPTION
SURVEYOR'S NO	
1 OF THE PUBLIC RECORDS OF POL IELD MONUMENTATION.	UNDARY OF HALLAM PRESERVE WEST "J" AS RECORDED IN PLAT BOOK 184, PAE LK COUNTY, FLORIDA HAVING A GRID BEARING OF NORTH 90°00'00" EAST BETWEEN
NLESS OTHERWISE NOTED A 5/8" IR F INTERSECTION, AND CHANGÉS OF CP.	ON ROD AND CAP "LB—8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR
HAPTER 177, FLORIDA STATUTES.	SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH
ANDS IN THE VICINITY OF THE DRA	ICE ARE A PR-NAIL AND DISC LB-8135 - UNLESS OTHERWISE NOTED. INAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING HE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
ROPERTY OWNERS ARE RESPONSIBL	E FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
LL PLATTED UTILITY EASEMENTS SH	ALS FLOTINE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED. ALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
IE PLATTED LANDS ARE LOCATED I	WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK 12105C0480 G, EFFECTIVE DATE OF 12/22/2016.
HE COORDINATES SHOWN HEREON .	ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS
LEVATIONS SHOWN HEREON ARE BAS A WOOD POWER POLE AT THE	SED ON POLK COUNTY BENCHMARK #94192301, BEING A RAILROAD SPIKE INTERSECTION OF SHADOW WOOD COURT AND CARTER ROAD. PUBLISHED
LEVATION = 209.02 NGVD29 (NA HE EASEMENT AGREEMENT RECORDED	TIONAL GEODETIC VERTICAL DATUM OF 1929). D IN OFFICIAL RECORDS BOOK 9387, PAGE 2256 AS NOTED IN THE TITLE OPINION BUT ADJACENT TO THE EASTERN BOUNDARY OF THE LANDS BEING PLATTED. THE
ASEMENT IS LABELED.	
DEDICATION:	
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ALLAM PRESERVE WEST "K"

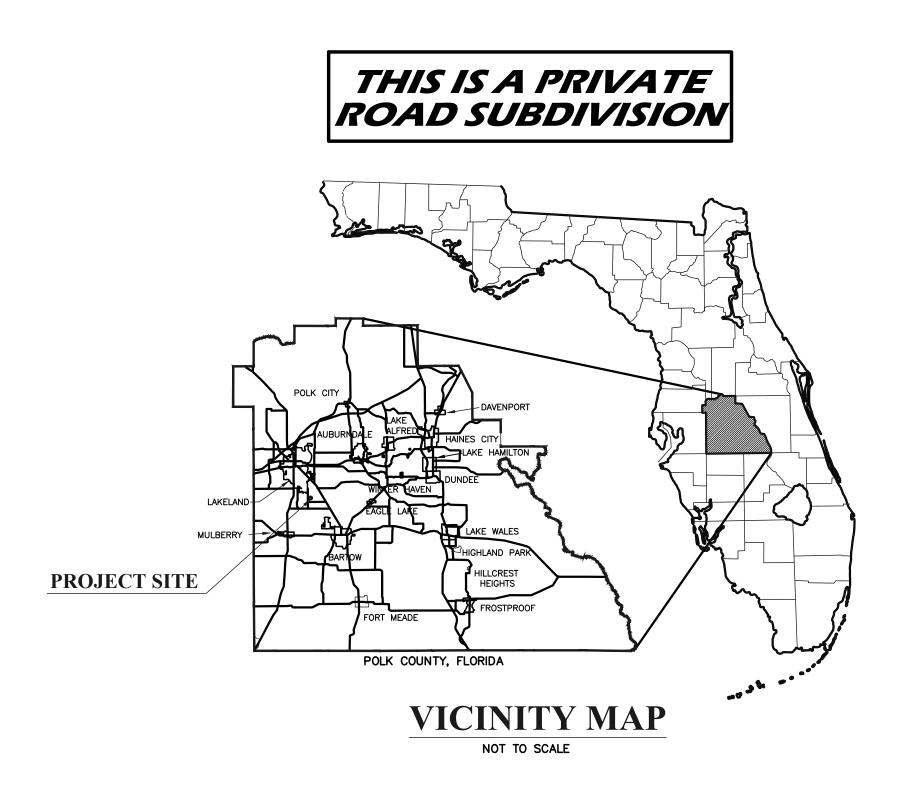
REPLAT OF PORTIONS OF TRACTS "F" AND "G", HALLAM PRESERVE WEST "J" AS DED IN PLAT BOOK 184, PAGE 31 AND LOTS 18 AND 31, OF W.F. HALLAM & COMPANY IG AND TRUCKING LANDS AS RECORDED IN PLAT BOOK 1C, PAGE 101A OF THE PUBLIC RDS OF POLK COUNTY, FLORIDA IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF TION 19, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, STATE OF FLORIDA

LEGAL DESCRIPTION

THAT PART OF TRACTS "F" AND "G", HALLAM PRESERVE WEST "J" AS RECORDED IN PLAT BOOK 184, PAGE 31 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THAT PART OF LOTS 18 AND 31, W.F. HALLAM & COMPANY, FARMING AND TRUCKING LANDS AS RECORDED IN PLAT BOOK 1C, PAGE 101A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT "F", HALLAM PRESERVE WEST "J"; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH BOUNDARY OF SAID HALLAM PRESERVE WEST "J" A DISTANCE OF 180.88 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9387, PAGE 2256 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID HALLAM PRESERVE WEST "J", SOUTH 00°00'00" EAST ALONG THE NORTHERLY EXTENSION OF THE AFORESAID DRAINAGE EASEMENT AND THEN ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 350.00 FEET; THENCE DEPARTING THE WEST BOUNDARY OF THE AFORESAID DRAINAGE EASEMENT, NORTH 90°00'00" WEST A DISTANCE OF 197.72 FEET TO THE EAST BOUNDARY OF THAT CERTAIN EFFLUENT PIPELINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2385. PAGE 506 OF THE PUBLIC RECORDS OF POLK COUNTY: THENCE NORTH 00°36'02" WEST ALONG THE EAST BOUNDARY OF SAID EFFLUENT PIPELINE EASEMENT, A DISTANCE OF 350.02 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF HALLAM PRESERVE WEST "J"; THENCE CONTINUE ALONG SAID EFFLUENT PIPELINE EASEMENT, NORTH 00°36'02" WEST, A DISTANCE OF 45.38 FEET; THENCE DEPARTING SAID EFFLUENT PIPELINE EASEMENT, NORTH 81°01'49" EAST A DISTANCE OF 50.54 FEET TO THE EAST BOUNDARY OF THE AFOREMENTIONED TRACT "G", AND THE WESTERLY RIGHT-OF-WAY LINE OF WOODLAND OAKS DRIVE OF SAID HALLAM PRESERVE WEST "J"; THENCE SOUTH 00°36'02" EAST ALONG SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 53.26 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF HALLAM PRESERVE WEST "J"; THENCE NORTH 90°00'00" EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 120.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED WOODLAND OAKS DRIVE, THE SAME ALSO BEING THE WESTERLY BOUNDARY OF THE AFOREMENTIONED TRACT "F", HALLAM PRESERVE WEST "J"; THENCE NORTH 00°36'02" WEST ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID WESTERLY BOUNDARY, A DISTANCE OF 19.33 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY BOUNDARY, SOUTH 58°32'05" EAST, A DISTANCE OF 37.03 FEET TO THE POINT OF <u>BEGINNING</u>.

THE ABOVE DESCRIBED LANDS CONTAIN 1.67 ACRES, MORE OR LESS.









APPROVAL: REVIEWED FOR CONFORMITY

STATE OF FLORIDA, COUNTY OF POLK

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT TO THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, HAS REVIEWED THIS PLAT FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, AND FOUND IT TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID STATUTE

DATE:

RICHARD M. "MIKE" BENTON, PSM COUNTY SURVEYOR FLORIDA REGISTRATION No. LS 6447

APPROVAL: COUNTY ENGINEER

STATE OF FLORIDA. COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER THIS ____ DAY OF _____, 2022.

COUNTY ENGINEER

APPROVAL: LAND DEVELOPMENT DIVISION STATE OF FLORIDA.

COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION THIS ____ DAY OF ____ __, 2022

LAND DEVELOPMENT DIRECTOR

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL: STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS ____ DAY OF _____, A.D. 2022 IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA. THIS PLAT WILL NOT RECEIVE FINAL APPROVAL, NOR CAN IT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED. BOARD OF COUNTY COMMISSIONERS

BY: CHAIRMAN

CLERK

COUNTY COMMISSIONERS' APPROVAL: STATE OF FLORIDA,

COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS _____ DAY OF ______, A.D. 2022 BY THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA IN ACCORDANCE WITH THE PROCEDURE ADOPTED BY _, A.D. 2022 BY THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS. BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK

BY: CHAIRMAN

CERTIFICATION:

STATE OF FLORIDA. COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF _____, 2022.

CLERK OF THE CIRCUIT COURT

DEDICATION:

STATE OF FLORIDA. COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT LM PROPERTIES OF POLK COUNTY, INC., A FLORIDA CORPORATION, OWNER OF A PORTION OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "HALLAM PRESERVE WEST K" TO BE MADE AND HEREBY DEDICATES TO THE WOODLAND OAKS OF LAKELAND HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER, TRACT "A", AND THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

WITNESS PRINTED NAME:

PRINTED NAME: <u>GREGORY MASTERS</u>

A FLORIDA CORPORATION

TITLE: <u>PRESIDENT</u>

LM PROPERTIES OF POLK COUNTY, INC.

WITNESS PRINTED NAME:

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY <u>GREGORY MASTERS</u> AS <u>PRESIDENT</u> OF <u>LM PROPERTIES</u> <u>OF POLK COUNTY, INC., A FLORIDA CORPORATION</u>, ON BEHALF OF THE CORPORATION, WHO __ IS PERSONALLY KNOWN TO ME OR __ HAS PRODUCED _ _ AS IDENTIFICATION.

> NOTARY PUBLIC PRINTED NAME:_____

MY COMMISSION EXPIRES:

SURVEYOR'S STATEMENT:

STATE OF FLORIDA. COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "HALLAM PRESERVE WEST "K" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL PRMS HAVE BEEN SET AND ALL PCPS, AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.

> KENNETH W. THOMPSON DATE: PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4080

> > SURVEYING & MAPPING

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

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