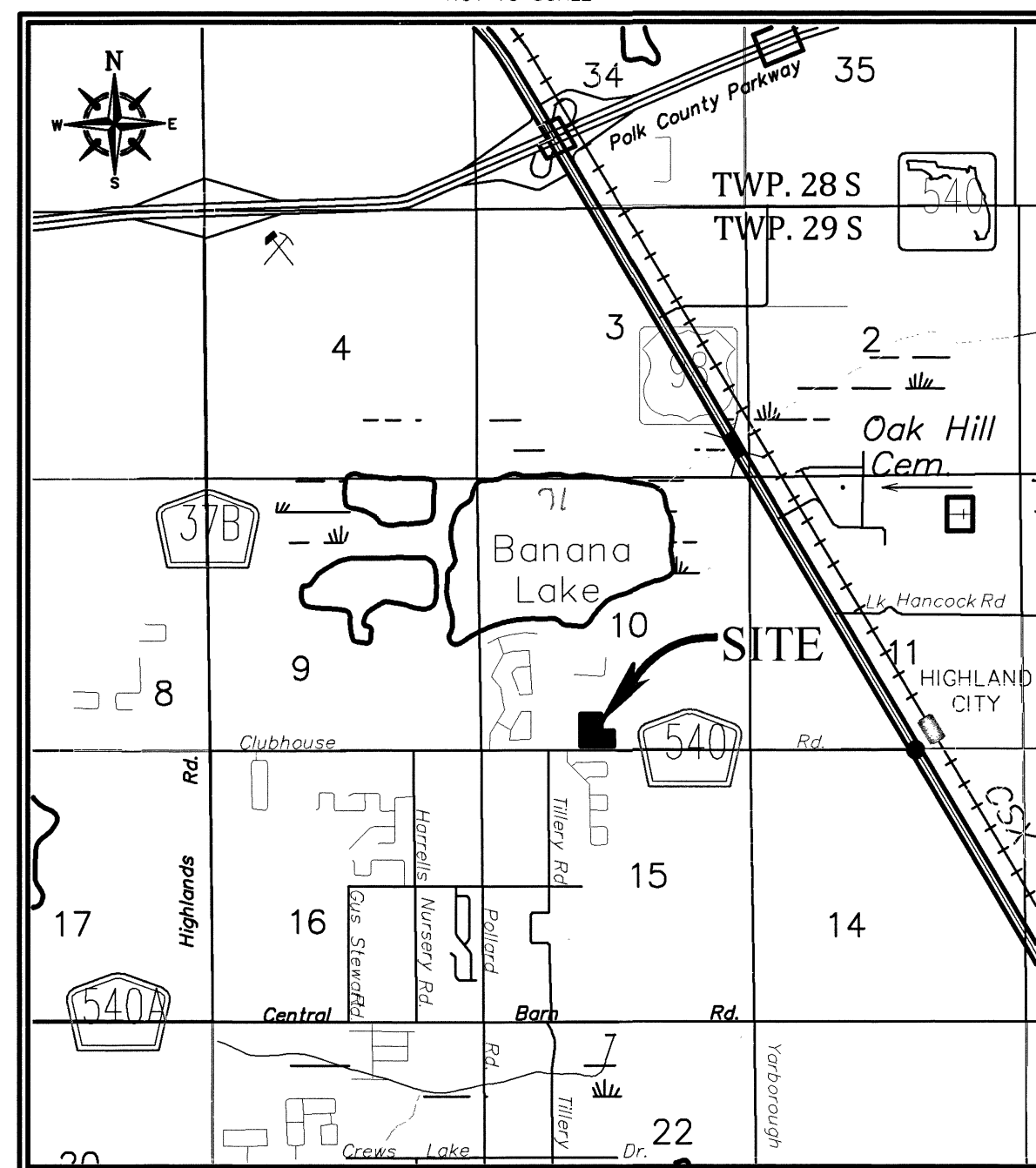


NOT TO SCALE



NGS	NATIONAL GEODETIC SURVEY	L.B.	LICENSED BUSINESS
NAVD	NORTH AMERICAN DATUM	L.S.	LICENSED SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	ID.	IDENTIFICATION
PRM	PERMANENT REFERENCE MONUMENT	R/W	RIGHT OF WAY
PCP	PERMANENT CONTROL POINT	"	DEGREES
P.C.	POINT OF CURVATURE	"	MINUTES
P.T.	POINT OF TANGENCY	"	SECONDS
SEC.	SECTION	R.P.	RADIUS POINT
		P.B.	PLAT BOOK
		PG.	PAGE
		TWP.	TOWNSHIP
		RNG.	RANGE

■ DENOTES 4"x4" CONCRETE MONUMENT (NO ID., PRM)
 □ DENOTES 4"x4" CONCRETE MONUMENT "PRM LB 966"
 ○ DENOTES 1/2" IRON ROD AND CAP "LB 966"
 ⊙ DENOTES NAIL & DISK "PCP LB 966"

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.

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 966
RICHARD D. BROWN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5700

A PORTION OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 10, TOWNSHIP 29 SOUTH, RANGE 24 EAST
POLK COUNTY, FLORIDA

The West 3/5, and the South 1/2 of the East 2/5 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 29 South, Range 24 East, Polk County, Florida, LESS and EXCEPT the South 40.00 feet thereof for road right-of-way and less Right of Way for Banana Lake Road, all being more particularly described as follows:

BEGIN at the Southeast corner of Lot 2, Block A, ISLAND WALK EAST, as recorded in Plat Book 86, Page 49 of the Public Records of Polk County, Florida; thence run N00°34'58"W, along the East boundary of said Block A, a distance of 622.33 feet; thence run N89°36'41"E, along the boundary of said Block A, a distance of 398.42 feet; thence run S00°32'11"E, along the East line of the West 3/5 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 29 South, Range 24 East, a distance of 331.42 feet; thence run N89°38'21"E, along the North line of the South 1/2 of the East 2/5 of said Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4, a distance of 247.92 feet to a point on the West Right of Way line of Banana Lake Road; thence run S00°35'20"E, along said West Right of Way line, a distance of 291.40 feet to the North Right of Way line of Clubhouse Road; thence run S89°39'56"W, along said North Right of Way line, a distance of 646.11 feet to the POINT OF BEGINNING.

Containing 7.35 acres, more or less.

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING BEING THE EAST LINE OF THE BLOCK A, ISLAND WALK EAST AS BEING N00°34'58"W.
2. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) DERIVED FROM LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK.
3. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
4. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12105C048 G, DATED JAN. 22, 2016, THE LAND SHOWN HEREON IS NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. THERE ARE 14.00 FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG FRONT LOT LINES AND A 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT OVER LOTS 13, 14 AND TRACT A AS DEPICTED HEREON. THE EASEMENT AREA SHALL BE MAINTAINED BY THE LOT OWNER.
7. THERE ARE DRAINAGE EASEMENTS AS DEPICTED HEREON. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER.
8. ALL LOT/TRACT LINES THAT INTERSECT CURVILINEAR RIGHT OF WAY LINES ARE RADIAL UNLESS OTHERWISE NOTED AS BEING NON-RADIAL (NR).
9. LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
10. A SEPARATE MORTGAGEE CONSENT AND JOINDER TO THE PLAT HAS BEEN EXECUTED BY THE PARTY THAT, AT THE TIME OF RECORDING, IS THE MORTGAGEE OF THE LANDS SHOWN HEREON AND MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT
BOOK

PAGE

KNOW ALL MEN BY THESE PRESENTS, That Coy Properties, LLC, a Florida Limited Liability company, being the owner in fee simple of the lands shown hereon has caused this plat of CLUBHOUSE HILLS ESTATES to be made and hereby dedicates the following:

Public Utility easements shown hereon are dedicated to the providers of public utilities;

Tracts A, B and C (Open Space/Drainage/Landscape), the Drainage Easements and Clubhouse Hills Lane shown hereon shall be dedicated to the Clubhouse Hills Estates Property Owners' Association, Inc.;

Public Use Rights over and across Clubhouse Hills Lane shall include a perpetual easement and right of ingress and egress to and for the benefit of delivery and pick up services, fire protection services, ambulance services, and other authorities of low, United State mail carriers, and representatives of utilities. Clubhouse Hills Lane shall be subject to the jurisdiction of Polk County in establishing speed limits and traffic control devices deemed necessary and appropriate by the county.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be signed and sealed by the person(s) named below on 11/4/2024, 2024.

Coy Properties, LLC, a Florida Limited Liability company

By: Matthew T. Coyle Manager

Signed and sealed in the presence of:

Witness: 
Signature

Jason Stone
Print Name

Witness:
M. Wadde
Signature

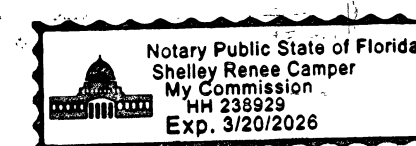
Marina Wadde
Print Name

STATE OF FLORIDA COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE
NOTARIZATION, THIS 4 DAY OF November, 2024, BY Matthew T. Coyle, Manager of Coy Properties, LLC, a
Florida limited liability company, SUCH PERSON ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED

AS IDENTIFICATION.

Shelley Renee Camper
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
NOTARY PUBLIC



I hereby certify that this plat is a true and correct representation of the hereon described land which was recently surveyed and platted under my direction and supervision, and that permanent reference monuments have been set and permanent control points will be set in accordance with Chapter 177, Florida Statutes. Survey data complies with all the requirements of Chapter 177, Florida Statutes.

RICHARD D. BROWN, P.S.M.
State of Florida Registration No. 5700
Professional Surveying Certificate of Authorization No. 198.966

JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

STATE OF FLORIDA
COUNTY OF POLK

This plat is conditionally approved this ____ day of _____, A.D. 2024 in open meeting of the Board of County Commissioners of Polk County, Florida. The plat will not receive final approval, nor can it be recorded until all conditions have been satisfied.

By: _____ Attest: _____
Chairperson Clerk

This plat has received final approval this _____ day of _____, A.D. 2024 by the Chairperson of the Board of County Commissioners of Polk County, Florida, in accordance with the procedures adopted by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS ATTEST:

By: _____

Chairperson Clerk

STATE OF FLORIDA
COUNTY OF POLK

I, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida do hereby certify that this plat has been approved for recording this ____ day of _____, A.D. 2024.

By: Stacy M. Butterfield, Clerk of the Circuit Court

This plot is hereby approved by the Polk County Engineer.

By: _____ Date: _____
County Engineer

STATE OF FLORIDA
COUNTY OF POLK

This plot has been reviewed and found to be substantially in compliance with the provisions of Chapter 177 Part I, Florida Statutes, relating to the making of maps and plats.

By: _____
Richard M. "Mike" Benton, P.S.M.
Florida Registration No.6447
County Surveyor

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Land Development Division.

By: _____ Date: _____
Land Development Division Director

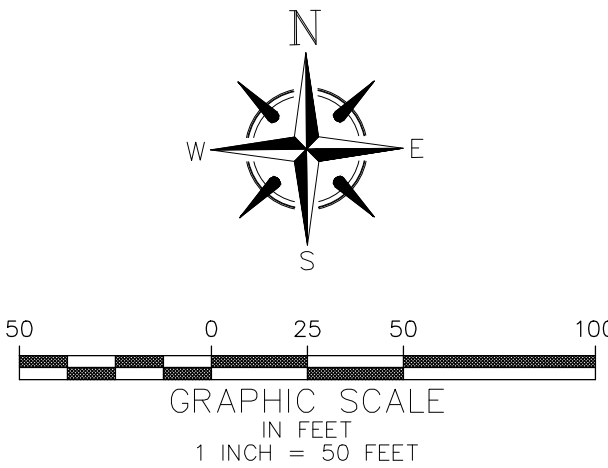
CLUBHOUSE HILLS ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF THE
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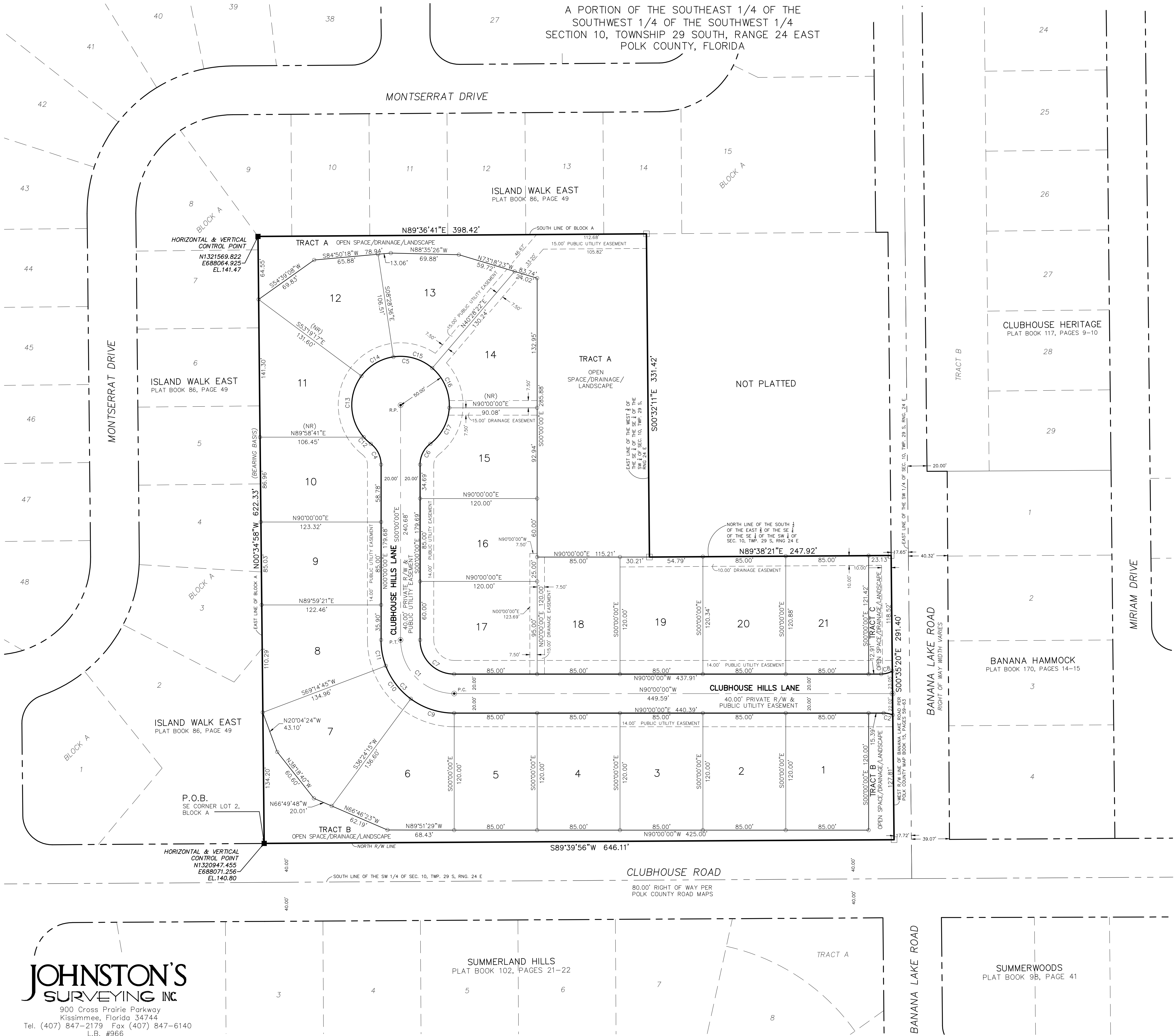
SHEET 2 OF 2

PLAT
BOOK

PAGE



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	55.00	90°00'00"	86.39	S45°00'00"E	77.78
C2	22.95	24°13'45"	9.71	N77°53'07"W	9.63
C3	75.00	90°00'00"	117.81	S45°00'00"E	106.07
C4	27.00	52°22'56"	24.68	N26°11'28"W	23.83
C5	50.00	284°45'53"	248.50	N90°00'00"W	61.04
C6	27.00	52°22'56"	24.68	S26°11'28"W	23.83
C7	35.00	90°00'00"	54.98	S45°00'00"E	49.50
C8	22.95	29°53'38"	11.97	N75°03'11"E	11.84
C9	75.00	36°24'15"	47.65	S71°47'52"E	46.86
C10	75.00	32°50'30"	42.99	S37°10'30"E	42.40
C11	75.00	20°45'15"	27.17	S10°22'37"E	27.02
C12	50.00	11°25'39"	9.97	S46°40'07"E	9.96
C13	50.00	77°37'48"	67.75	S02°08'14"E	62.68
C14	50.00	44°50'36"	39.13	S59°06'07"W	38.14
C15	50.00	48°56'57"	42.72	N74°00'07"W	41.43
C16	50.00	52°40'10"	45.96	N23°11'33"W	44.36
C17	50.00	49°14'25"	42.97	N27°45'44"E	41.66



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