

NOTES AND LEGEND

- PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK
    - "PCP LB-8135" – UNLESS OTHERWISE NOTED
  - PRM – PERMANENT REFERENCE MONUMENT – SET 4"x4" CONCRETE MONUMENT OR 1"IRON PIPE 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
  - (RAD) = RADIAL
  - (NR) = NON-RADIAL
  - NO./# = NUMBER
  - I.D. = IDENTIFICATION
  - O.R. = OFFICIAL RECORDS
  - PB = PLAT BOOK

- PG = PAGE
  - PCS = PAGES
  - PK = PARKER-KALON NAIL OR "MAG-NAIL"
  - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
  - (L) = INFORMATION PER LEGAL DESCRIPTION
  - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
  - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

- R/W = RIGHT-OF-WAY
  - CONC. = CONCRETE
  - Δ/A = 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 THE SUBJECT PARCEL HAVING A GRID BEARING OF NORTH 89°48'27" WEST 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 FCP.
  - 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 NAIL & 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 177.081 (28).
  - THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210505880, EFFECTIVE DATE OF 10/22/2016, BASE FLOOD ELEVATION FOR ZONE "AE" VARIES ACROSS THE SITE DUE TO IT BEING PART OF THE "LAKE DRAIN" RIVERINE SYSTEM. THE "LAKE DRAIN" IS ALSO A FLOODWAY.
  - COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
  - ELEVATIONS DEPICTED HEREON ARE BASED ON THAT CERTAIN SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK IN THE SOUTH HEADWALL OF THE SCOTT LAKE OUTFLOW STRUCTURE. SAID BENCHMARK IS DESIGNATED "SCOTT". THE PUBLISHED ELEVATION IS 168.64, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PRIVATE ROAD & MAINTENANCE NOTE:

AIDEN LANE IS A PRIVATE ROAD RIGHT-OF-WAY, WITH PUBLIC UTILITY EASEMENTS. MAINTENANCE OF THE ROAD, TRACTS "A" AND "B" AND "D", AND THE ROAD RIGHTS-OF-WAY WITHIN THIS SUBDIVISION WILL BE THE SOLE RESPONSIBILITY OF THE ACRES AT SCOTT LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT.

SURVEYOR'S REPORT OF TITLE ISSUES:

- AS OF JANUARY 10, 2023, THE LANDS BEING PLATTED HEREON ARE AFFECTED BY THE FOLLOWING FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA:

  - RIGHT-OF-WAY TO THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 792. THE EAST BOUNDARY OF THE LANDS BEING PLATTED IS THE WEST RIGHT-OF-WAY OF STATE ROAD 37-A (SCOTT LAKE ROAD) AS DESCRIBED IN THE RIGHT-OF-WAY DEED.
  - RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 12363, PAGE 2260. THE NOTICE IS FOR THE ENTIRETY OF THE LANDS BEING PLATTED AND ONLY SERVES TO GIVE NOTICE THAT A PERMIT FOR CONSTRUCTION HAS BEEN ISSUED.

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.

ACRES AT SCOTT LAKE

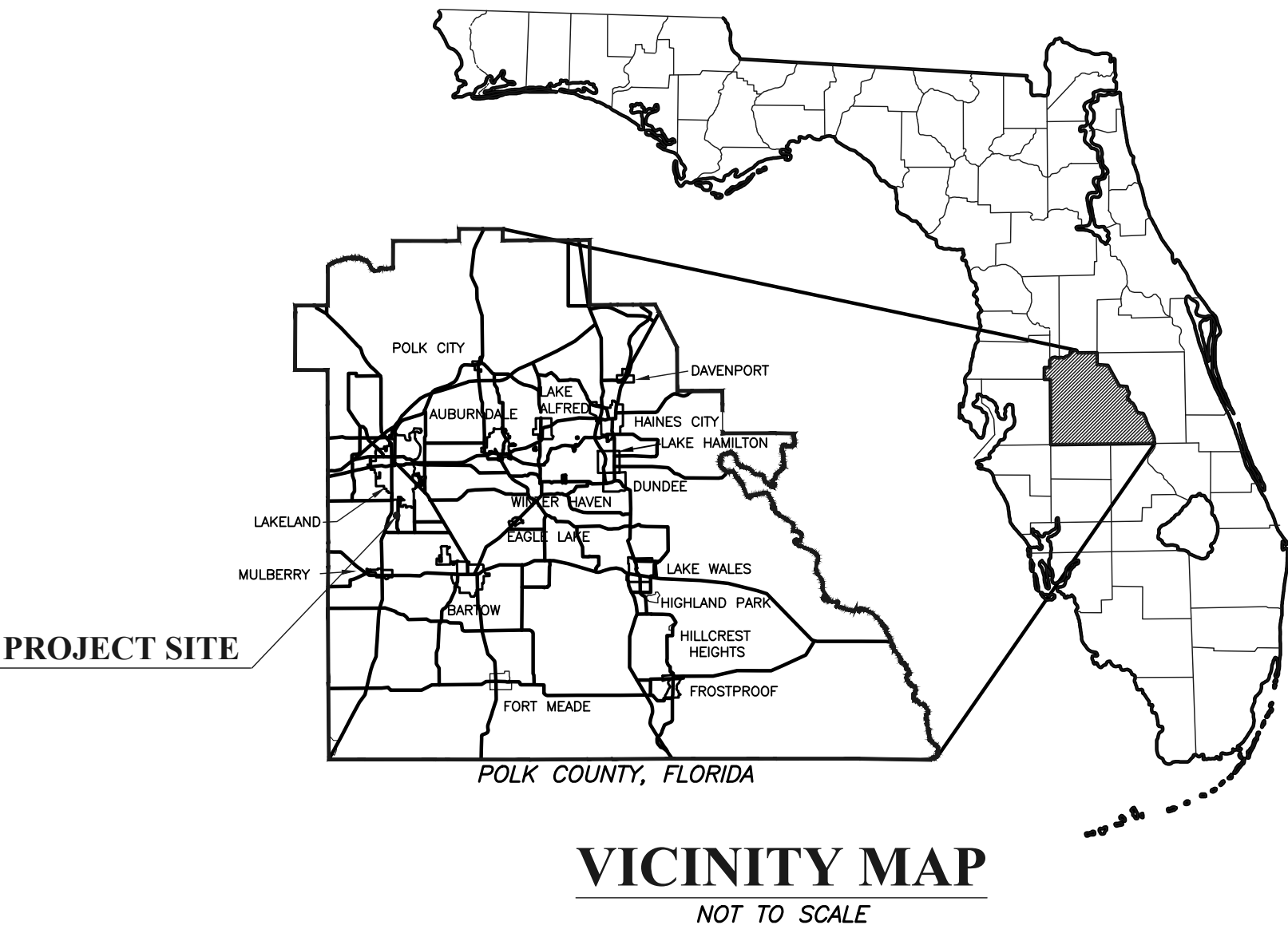
A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, STATE OF FLORIDA

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE PLAT OF GEIGER COURT AS RECORDED IN PLAT BOOK 107, PAGE 20 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°10'50" WEST ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18 AND THE EAST BOUNDARY OF THE AFOREMENTIONED GEIGER COURT, A DISTANCE OF 752.47 FEET TO THE INTERSECTION WITH THE CENTER OF A DRAINAGE DITCH (AKA "LAKE DRAIN" DITCH) AND THE SOUTHERN BOUNDARY OF UNRECORDED MARINA COVE; THENCE NORTH 74°22'32" EAST ALONG THE CENTER OF SAID DITCH, AND THE SOUTHERN BOUNDARY OF SAID UNRECORDED MARINA COVE, A DISTANCE OF 677.84 FEET; THENCE NORTH 90°00'00", STILL ALONG THE CENTER OF SAID DITCH AND THE SOUTHERN BOUNDARY OF THE AFOREMENTIONED UNRECORDED MARINA COVE, A DISTANCE OF 17.26 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SCOTT LAKE ROAD (COUNTY ROAD 37-A); THENCE SOUTH 03°35'24" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 250.10 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4065, PAGE 837 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 87°56'12" WEST ALONG THE NORTH BOUNDARY OF SAID LANDS AND THE NORTH BOUNDARY OF THAT CERTAIN DESCRIBED IN OFFICIAL RECORDS BOOK 5053, PAGE 380 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A DISTANCE OF 262.22 FEET; THENCE SOUTH 01°08'01" EAST ALONG THE WEST BOUNDARY OF THE AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5053, PAGE 380, A DISTANCE OF 159.94 FEET; THENCE SOUTH 01°10'00" WEST ALONG THE WEST BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 12334, PAGE 199 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A DISTANCE OF 135.40 FEET; THENCE SOUTH 00°02'44" EAST ALONG THE WEST BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7547, PAGE 1143 OF THE PUBLIC RECORDS OF POLK COUNTY, A DISTANCE OF 200.83 FEET; THENCE NORTH 89°16'52" EAST ALONG THE SOUTH BOUNDARY OF THE AFORESAID PARCEL, A DISTANCE OF 237.39 FEET TO THE NON-TANGENT, NON-RADIAL INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY OF SCOTT LAKE ROAD (COUNTY ROAD 37-A), SAID INTERSECTION BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5769.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE/DELTA OF 00°35'21" (CHORD = 59.34 FEET, CHORD BEARING = SOUTH 00°38'04" WEST) FOR A DISTANCE OF 59.34 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°20'10" WEST, STILL ALONG THE WESTERLY RIGHT-OF-WAY, A DISTANCE OF 144.49 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 18, THE SAME ALSO BEING THE NORTH BOUNDARY OF CASE PLACE II AS RECORDED IN PLAT BOOK 173, PAGE 9 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°48'27" WEST ALONG SAID SOUTH BOUNDARY, AND THE NORTH BOUNDARY OF CASE PLACE II, A DISTANCE OF 626.40 FEET TO THE POINT OF BEGINNING.

THIS IS A PRIVATE ROAD SUBDIVISION



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 SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

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, FLORIDA STATUTES, AND FOUND IT TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID STATUTE.

RICHARD M. BENTON, PSM #6447  
COUNTY SURVEYOR

DATE:

APPROVAL: COUNTY ENGINEER

STATE OF FLORIDA,  
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER.

COUNTY ENGINEER

DATE:

APPROVAL: LAND DEVELOPMENT DIVISION

STATE OF FLORIDA,  
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION.

LAND DEVELOPMENT DIRECTOR

DATE:

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL:

STATE OF FLORIDA,  
COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023 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. 2023 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 \_\_\_\_\_, 2023.

CLERK OF THE CIRCUIT COURT

DEDICATION:

STATE OF FLORIDA,  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT ACRES AT SCOTT LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "ACRES AT SCOTT LAKE" TO BE MADE AND HEREBY DEDICATES TO THE ACRES AT SCOTT LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER, TRACTS "A" AND "B" AND THE DRAINAGE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED TOGETHER WITH THE MAINTENANCE RESPONSIBILITY OF SAID TRACTS AND PRIVATE ROADS, RIGHTS-OF-WAY, OPEN SPACES AND RETENTION AREAS CONTAINED WITHIN THIS SUBDIVISION; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES INDICATED; AND HEREBY DEDICATES TO THE CITY OF LAKELAND, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOREVER, THE 15.00 FOOT WATER UTILITY EASEMENT SHOWN HEREON FOR THE PURPOSE INDICATED; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS TRACT "A" AND THE PRIVATE ROAD AND RIGHTS-OF-WAY CONTAINED THEREIN FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN, TOGETHER WITH A PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT OVER THE PRIVATE ROADS AND RIGHTS-OF-WAY FOR THE PURPOSE OF ACCESSING THE UTILITY EASEMENTS SHOWN HEREON; AND HEREBY DEDICATE FOREVER TO THE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, GUESTS AND INVITEES, A PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT OVER THE PRIVATE ROAD AND RIGHTS-OF-WAY SHOWN HEREON; AND HEREBY GRANTS A PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT OVER THE PRIVATE ROAD AND RIGHTS-OF-WAY SHOWN HEREON TO POLK COUNTY, ITS SUCCESSORS AND ASSIGNS AND OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF SOLID WASTE SERVICES, PUBLIC HEALTH SERVICES, DELIVERY AND PICKUP SERVICES, FIRE PROTECTION SERVICES, POLICE SERVICES, AMBULANCE SERVICES AND OTHER AUTHORITIES OF LAW, INCLUDING, BUT NOT LIMITED TO UNITED STATES MAIL CARRIERS.

ACRES AT SCOTT LAKE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS  
PRINTED NAME:

BY:

DEBRA A. KEDZUE, MANAGING MEMBER OF  
ACRES AT SCOTT LAKE, LLC, A FLORIDA  
LIMITED LIABILITY COMPANY

WITNESS  
PRINTED NAME:

ACKNOWLEDGMENT:

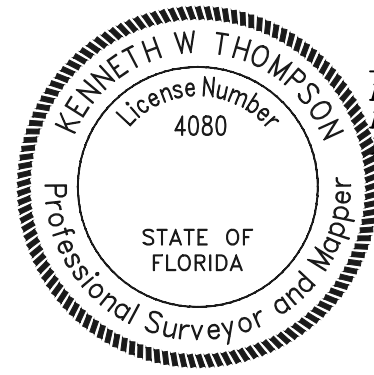
STATE OF FLORIDA,  
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY DEBRA A. KEDZUE, AS MANAGING MEMBER OF "ACRES AT SCOTT LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY", ON BEHALF OF THE COMPANY, WHO \_\_\_\_ IS PERSONALLY KNOWN TO ME OR \_\_\_\_ HAS PRODUCED \_\_\_\_ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

STATE OF FLORIDA,  
COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "ACRES AT SCOTT LAKE" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT ALL P.R.M.'S HAVE BEEN SET AND ALL P.C.P.'S, AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.



KENNETH W. THOMPSON  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4080

DATE:



6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813  
(863) 904-4899 — kthompson@platinumsurveying.com

STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135

KENNETH W. THOMPSON  
REGISTRATION NO. 4080

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY KENNETH W. THOMPSON, P.S.M.  
AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE  
OR A DIGITAL SIGNATURE AFFIXED HERETO.



○	PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB=8135" - UNLESS OTHERWISE NOTED	R/W = RIGHT-OF-WAY CONC. = CONCRETE
□	PRM - PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT OR 1"IRON PIPE AND CAP "PRM LB=8135"	D/A = CENTRAL ANGLE (DELTA) R = RADIUS L = ARC LENGTH T = TANGENT LENGTH CH = CHORD DISTANCE CB = CHORD BEARING
■	FCM - FOUND CONCRETE MONUMENT AS NOTED	± = MORE OR LESS / PLUS OR MINUS N&D = NAIL AND DISK
●	FIR - FOUND IRON ROD AS NOTED	
○	FIP - FOUND IRON PIPE AS NOTED	
▲	RRS - FOUND RAILROAD SPIKE AS NOTED	
(12)	= CURVE - SEE CURVE DATA	
&	PC = PAGE	
(RAD)	PCS = PAGES	
(NR)	PK = PARKER-KALON NAIL OR "MAG-NAIL"	
NO./#	FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY	
I.D.	(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION	
O.R.	= INFORMATION PER LEGAL DESCRIPTION	
FR	(CALO) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS	
PL	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	

2. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SUBJECT PARCEL HAVING A GRID BEARING OF NORTH 89°48'27" WEST BETWEEN FIELD MONUMENTATION.
3. 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 WILL NOT BE REQUIRED.
4. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
5. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" - UNLESS OTHERWISE NOTED.
6. 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.
7. 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.
8. ALL PLANNED 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).
9. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210500480, G. EFFECTIVE DATE OF 12/20/2016. BASE FLOOD ELEVATION FOR "AE" ZONE IS 16.0 FEET AND FOR "X" ZONE IT BEING PART OF THE LAKE DRAIN SYSTEM, THE "LAKE DRAIN" IS ALSO A FLOODWAY.
10. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983. ADJUSTMENTS OF 2011 TO COORDINATES IF ANY WERE DERIVED BY GPS RTK METHODOLOGY USING THE NAD 83 GPS NETWORK ESTABLISHED AND MAINTAINED BY LENEXMAR CORPORATION.
11. ELEVATIONS DEPICTED HEREON ARE BASED ON THAT CERTAIN SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK IN THE SOUTH HEADWALL OF THE SCOTT LAKE OUTFLOW STRUCTURE. SAID BENCHMARK IS DESIGNATED "SCOTT". THE PUBLISHED ELEVATION IS 168.64, NORTH-TO-VERTICAL.

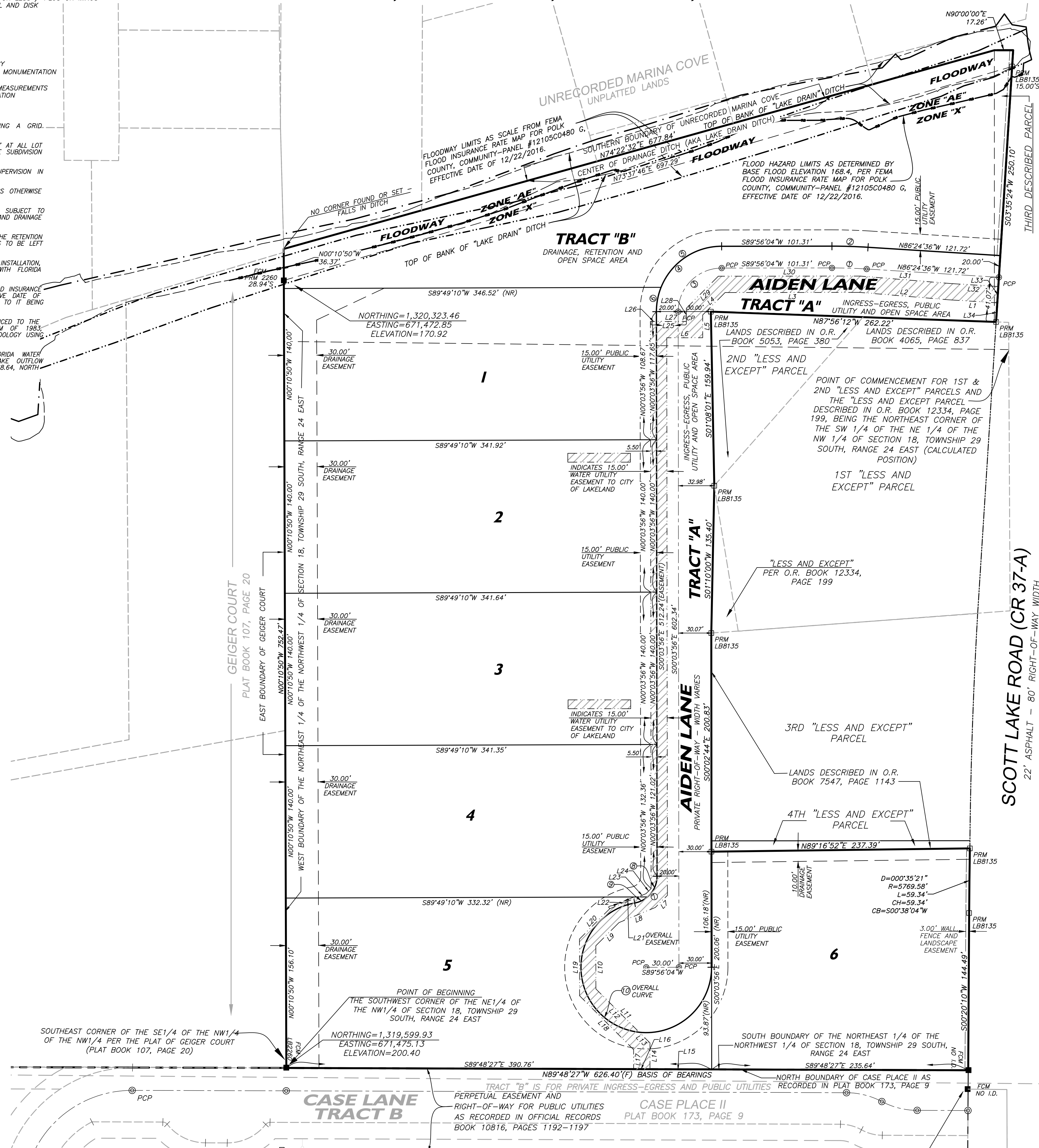
LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N86°24'36"W	45.32'	L20	S00°03'56"E	52.10'
L2	N65°15'10"W	81.53'	L21	S44°56'04"W	39.31'
L3	S89°56'04"W	123.59'	L22	S67°26'04"W	36.11'
L4	S44°56'04"W	29.14'	L23	N67°26'04"E	28.25'
L5	S00°03'56"E	20.89'	L24	N67°26'04"E	7.86'
L6	S89°56'04"W	33.00'	L25	S44°56'04"W	6.59'
L7	S44°56'04"W	15.78'	L26	S89°56'04"W	33.00'
L8	S67°26'04"W	36.11'	L27	S89°56'04"E	5.50'
L9	S44°56'04"W	30.11'	L28	N89°56'04"E	27.50'
L10	S00°03'56"E	39.67'	L29	S00°03'56"E	12.10'
L11	S45°03'56"E	70.16'	L30	S44°56'04"W	41.52'
L12	S45°03'56"E	56.30'	L31	S89°56'04"W	130.43'
L13	S45°03'56"E	13.86'	L32	N85°15'10"W	82.01'
L14	S00°03'56"E	24.15'	L33	N86°24'36"W	45.16'
L15	N89°48'27"W	56.70'	L34	S03°32'24"W	15.00'
L16	N89°48'27"W	15.00'			
L17	S00°03'56"E	17.87'			
L18	S45°03'56"E	70.16'			

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	003°39'20"	500.00'	31.90'	31.89'	N88°14'16"W
2	003°39'20"	520.00'	33.18'	33.17'	N88°14'16"W
3	090°00'00"	40.00'	62.83'	56.57'	S44°56'04"W
4	090°00'00"	60.00'	94.25'	84.85'	S44°56'04"W
5	068°07'11"	60.00'	71.33'	67.21'	S55°52'28"W
6	021°52'49"	60.00'	22.91'	22.77'	S10°52'28"W
7	079°50'09"	25.00'	34.83'	32.08'	N39°51'08"E
8	049°27'13"	25.00'	21.58'	20.91'	N24°39'44"E
9	030°22'56"	25.00'	13.26'	13.10'	N64°34'45"E
10	259°51'06"	60.00'	272.12'	92.03'	S50°09'20"E

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.

***A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18,  
TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, STATE OF FLORIDA***



0 50' 100' 200'

**GRAPHIC SCALE 1" = 50'**

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 SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.