

NOTES AND LEGEND

- ⊙ PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK
"PCP LB-8135" – UNLESS OTHERWISE NOTED
- PRM – PERMANENT REFERENCE MONUMENT – SET 4" X 4"
CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM – FOUND CONCRETE MONUMENT AS NOTED
- FIR – FOUND IRON ROD AS NOTED
- FIP – FOUND IRON PIPE AS NOTED
- ▲ RRS – FOUND RAILROAD SPIKE AS NOTED

12 = CURVE – SEE CURVE DATA

- & = AND
C = CENTERLINE
(RAD) = RADIAL
(NR) = NON-RADIAL
NO./# = NUMBER
I.D. = IDENTIFICATION
O.R. = OFFICIAL RECORDS
PB = PLAT BOOK
PG = PAGE
PGS = PAGES
PK = PARKER KALON NAIL
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
(L) = INFORMATION PER LEGAL DESCRIPTION
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W = RIGHT-OF-WAY
CONC. = CONCRETE
D/Δ = CENTRAL ANGLE (DELTA)
R= RADIUS
L= ARC LENGTH
T= TANGENT LENGTH
CH= CHORD DISTANCE
CB= CHORD BEARING
± = MORE OR LESS / PLUS OR MINUS
N&D = NAIL AND DISK

SURVEYOR'S NOTES:

- BEARINGS BASED ON THE SOUTH BOUNDARY OF HALLAM PRESERVE WEST "J" AS RECORDED IN PLAT BOOK 184, PAGE 31 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA HAVING A GRID BEARING OF NORTH 90°00'00" EAST BETWEEN FIELD MONUMENTATION.
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-8135" – UNLESS OTHERWISE NOTED.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
- THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 12105C0480 G, EFFECTIVE DATE OF 12/22/2016.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS "GPS 1594" AND "GPS 1594 AZ MK".
- ELEVATIONS SHOWN HEREON ARE BASED ON POLK COUNTY BENCHMARK #94192301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE AT THE INTERSECTION OF SHADOW WOOD COURT AND CARTER ROAD, PUBLISHED ELEVATION = 209.02 NGVD29 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
- THE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9387, PAGE 2256 AS NOTED IN THE TITLE OPINION FOR THIS PLAT LIES OUTSIDE OF, BUT ADJACENT TO THE EASTERN BOUNDARY OF THE LANDS BEING PLATTED. THE EASEMENT IS LABELED.

PRIVATE ROAD & MAINTENANCE NOTE:

THE ROADS AND RIGHTS-OF-WAY SHOWN HEREON ARE PRIVATE ROAD RIGHTS-OF-WAY, WITH PUBLIC UTILITY EASEMENTS. MAINTENANCE OF THE ROADS, AND ROAD RIGHTS-OF-WAY WITHIN THIS SUBDIVISION WILL BE THE SOLE RESPONSIBILITY OF THE WOODLAND OAKS OF LAKELAND HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT.

DEDICATION:

STATE OF FLORIDA,
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT HALLAM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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: _____

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 GREGORY MASTERS AS MANAGER OF HALLAM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO ____ IS PERSONALLY KNOWN TO ME OR ____ HAS PRODUCED ____ AS IDENTIFICATION.

NOTARY PUBLIC
PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

NOTICE:

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

HALLAM PRESERVE WEST "K"

A REPLAT OF PORTIONS OF TRACTS "F" AND "G", HALLAM PRESERVE WEST "J" AS RECORDED IN PLAT BOOK 184, PAGE 31 AND LOTS 18 AND 31, OF W.F. HALLAM & COMPANY FARMING AND TRUCKING LANDS AS RECORDED IN PLAT BOOK 1C, PAGE 101A OF THE 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, STATE OF FLORIDA

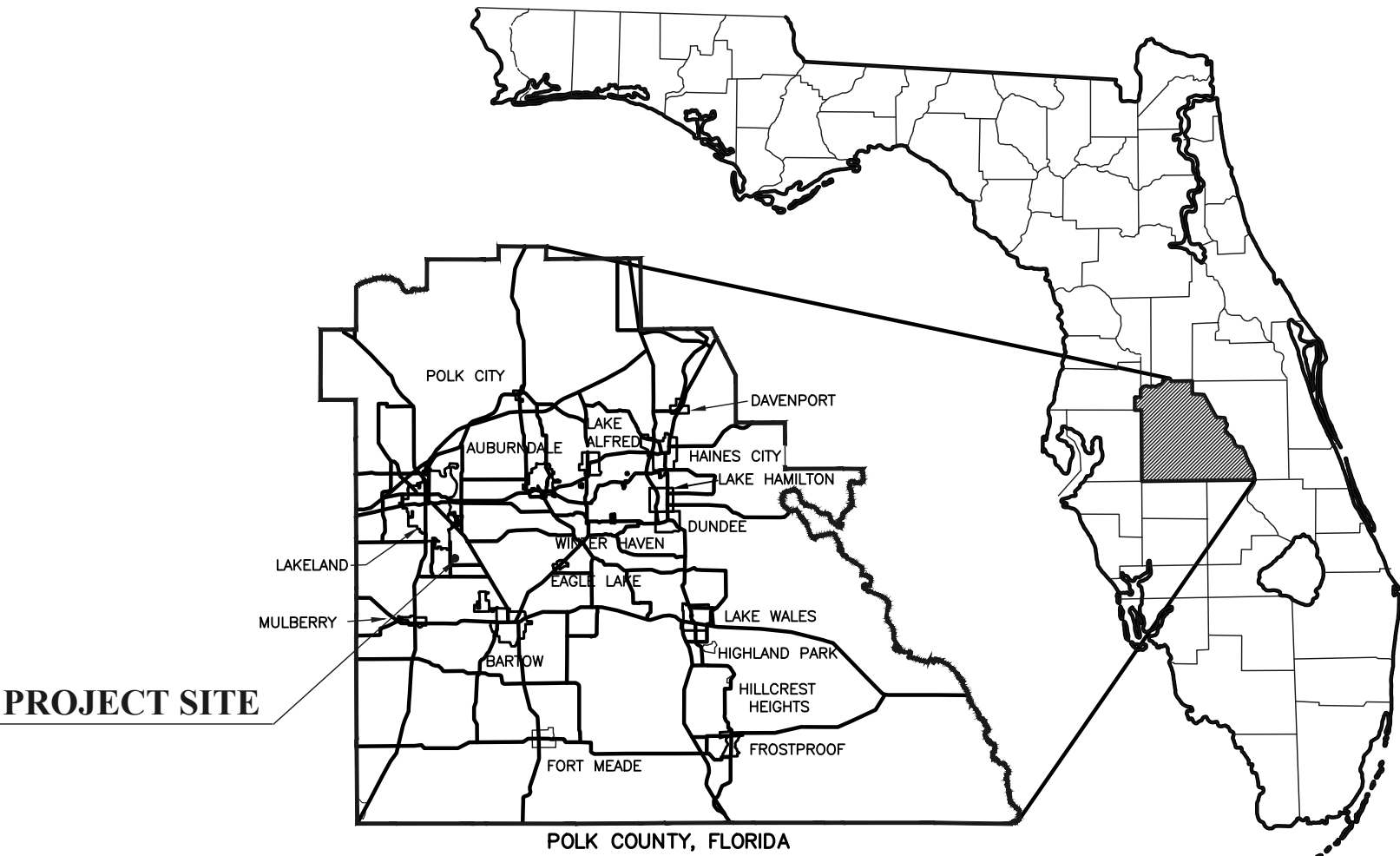
LEGAL DESCRIPTION

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 BEGINNING.

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

THIS IS A PRIVATE
ROAD SUBDIVISION



VICINITY MAP

NOT TO SCALE

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

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

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

DATE: _____

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

ATTEST: _____

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 THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS

ATTEST: _____

BY: CHAIRMAN

CLERK

CERTIFICATION:

STATE OF FLORIDA,
COUNTY OF POLK

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

LM PROPERTIES OF POLK COUNTY, INC.
A FLORIDA CORPORATION

WITNESS
PRINTED NAME: _____

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 GREGORY MASTERS AS PRESIDENT OF LM PROPERTIES OF POLK COUNTY, INC., A FLORIDA CORPORATION, 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
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4080

DATE: _____

PSM PLATINUM
SURVEYING & MAPPING

6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813
(863) 904-4699 – kthompson@platinumsurveying.com

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

NOTES AND LEGEND

- ⊙ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
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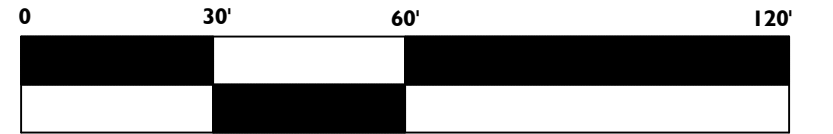
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HALLAM PRESERVE WEST "K"

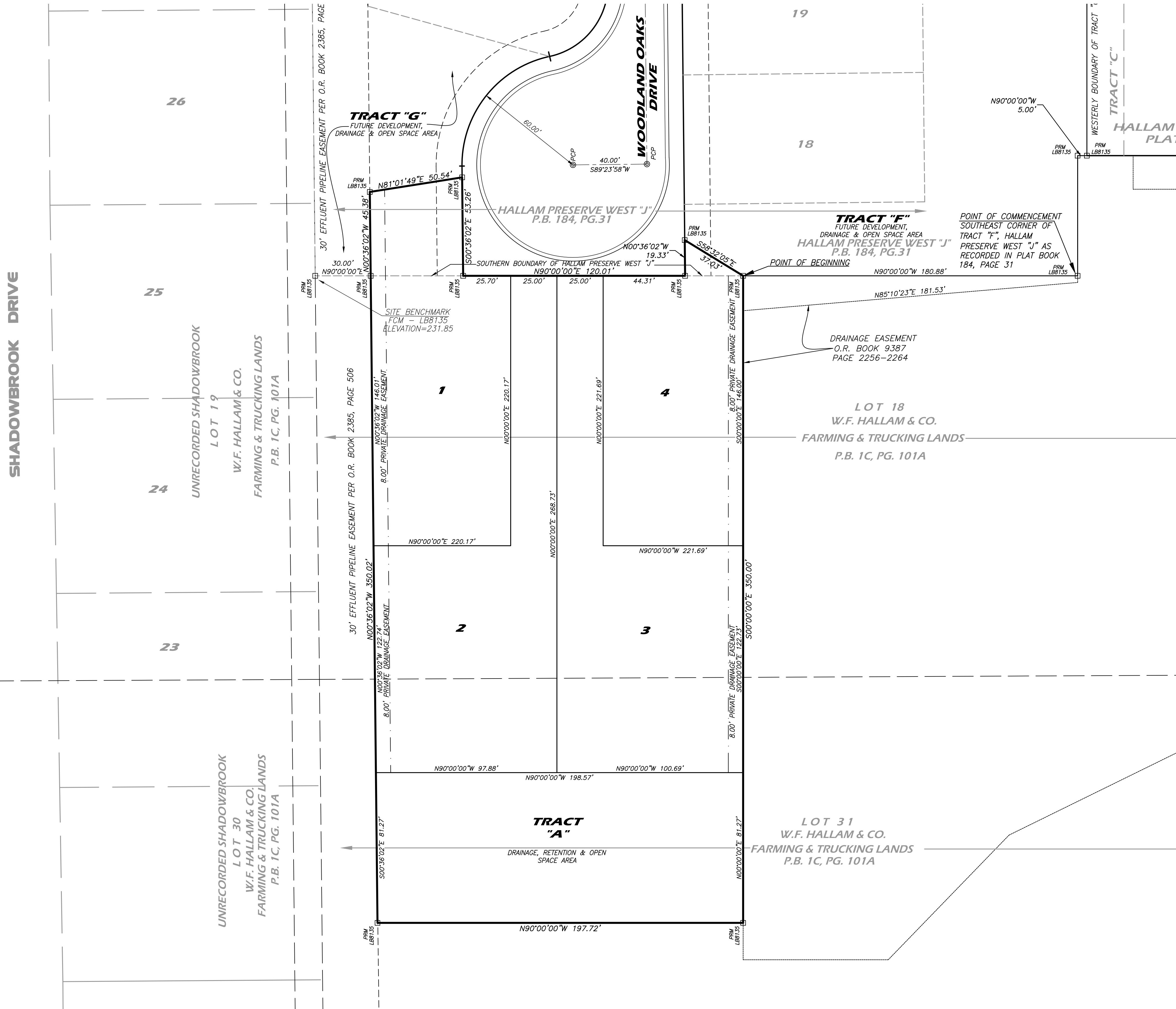
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PLAT BOOK PAGE
SHEET 2 OF 2



GRAPHIC SCALE 1"= 30'

THIS IS A PRIVATE
ROAD SUBDIVISION



NOTICE:

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