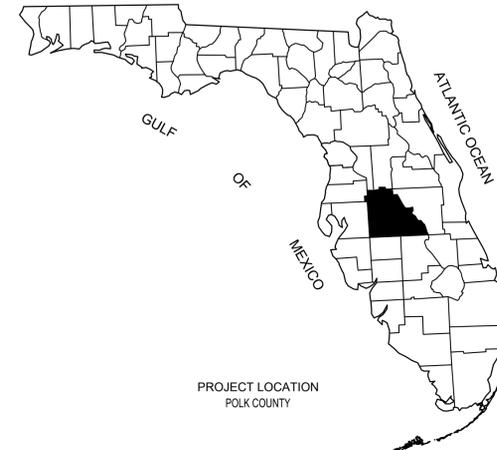


ECP COMMERCIAL

A PORTION OF SECTION 23,
TOWNSHIP 29 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA

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.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT N/T FLORIDA LAKELAND, LLC, AN IDAHO LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON, HAS CAUSED THIS PLAT OF ECP COMMERCIAL TO BE MADE AND HEREBY DEDICATES SAID PLAT FOR THE PURPOSES STATED HEREIN.

N/T FLORIDA LAKELAND, LLC
PO BOX 51298
IDAHO FALLS, ID, 83405-1298

SIGNATURE (OWNER/REPRESENTATIVE) WITNESS SIGNATURE

PRINT NAME PRINT NAME

TITLE WITNESS SIGNATURE

PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY _____ AS _____ OF AND ON BEHALF OF HTEAO, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME:

COMMISSION NO.:

COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF POLK, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND RUN THENCE N 89°57'56" E, ALONG THE NORTH BOUNDARY OF SAID SECTION 24, A DISTANCE OF 273.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX SYSTEM RAILROAD, RUN THENCE S 24°36'23" W, ALONG SAID RAILROAD RIGHT-OF-WAY LINE 18.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2834.93 FEET AND A CENTRAL ANGLE OF 11°58'36"; RUN THENCE SOUTHWESTERLY ALONG SAID CURVE AND RAILROAD RIGHT-OF-WAY, AN ARC DISTANCE OF 590.94 FEET; RUN THENCE S 12°39'46" W; ALONG SAID RAILROAD RIGHT-OF-WAY LINE, 3514.73 FEET TO THE POINT OF BEGINNING; RUN THENCE S 79°25'41" E, 359.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 37; RUN THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING DESCRIBED COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5859.58 FEET, A CENTRAL ANGLE OF 2°32'32", A CHORD BEARING S 9°18'03" W, AN ARC DISTANCE OF 259.99 FEET; S 81°58'13" E, 10.00 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5849.50 FEET, A CENTRAL ANGLE OF 0°52'54"; A CHORD BEARING OF S 7°32'20" W, AN ARC DISTANCE OF 90.01 FEET; THENCE LEAVING SAID RIGHT-OF-WAY RUN N 82°51'07" W, 394.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CSX SYSTEM RAILROAD; RUN THENCE N 12°39'45" E, ALONG SAID RIGHT-OF-WAY LINE, 373.18 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS) AND THE EASTERLY CSX SYSTEM RAILROAD RIGHT-OF-WAY LINE OF BEING NORTH 12°39'34" EAST.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983, 2011 ADJUSTMENT.
- 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.
- ALL LOT CORNERS AND CHANGES IN DIRECTION OF LOTS AND TRACTS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP STAMPED "CFB LB8498", UNLESS OTHERWISE SHOWN.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12105C0480G, POLK COUNTY, FLORIDA, REVISED DATE OF DECEMBER 22, 2016, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (UN-SHADED).
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM 100 RESET" BEING A 4"x4" CONCRETE MONUMENT WITH BRASS FDOT DISK STAMPED "BM 100 RESET", SAID POINT HAVING A PUBLISHED ELEVATION OF 136.368 FEET.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN [GRID] U.S. SURVEY FEET AND DECIMALS THEREOF.
- FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWER SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

CONDITIONAL APPROVAL OF BOARD OF COUNTY COMMISSIONERS:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS ____ DAY OF _____, 2025, 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:

CHAIRPERSON _____
CLERK

CERTIFICATE OF CONFORMITY:

STATE OF FLORIDA
COUNTY OF POLK

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER HAS REVIEWED THIS PLAT FOR CONFORMITY TO FLORIDA STATUTES 177, PART 1, AND FOUND IT TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID STATUTE.

RICHARD M. "MIKE" BENTON, PSM DATE
FLORIDA REGISTRATION NO. 6447
COUNTY SURVEYOR

APPROVAL OF BOARD OF COUNTY COMMISSIONERS:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS ____ DAY OF _____, 2025, 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:

CHAIRPERSON _____
CLERK

CLERK OF CIRCUIT COURT:

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 _____, 2025,

BY _____ BY _____
CLERK OF CIRCUIT COURT DEPUTY CLERK

APPROVAL OF COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT HAS BEEN APPROVED BY THE POLK COUNTY ENGINEER.

COUNTY ENGINEER _____
DATE

APPROVAL OF LAND DEVELOPMENT DIVISION:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT HAS BEEN APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION.

LAND DEVELOPMENT DIVISION DIRECTOR _____
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY OF THE PROPERTY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO RECORDING OF THIS PLAT AND LOT CORNERS HAVE BEEN PLACED.

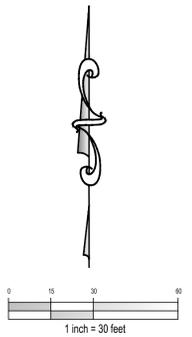
CLYMER FARNER BARLEY SURVEYING, LLC
314 S. MISSOURI AVE, SUITE 101
CLEARWATER, FLORIDA 33756
LICENSED BUSINESS NO. 8498

MATTHEW W. SIMPSON, FLORIDA LICENSED SURVEYOR & MAPPER DATE
FLORIDA REGISTRATION NO. 7251

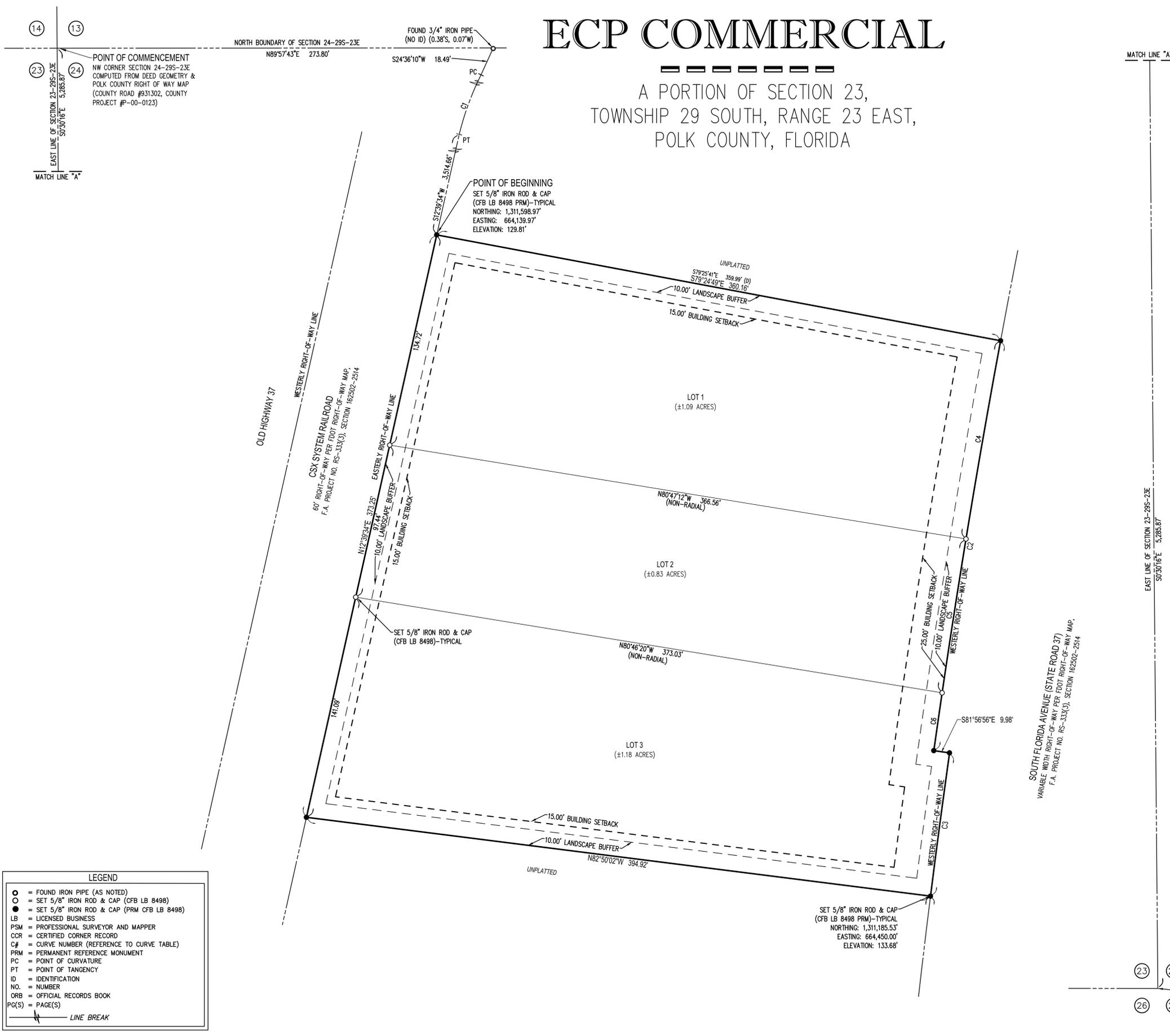
LEGEND	
○	= FOUND IRON PIPE (AS NOTED)
○	= SET 5/8" IRON ROD & CAP (CFB LB 8498)
●	= SET 5/8" IRON ROD & CAP (PRM CFB LB 8498)
LB	= LICENSED BUSINESS
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CCR	= CERTIFIED CORNER RECORD
C#	= CURVE NUMBER (REFERENCE TO CURVE TABLE)
PRM	= PERMANENT REFERENCE MONUMENT
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
ID	= IDENTIFICATION
NO.	= NUMBER
ORB	= OFFICIAL RECORDS BOOK
Pg(s)	= PAGE(S)
— LINE BREAK	

ECP COMMERCIAL

A PORTION OF SECTION 23,
TOWNSHIP 29 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA



CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2834.93'	11°56'36"	590.94'	S18°37'52"W	589.87'
C2	5859.58'	2°32'24"	259.75'	S09°17'08"W	259.73'
C3	5849.58'	0°53'06"	90.35'	S07°36'31"W	90.35'
C4	5856.32'	1°13'53"	125.86'	N09°56'25"E	125.86'
C5	5889.07'	0°55'53"	97.36'	N08°50'56"E	97.36'
C6	5859.58'	0°21'26"	36.53'	N08°11'39"E	36.53'



FOUND 3/4" IRON PIPE
(NO ID) (0.38'S, 0.07'W)

POINT OF BEGINNING
SET 5/8" IRON ROD & CAP
(CFB LB 8498 PRM)-TYPICAL
NORTHING: 1,311,598.97'
EASTING: 664,139.97'
ELEVATION: 129.81'

SET 5/8" IRON ROD & CAP
(CFB LB 8498 PRM)-TYPICAL
NORTHING: 1,311,185.53'
EASTING: 664,450.00'
ELEVATION: 133.68'

LEGEND	
○	= FOUND IRON PIPE (AS NOTED)
○	= SET 5/8" IRON ROD & CAP (CFB LB 8498)
●	= SET 5/8" IRON ROD & CAP (PRM CFB LB 8498)
LB	= LICENSED BUSINESS
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CCR	= CERTIFIED CORNER RECORD
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---	= LINE BREAK

CFB SURVEYING
CLYMER FARNER BARLEY
314 S. MISSOURI AVE, SUITE 101
CLEARWATER, FLORIDA 33756 (727) 519-1030 LB8498

SE CORNER SECTION 23-29S-23E
FOUND 4"x4" CONCRETE
MONUMENT (NO ID) (CCR# 07293)