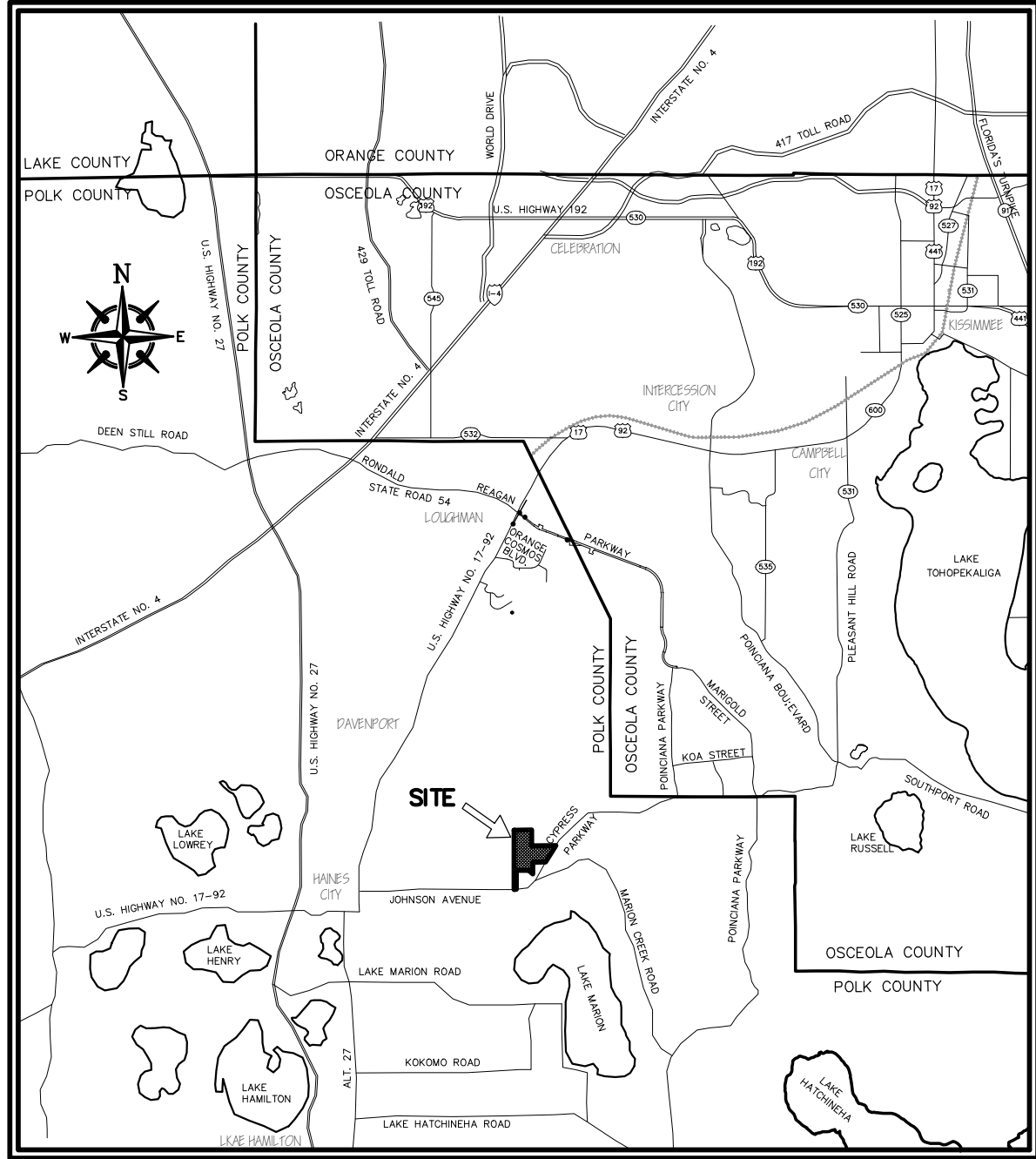


VICINITY MAP

NOT TO SCALE



SURVEYOR'S NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON POLK COUNTY N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS BENCHMARK 772502, AN ALUMINUM DISK IN CONC. HEADWALL STAMPED "POLK COUNTY SURVEYING AND MAPPING BENCHMARK 772502", SOUTH OF CYPRESS PARKWAY, WEST OF MISS MARY ANN ROAD. ELEVATION = 73.82.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING IS THE NORTH LINE OF SECTION 19 BEING N89°51'39"W.
- 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.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ACCORDING TO FLOOD INSURANCE RATE MAPS NO. 12105C 0245H AND 12105C 0385H DATED DECEMBER 22, 2016 AS REVISED BY LOMR 21-04-4272P, DATED JUNE 9, 2022, THE LANDS SHOWN HEREON ARE WITHIN ZONES "X" AND AE. BASE FLOOD ELEVATIONS (BFE) VARY AS SHOWN HEREON. THE 100 YEAR FLOOD ZONE LINES SHOWN HEREON ARE AS PROVIDED BY QUIGG ENGINEERING INC.
- ALL LOT LINES ALONG CURVES SHOWN HEREON ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
- 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.
- LOT AND TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
- THERE ARE 5.00 FOOT WIDE DRAINAGE EASEMENTS ALONG SIDE AND REAR LOT LINES AS DEPICTED HEREON. THERE ARE DRAINAGE EASEMENTS ACROSS LOTS 106 THROUGH 111 AS DEPICTED HEREON.
- THERE ARE 12.00 FOOT WIDE UTILITY EASEMENTS ALONG ALL LOTS AND TRACTS ABUTTING RIGHT OF WAY UNLESS DEPICTED OTHERWISE. THERE IS A UTILITY EASEMENT ACROSS LOTS 143 AND 144 AND TRACTS N, S AND 11 AS DEPICTED HEREON.
- THERE IS A 10.00 FOOT WIDE LANDSCAPE EASEMENT ACROSS TRACT B6 AS DEPICTED HEREON.
- AT THE TIME OF RECORDING, THIS PLAT IS SUBJECT TO THE FOLLOWING:
 - PIPELINE RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3440, PAGE 93 (This easement is not plottable, incomplete legal description)
 - ASSIGNMENT OF PLATS, PLANS, DEVELOPMENT AND OTHER RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 12102, PAGE 1331 (not plottable)
 - DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 12102, PAGE 1346 (not plottable)
 - Deed of Conservation Easement recorded in Official Records Book 12426, Page 1582
 - Ingress/Egress Easement recorded in Official Records Book 3030, Page 342
 - Pipeline Easement recorded in Official Records Book 9566, Page 1593
 - Florida Public Service Company Easement recorded in Official Records Book 422, Page 477
 - Partial Release of Easement recorded in Official Records Book 7747, Page 1596
 - Rerecorded Partial Release of Easement recorded in Official Records Book 8937, Page 1131

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

MARION CREEK ESTATES PHASE 2

A REPLAT OF TRACT FD,
MARION CREEK ESTATES PHASE 1
PLAT BOOK 200, PAGES 9 THROUGH 13
SECTION 19, TOWNSHIP 27 SOUTH, RANGE 28 EAST,
POLK COUNTY, FLORIDA

LEGAL DESCRIPTION:

Tract FD, MARION CREEK ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 200, Pages 9 through 13 of the Public Records of Polk County, Florida.

SHEET INDEX	
SHEET 1	DEDICATION, LEGAL DESCRIPTION, NOTES
SHEET 2	KEY MAP, OVERALL AND TRACT FD DETAIL
SHEETS 3-9	LOT AND TRACT DETAILS

LEGEND

P.B. PLAT BOOK D.B. DEED BOOK B.K. BOOK P.G. PAGE SEC. SECTION TWP. TOWNSHIP RNG. RANGE COR. CORNER P.S.M. PROFESSIONAL SURVEYOR AND MAPPER P.C.P. PERMANENT CONTROL POINT PRM PERMANENT REFERENCE MONUMENT	CB CHORD BEARING CD CHORD (NR) NON RADIAL + DEGREES + MINUTES " SECONDS FND. FOUND C. CENTERLINE NT NON-TANGENT	U.E. UTILITY EASEMENT ± MORE OR LESS L.B. LICENSED BUSINESS L.S. LICENSED SURVEYOR CONC. CONCRETE P.I. POINT OF INTERSECTION P.T. POINT OF TANGENCY P.C. POINT OF CURVE P.C.C. POINT OF COMPOUND CURVATURE P.R.C. POINT OF REVERSE CURVATURE	O.R.B. OFFICIAL RECORDS BOOK D.U.E. DRAINAGE AND UTILITY EASEMENT ID IDENTIFICATION R/W RIGHT OF WAY MON. MONUMENT D.A.E. DRAINAGE AND ACCESS EASEMENT CCR CERTIFIED CORNER RECORD
● DENOTES 5/8" IRON ROD AND CAP "L.B. 4980" (PRM) □ DENOTES 4"x4" CONCRETE MONUMENT (PRM - AS NOTED) ○ DENOTES 1/2" IRON ROD W/CAP "L.B. 966" ● DENOTES NAIL AND DISK "L.B. 966 P.C.P."			

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.

COUNTY SURVEYORS APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

This plat 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

LAND DEVELOPMENT DIVISION APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Land Development Division.

By: _____ Date: _____
Land Development Division Director

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 _____, A.D. 2023.

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

COUNTY COMMISSIONERS APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

This plat has received final approval this ____ day of _____, A.D. 2023 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

By: _____
Clerk

SHEET 1 OF 9

PLAT
BOOK

PAGE

DEDICATION
MARION CREEK ESTATES PHASE 2

KNOW ALL MEN BY THESE PRESENTS, That TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, being the owner in fee simple of the lands shown hereon has caused this plat of MARION CREEK ESTATES PHASE 2 to be made and hereby dedicates to the public forever the roads and right of ways shown hereon; and hereby dedicates the following:

All potable water, reclaimed water and wastewater infrastructure shall be dedicated to the City of Haines City ("CITY");
TRACTS H2, J, K and M (Retention Tract/Open Space) to the Marion Creek Estates Homeowners Association, Inc. ("ASSOCIATION");
TRACT B6 (Landscape/Utility/Wall Easement) to the ASSOCIATION;
TRACTS I, T1, T2, V, W and Y (Open Space) to the ASSOCIATION;
TRACT F2 (Open Space/Wall Easement) to the ASSOCIATION;
TRACT N (Open Space/Utility Easements) to the ASSOCIATION;
TRACTS L and X (Wetland/Buffer) to Marion Creek Estates Homeowners' Association, Inc.;
TRACT FD-3 (Future Development) to TAYLOR MORRISON OF FLORIDA, INC. a Florida corporation ("DEVELOPER");
TRACT S (Power and Gas Easements/Wetland) to the ASSOCIATION;
TRACTS U and BB (Compensating Storage Areas) to the ASSOCIATION;
Utility easements shown hereon are dedicated to the providers of public utilities.

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, has caused these presents to be signed and sealed by the person(s) named below on _____, 2023.

TAYLOR MORRISON OF FLORIDA, INC., a Florida Corporation

By: _____

Print Name: _____ Title: _____

Signed and sealed in the presence of:
Witness: _____

Signature _____

Print Name _____

Witness: _____

Signature _____

Print Name _____

STATE OF FLORIDA COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

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.

..... Dated
RICHARD D. BROWN, P.S.M.
State of Florida Registration No. 5700
Professional Surveying Certificate of Authorization No. L.B. 966

JOHNSTON'S
SURVEYING INC. 900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

POLK COUNTY ENGINEER APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Polk County Engineer.

By: _____ Date: _____
County Engineer

COUNTY COMMISSIONERS
CONDITIONAL APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

This plat is conditionally approved this ____ day of _____, A.D. 2023 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

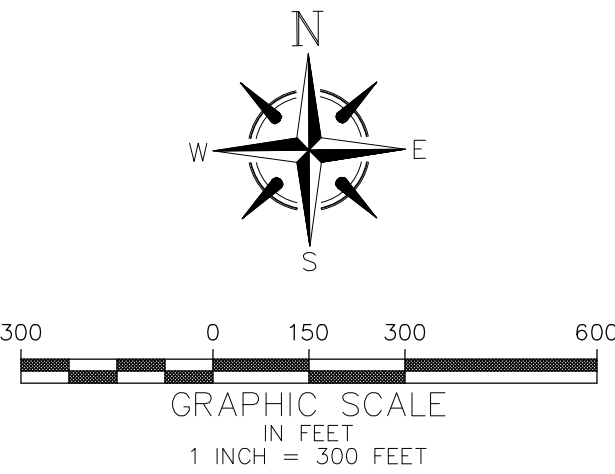
MARION CREEK ESTATES PHASE 2

A REPLAT OF TRACT FD,
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PLAT BOOK 200, PAGES 9 THROUGH 13
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POLK COUNTY, FLORIDA

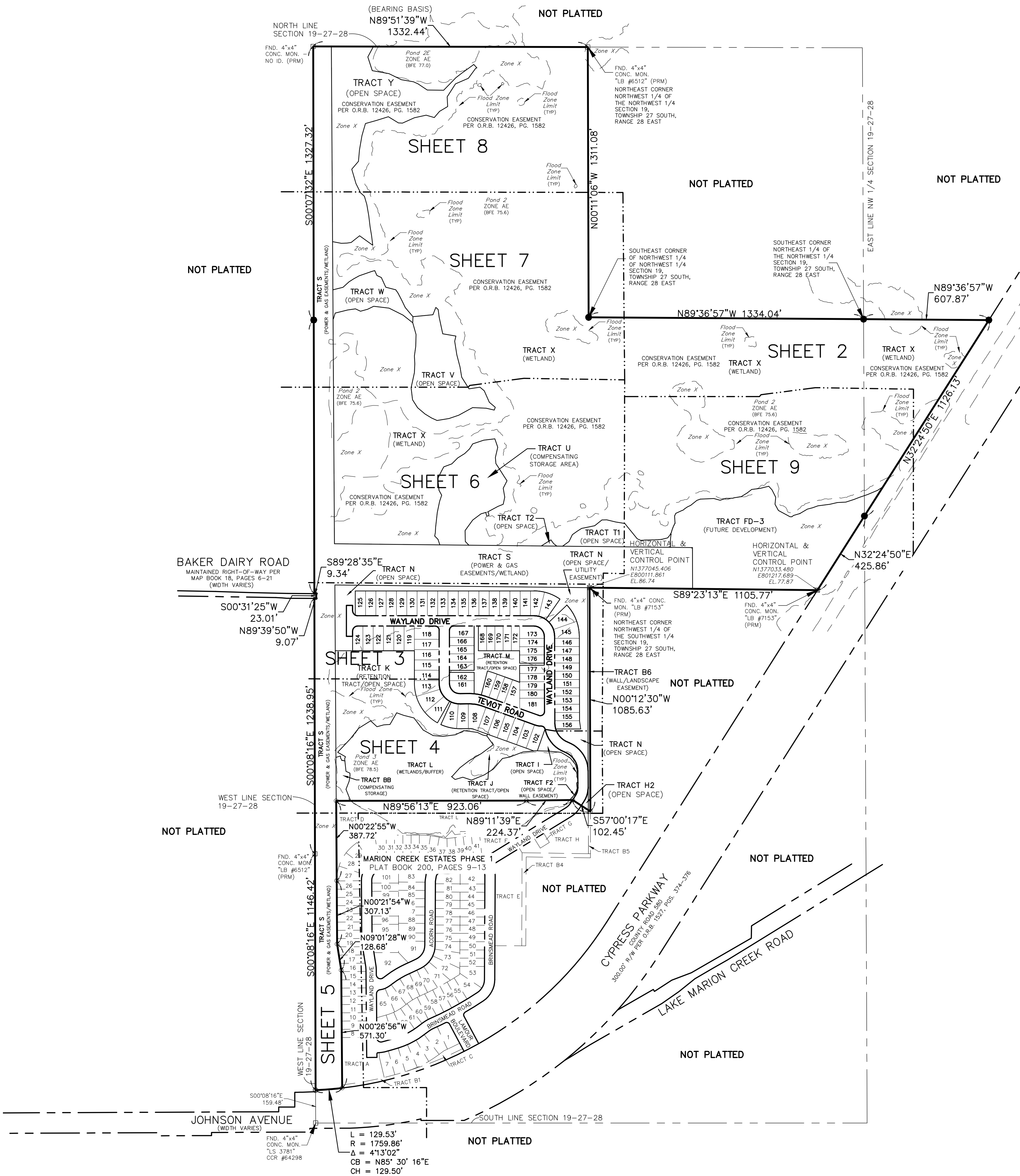
SHEET 2 OF 9

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BOOK

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Note: Easements are reflected
on Sheets 3 through 9.



MARION CREEK ESTATES PHASE 2

SHEET 3 OF 9

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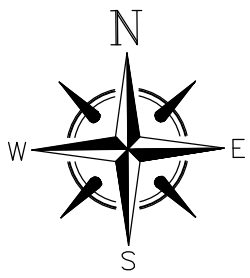
A REPLAT OF TRACT FD,
MARION CREEK ESTATES PHASE 1
PLAT BOOK 200, PAGES 9 THROUGH 13
SECTION 19, TOWNSHIP 27 SOUTH, RANGE 28 EAST,
POLK COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C4	75.00'	89°51'51"	117.63'	N45°04'04"W	105.94'
C5	75.00'	90°12'12"	118.08'	S45°06'06"E	106.25'
C6	195.00'	19°55'43"	67.82'	N80°14'20"W	67.48'
C7	75.00'	19°55'43"	26.09'	S80°14'20"E	25.96'
C8	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C9	100.00'	89°51'51"	156.84'	N45°04'04"W	141.25'
C16	20.00'	76°40'40"	26.77'	N50°12'44"W	24.81'
C17	100.00'	18°16'36"	31.90'	S79°24'46"E	31.76'
C18	170.00'	19°55'43"	59.13'	N80°14'20"W	58.83'
C19	100.00'	90°12'12"	157.43'	S45°06'06"E	141.67'
C20	20.00'	90°00'00"	31.42'	N45°00'00"W	28.28'
C21	25.00'	90°00'00"	39.27'	S45°00'00"W	35.36'
C22	20.00'	90°00'00"	31.42'	S45°00'00"W	28.28'
C23	50.00'	89°51'51"	78.42'	N45°04'04"W	70.63'
C24	20.00'	103°14'40"	36.04'	N51°29'11"E	31.36'
C25	220.00'	19°55'43"	76.52'	N80°14'20"W	76.14'
C26	50.00'	90°12'12"	78.72'	S45°06'06"E	70.84'
C27	220.00'	34°58'57"	134.32'	N72°30'32"W	132.25'
C28	220.00'	43°23'33"	166.62'	N21°49'55"W	162.66'
C32	340.00'	5°22'48"	31.93'	N72°57'53"W	31.91'
C36	25.00'	61°38'33"	26.90'	S30°49'16"E	25.62'
C37	25.00'	28°21'27"	12.37'	S75°49'16"E	12.25'
C38	100.00'	13°22'07"	23.33'	N83°18'57"W	23.28'
C39	100.00'	21°36'50"	37.72'	N65°49'28"W	37.50'
C40	100.00'	11°29'22"	20.05'	N49°16'23"W	20.02'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C41	100.00'	24°02'58"	41.97'	N31°30'13"W	41.67'
C42	100.00'	19°20'35"	33.76'	N09°48'26"W	33.60'
C43	100.00'	16°46'24"	29.28'	S08°31'21"E	29.17'
C46	20.00'	71°29'36"	24.96'	N52°48'16"W	23.37'
C47	100.00'	4°11'13"	7.31'	S88°06'35"E	7.31'
C48	100.00'	20°38'33"	36.03'	S75°41'42"E	35.83'
C49	100.00'	4°51'47"	8.49'	S62°56'32"E	8.48'
C50	100.00'	20°38'33"	36.03'	S50°11'22"E	35.83'
C51	100.00'	23°04'26"	40.27'	S28°19'53"E	40.00'
C52	100.00'	16°47'40"	29.31'	S08°23'50"E	29.21'
C53	220.00'	13°22'07"	51.33'	N83°18'57"W	51.22'
C54	220.00'	21°36'50"	82.99'	N65°49'28"W	82.50'
C55	220.00'	24°02'58"	92.34'	N31°30'13"W	91.67'
C56	220.00'	19°20'35"	74.27'	N09°48'26"W	73.92'
C62	100.00'	3°18'28"	5.77'	S58°51'29"E	5.77'
C63	100.00'	3°18'28"	5.77'	S67°01'39"E	5.77'
C67	100.00'	1°43'26"	3.01'	N55°52'47"W	3.01'
C68	100.00'	1°10'02"	2.04'	N42°56'41"W	2.04'
C69	220.00'	5°24'50"	20.79'	N87°29'47"W	20.78'
C70	220.00'	9°08'05"	35.07'	N80°13'19"W	35.04'
C71	220.00'	5°22'48"	20.66'	N72°57'53"W	20.65'
C73	35.46'	43°23'48"	26.86'	N21°41'54"E	26.22'
C74	35.46'	22°49'46"	14.13'	N31°58'55"E	14.04'
C75	35.46'	20°34'02"	12.73'	N10°17'01"E	12.66'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S89°47'48"W	38.04'
L3	S89°47'48"W	49.06'
L4	N90°00'00"E	30.00'
L5	S00°00'00"E	25.00'
L8	S89°47'48"W	49.06'
L9	S00°00'00"E	25.00'
L10	N90°00'00"W	30.00'
L11	S08°31'21"E	38.06'
L15	N89°47'48"E	49.06'
L16	N90°00'00"W	120.00'
L17	N90°00'00"W	120.00'
L28	S36°57'55"W	8.28'
L29	S00°00'00"E	11.62'



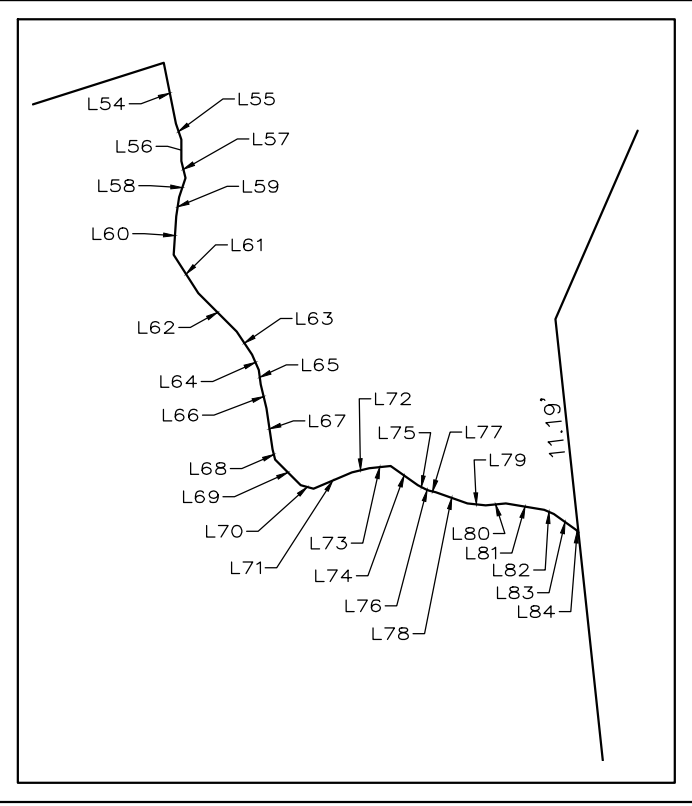
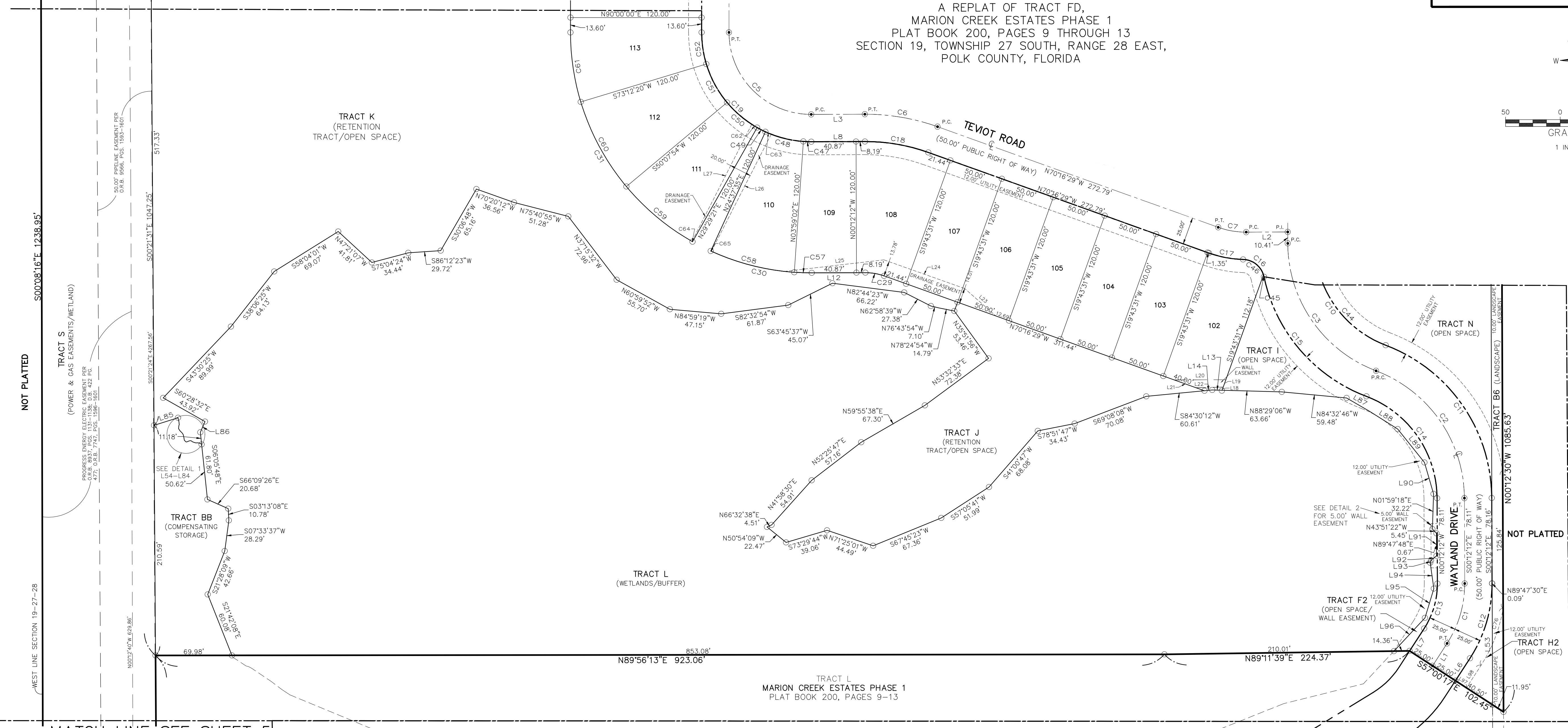
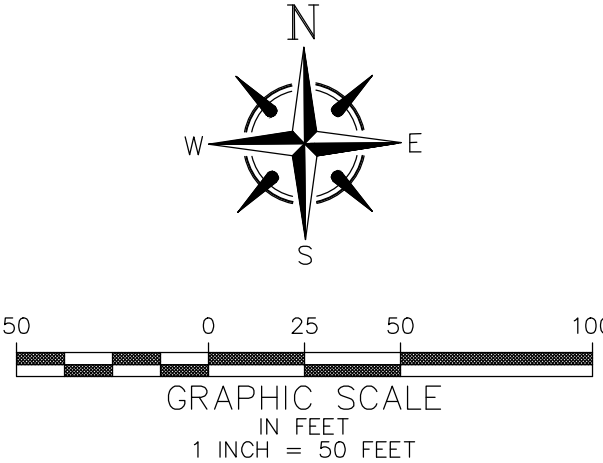
MARION CREEK ESTATES PHASE 2

SHEET 4 OF 9

PLAT BOOK

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A REPLAT OF TRACT FD,
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DETAIL 1: L54-L84
SCALE: 1" = 10'

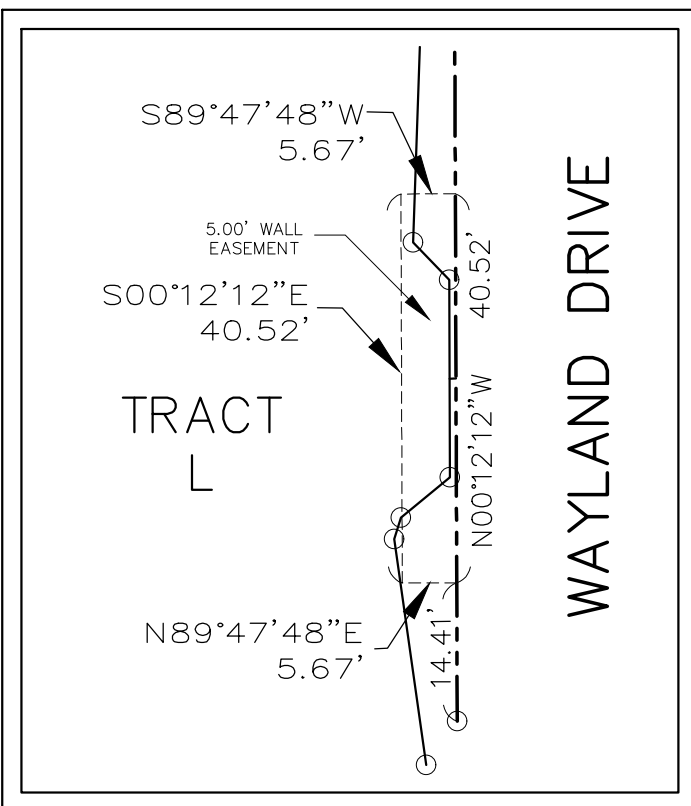
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S32°59'43"W	24.46'
L2	S89°47'48"W	38.04'
L3	S89°47'48"W	49.06'
L6	S32°59'43"W	24.46'
L7	N32°59'43"E	24.46'
L8	S89°47'48"W	49.06'
L12	S89°47'48"W	49.06'
L13	N88°29'06"W	8.98'
L14	S84°30'12"W	7.15'
L18	N19°43'31"E	3.07'
L19	S19°43'31"W	7.15'
L20	S89°47'48"W	47.16'
L21	S70°16'29"E	21.16'
L22	N88°39'29"E	24.84'
L23	S48°41'55"E	38.09'
L24	S70°27'04"E	78.40'
L25	N83°23'13"E	91.71'
L26	S27°03'28"W	120.27'
L27	S27°03'28"W	120.27'
L53	N00°12'30"W	111.08'
L54	N11°18'11"W	3.23'
L55	N18°27'20"W	0.88'
L56	N00°00'00"E	1.11'
L57	N14°01'16"W	0.92'
L58	N18°25'04"E	1.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L59	N08°08'17"E	1.01'
L60	N04°05'23"E	2.01'
L61	N32°44'28"W	2.38'
L62	N45°00'00"W	2.83'
L63	N33°41'24"W	1.44'
L64	N23°12'26"W	0.87'
L65	N08°07'10"W	0.76'
L66	N12°58'28"W	1.28'
L67	N08°46'06"W	2.16'
L68	N13°59'09"W	0.55'
L69	N45°00'00"W	1.89'
L70	N74°44'15"W	0.69'
L71	S66°59'56"W	2.17'
L72	S75°58'44"W	0.92'
L73	S84°17'40"W	1.12'
L74	N55°00'58"W	1.74'
L75	N61°40'18"W	0.42'
L76	N66°43'56"W	0.22'
L77	N77°54'19"W	0.37'
L78	N70°34'22"W	1.73'
L79	N83°15'18"W	0.95'
L80	S84°31'16"W	1.06'
L81	N80°52'54"W	2.03'
L82	N65°34'55"W	0.55'
L83	N54°28'51"W	1.43'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L84	N40°01'29"W	0.18'
L85	S72°19'15"W	23.02'
L86	S23°34'14"W	10.70'
L87	N60°02'14"W	24.11'
L88	N57°45'35"W	30.66'
L89	N38°43'16"W	39.18'
L90	N16°05'36"W	29.94'
L91	N00°11'48"W	20.55'
L92	N50°34'09"E	6.61'
L93	N16°48'31"E	2.36'
L94	N08°04'07"W	23.77'
L95	N16°48'31"E	27.99'
L96	N43°04'41"E	41.68'
L97	S57°00'17"E	12.00'
L98	N32°59'43"E	24.46'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	100.00'	33°11'54"	57.94'	N16°23'45"E	57.13'
C2	125.00'	69°05'22"	150.73'	N34°44'53"W	141.76'
C3	125.00'	69°09'25"	150.88'	S34°42'51"E	141.88'
C5	75.00'	90°12'12"	118.08'	S45°06'06"E	106.25'
C6	195.00'	19°55'43"	67.82'	N80°14'20"W	67.48'
C7	75.00'	19°55'43"	26.09'	S80°14'20"E	25.96'
C10	100.00'	69°09'25"	120.70'	S34°42'51"E	113.51'
C11	150.00'	69°05'22"	180.88'	N34°44'53"W	170.12'
C12	125.00'	33°11'54"	72.43'	N16°23'45"E	71.42'
C13	75.00'	33°11'54"	43.46'	N16°23'45"E	42.85'
C14	100.00'	69°05'22"	120.58'	N34°44'53"W	113.41'
C15	150.00'	57°25'10"	150.32'	S40°34'59"E	144.11'
C16	20.00'	76°40'40"	26.77'	N50°12'44"W	24.81'
C17	100.00'	18°16'36"	31.90'	S79°24'46"E	31.76'
C18	170.00'	19°55'43"	59.13'	N80°14'20"W	58.83'
C19	100.00'	90°12'12"	157.43'	S45°06'06"E	141.67'
C29	50.00'	19°55'43"	17.39'	N80°14'20"W	17.30'
C30	220.00'	24°49'46"	95.34'	S77°47'18"E	94.59'
C31	220.00'	60°30'39"	232.34'	S30°15'19"E	221.70'
C44	100.00'	52°23'01"	91.43'	S43°06'03"E	88.28'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C45	20.00'	5°11'04"	1.81'	N14°27'56"W	1.81'
C46	20.00'	71°29'36"	24.96'	N52°48'16"W	23.37'
C47	100.00'	4°11'13"	7.31'	S88°06'35"E	7.31'
C48	100.00'	20°38'33"	36.03'	S75°41'42"E	35.83'
C49	100.00'	4°51'47"	8.49'	S62°56'32"E	8.48'
C50	100.00'	20°38'33"	36.03'	S50°11'22"E	35.83'
C51	100.00'	23°04'26"	40.27'	S28°19'53"E	40.00'
C52	100.00'	16°47'40"	29.31'	S08°23'50"E	29.21'
C57	220.00'	4°11'13"	16.08'	S88°06'35"E	16.07'
C58	220.00'	20°38'33"	79.26'	S75°41'42"E	78.83'
C59	220.00'	20°38'33"	79.26'	S50°11'22"E	78.83'
C60	220.00'	23°04'26"	88.60'	S28°19'53"E	88.00'
C61	220.00'	16°47'40"	64.49'	S08°23'50"E	64.26'
C62	100.00'	3°18'28"	5.77'	S58°51'25"E	5.77'
C63	100.00'	3°18'28"	5.77'	S67°01'39"E	5.77'
C64	220.00'	0°10'26"	0.67'	S60°25'26"E	0.67'
C65	220.00'	0°10'26"	0.67'	S65°27'38"E	0.67'
C76	137.00'	23°37'07"	56.47'	N21°11'09"E	56.08'



DETAIL 2: 5.00' WALL EASEMENT
SCALE: 1" = 20'

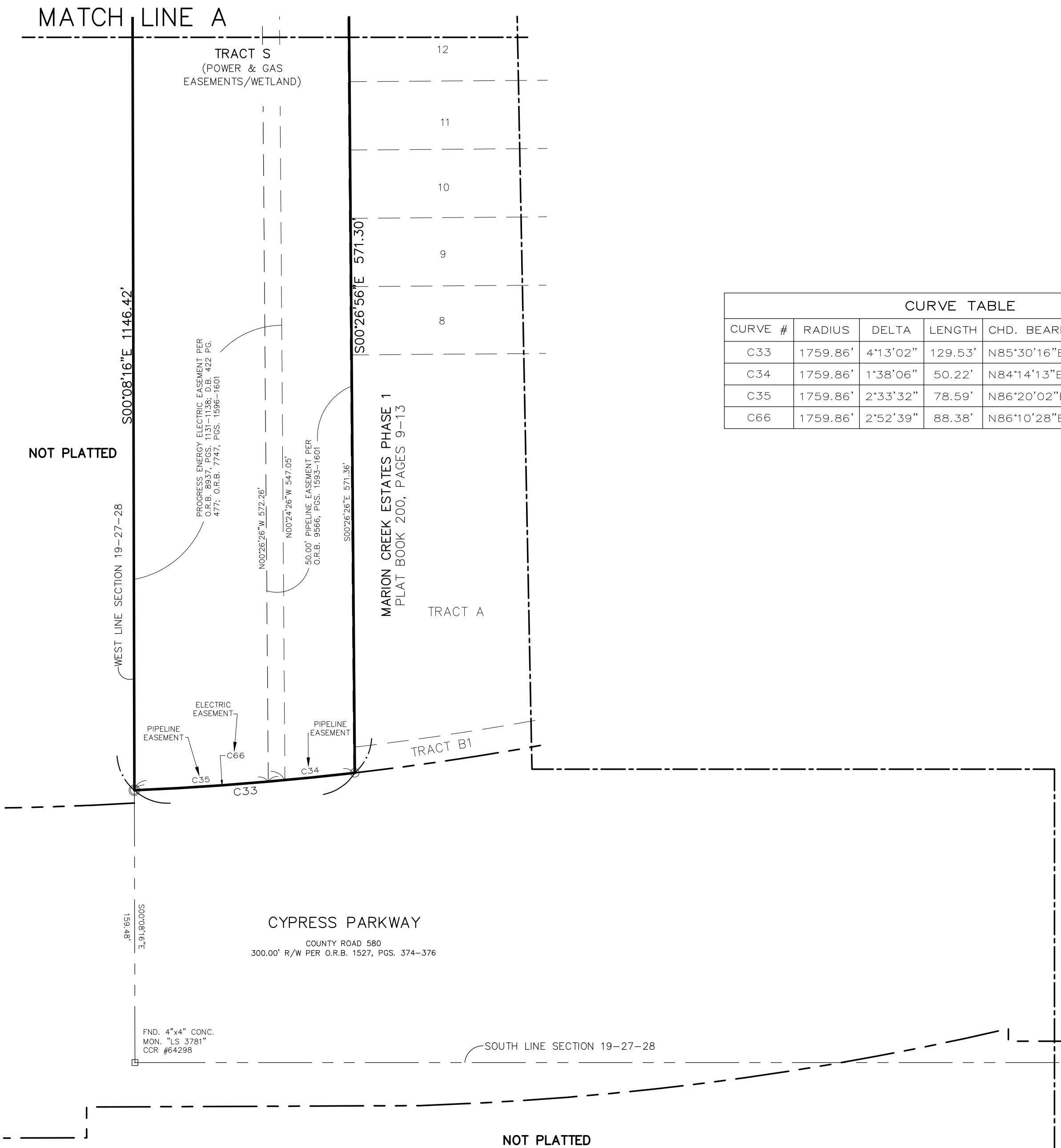
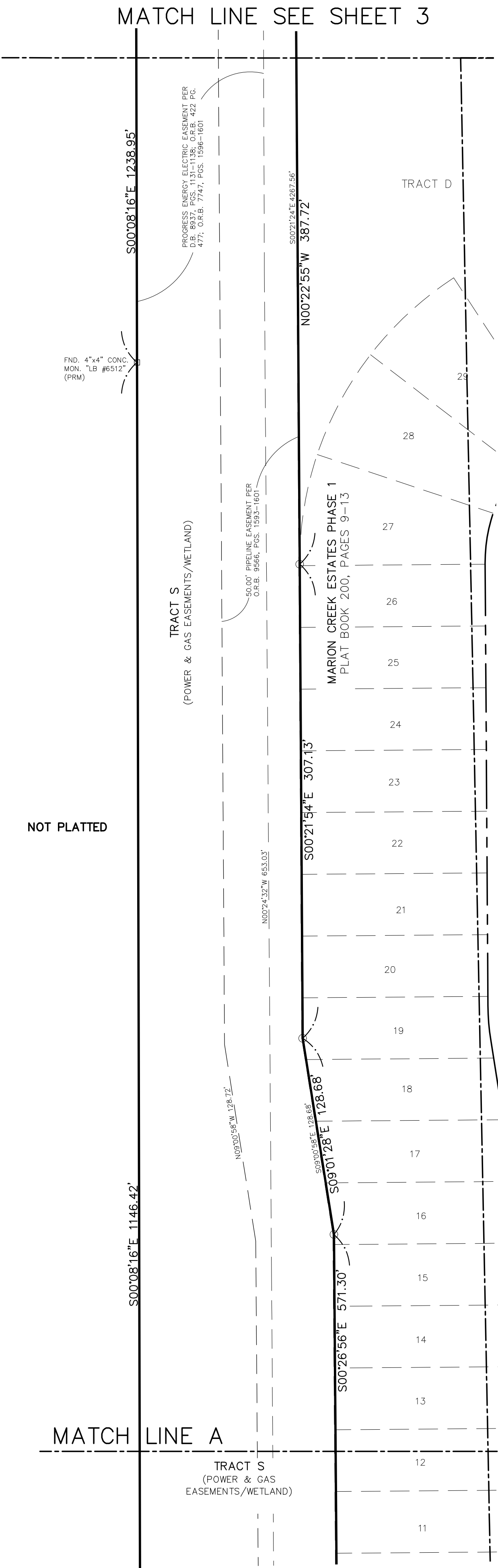
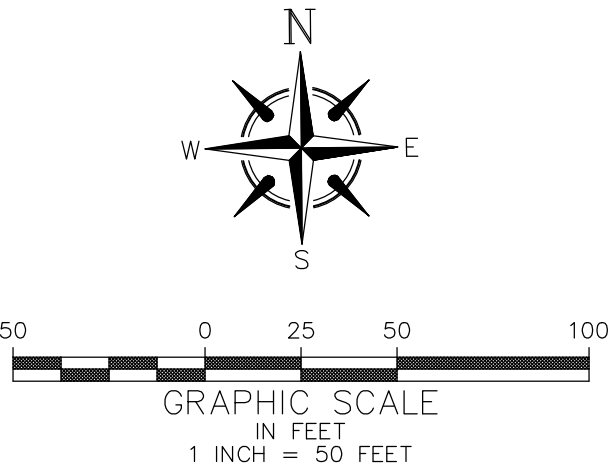
MARION CREEK ESTATES PHASE 2

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PLAT BOOK

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MARION CREEK ESTATES PHASE 1
PLAT BOOK 200, PAGES 9 THROUGH 13
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POLK COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C33	1759.86'	4°13'02"	129.53'	N85°30'16"E	129.50'
C34	1759.86'	1°38'06"	50.22'	N84°14'13"E	50.21'
C35	1759.86'	2°33'32"	78.59'	N86°20'02"E	78.59'
C66	1759.86'	2°52'39"	88.38'	N86°10'28"E	88.37'

MARION CREEK ESTATES PHASE 2

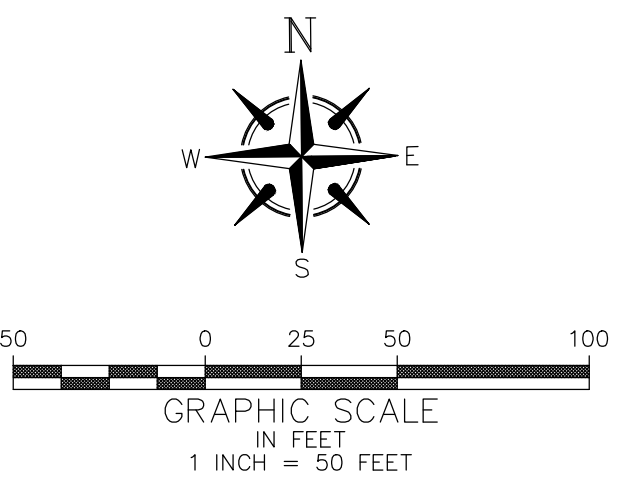
A REPLAT OF TRACT FD,
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POLK COUNTY, FLORIDA

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PLAT
BOOK

PAGE

MATCH LINE SEE SHEET 7



CONSERVATION
EASEMENT LIMITS
PER O.R.B. 12426,
PG. 1582

TRACT V
(OPEN SPACE)

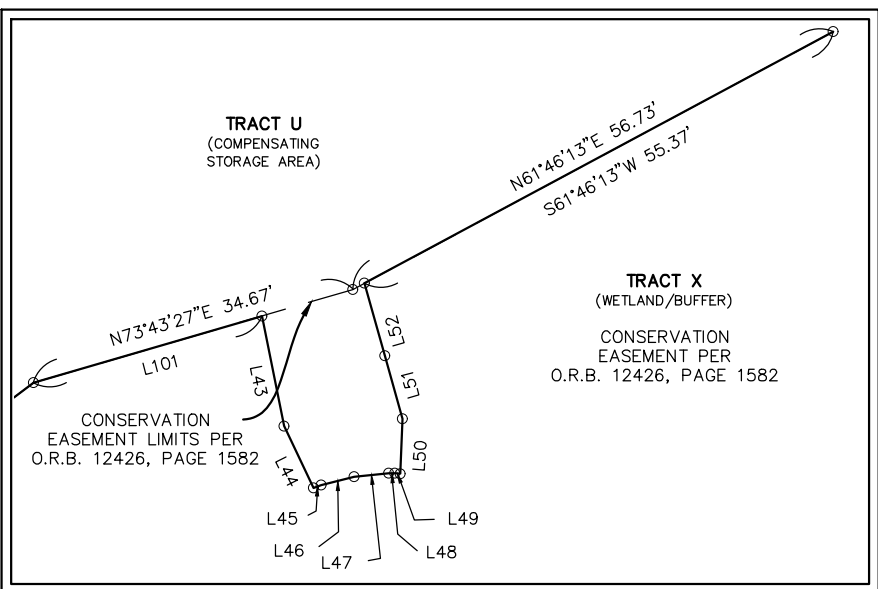
TRACT X
(WETLAND/BUFFER)

CONSERVATION EASEMENT
PER O.R.B. 12426, PG. 1582

LINE TABLE		
LINE #	DIRECTION	LENGTH
L38	N88°42'32"E	23.44'
L39	N25°41'53"E	36.41'
L40	S52°55'44"E	20.16'
L41	S35°45'06"E	22.43'
L42	N57°29'36"E	54.99'
L43	S11°21'42"E	11.67'
L44	S25°38'25"E	7.13'
L45	N69°47'02"E	0.86'
L46	N75°44'31"E	3.53'
L47	N84°13'29"E	3.61'
L48	S89°15'32"E	0.64'
L49	S84°58'15"E	0.56'
L50	N02°18'35"E	5.71'
L51	N15°27'31"W	6.81'
L52	N15°42'04"W	7.85'
L101	S73°43'27"W	24.78'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C72	44.54'	88°03'23"	68.45'	S44°01'41"W	61.91'
C73	35.46'	43°23'48"	26.86'	N21°41'54"E	26.22'
C74	35.46'	22°49'46"	14.13'	N31°58'55"E	14.04'
C75	35.46'	20°34'02"	12.73'	N10°17'01"E	12.66'

DETAIL SCALE: 1" = 20'



TRACT X
(WETLAND/BUFFER)

CONSERVATION EASEMENT
PER O.R.B. 12426, PG. 1582

TRACT U
(COMPENSATING
STORAGE AREA)

CONSERVATION
EASEMENT LIMITS
PER O.R.B. 12426,
PG. 1582

CONSERVATION
EASEMENT LIMITS
PER O.R.B. 12426,
PG. 1582

CONSERVATION
EASEMENT LIMITS
PER O.R.B. 12426,
PG. 1582

SEE DETAIL

TRACT X
(WETLAND/BUFFER)

CONSERVATION EASEMENT
PER O.R.B. 12426, PG. 1582

TRACT T2
(OPEN SPACE)

CONSERVATION
EASEMENT LIMITS
PER O.R.B. 12426,
PG. 1582

TRACT T1
(OPEN SPACE)

CONSERVATION
EASEMENT LIMITS
PER O.R.B. 12426,
PG. 1582

TRACT S
(POWER & GAS
EASEMENTS/WETLAND)

MATCH LINE SEE SHEET 3

TRACT N (OPEN SPACE/UTILITY EASEMENT)

S89°23'13"E 1236.01'

S89°23'13"W 1835.51'

A REPLAT OF TRACT FD,
MARION CREEK ESTATES PHASE 1
PLAT BOOK 200, PAGES 9 THROUGH 13
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POLK COUNTY, FLORIDA

PLAT
BOOK

CONSERVATION
EASEMENT LIMITS
PER O.R.B. 12426,
PG. 1582

SOUTHEAST CORNER
OF NORTHWEST 1/4
OF NORTHWEST 1/4
SECTION 19,
TOWNSHIP 27 SOUTH,
RANGE 28 EAST

N89°36'57"W 1334.04'

A compass rose showing North (N), South (S), East (E), and West (W) directions. Below it is a graphic scale bar with markings at 50, 0, 25, 50, and 100 feet. The text below the scale bar reads: GRAPHIC SCALE IN FEET 1 INCH = 50 FEET.

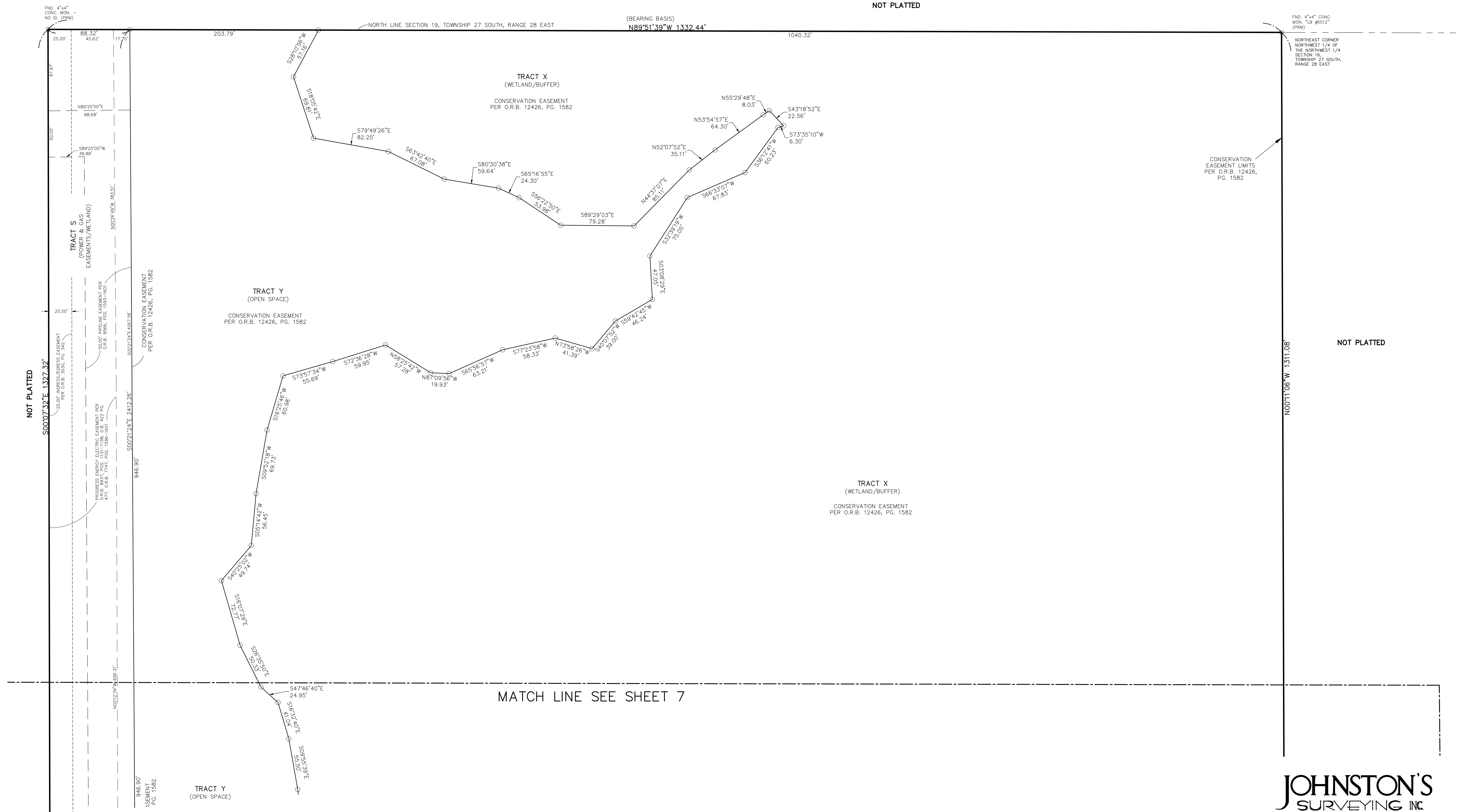
JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 6

SHEET 8 OF 9

PAGE



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MARION CREEK ESTATES PHASE 2

SHEET 9 OF 9

PLAT
BOOK

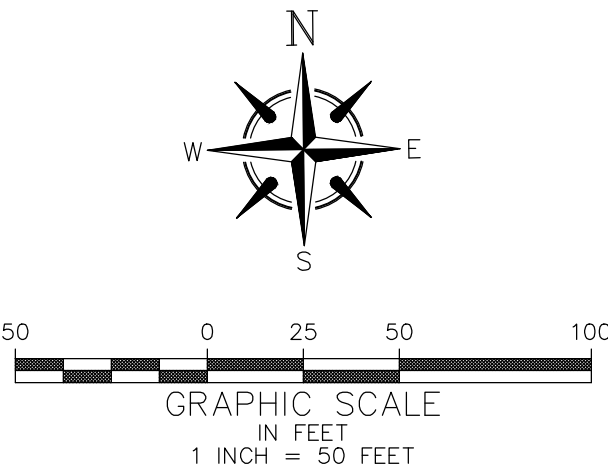
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POLK COUNTY, FLORIDA

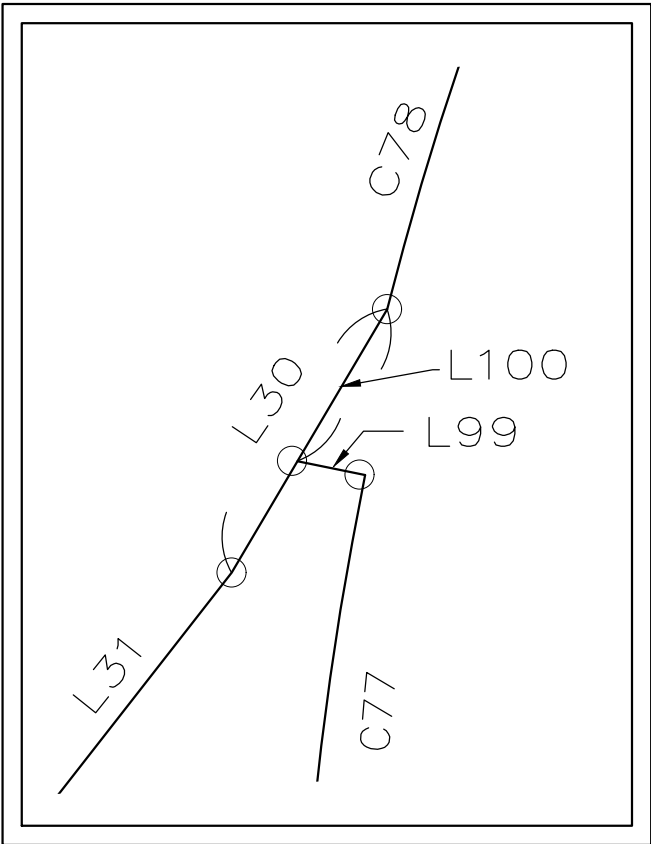
MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 2



DETAIL: SCALE: 1" = 10'



TRACT X
(WETLAND/BUFFER)

CONSERVATION EASEMENT
PER O.R.B. 12426, PG. 1582

LINE TABLE		
LINE #	DIRECTION	LENGTH
L30	N30°35'10"E	15.94'
L31	N37°55'26"E	16.39'
L32	N75°31'19"E	29.15'
L33	N80°15'33"E	0.17'
L34	N84°59'48"E	21.02'
L35	N89°00'47"E	5.15'
L36	N86°13'14"E	21.91'
L37	S67°02'14"E	18.85'
L38	N88°42'32"E	23.44'
L99	N78°31'04"W	3.60'
L100	N30°35'10"E	9.19'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C77	180.00'	12°30'26"	39.29'	S05°13'43"W	39.21'
C78	180.67'	15°03'11"	47.47'	N21°46'58"E	47.33'

CONSERVATION
EASEMENT LIMITS
PER O.R.B. 12426,
PG. 1582

CYPRESS PARKWAY
CROSSING ROAD 589
PER O.R.B. 1027, PGS. 374-376
580.00' R/W

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