

COMBEE ROAD SOUTH COMMERCIAL PARK

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING A REPLAT OF W.F. HALLAM & CO.'S FARMING & TRUCKING LANDS RECORDED IN PLAT BOOK 1C, PAGE 101A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE FOR THE EAST LINE OF LOT 55 AND LOT 58, W.F. HALLAM & CO.'S FARMING AND TRUCKING LANDS RECORDED IN PLAT BOOK 1C, PAGE 101A, ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 22 EAST, BEING 500°19'41"E.

2. 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.

3. NO IMPROVEMENTS, ROADWAY OR OTHERWISE ARE BEING CONSTRUCTED WITH THIS PLAT.

4. ELEVATIONS AND BENCH MARKS ARE BASED ON CITY OF LAKE LAND BENCHMARK BM144-58F, ELEVATION 140.85 RELATIVE TO THE NORTH AMERICAN DATUM OF 1988.

5. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 1983(2011 ADJUSTMENT).

6. COMPUTER ROUNDING MAY CAUSE A SLIGHT CUMULATIVE DIFFERENCE IN OVERALL LENGTHS vs. INDIVIDUAL LOT TOTALS AND IN CURVE DATA, ESPECIALLY IN THE LONG RADIUS CURVES.

7. ALL LOT CORNERS ARE 1/2" IRON RODS WITH CAP STAMPED "LB 8112", WITH THE EXCEPTION OF THOSE FALLING IN CONCRETE SIDEWALK WHICH ARE SET NAIL & DISK STAMPED "P.R.M. / P.C.P. LB8112".

8. THE LANDS SHOWN HEREON ARE SUBJECT TO THE JURISDICTION OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

LEGAL DESCRIPTION

THAT PART OF LOT 55, LOT 56, LOT 57, AND LOT 58 OF W.F. HALLAM & CO.'S FARMING & TRUCKING LANDS RECORDED IN PLAT BOOK 1C, PAGE 101A, LYING NORTH OF SKYVIEW ROAD AS RECORDED IN POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 5, PAGE 120, AND EAST OF THE RIGHT OF WAY OF STATE ROAD S-33-A, SECTION 16810 AS DESCRIBED IN NOTICE OF LIS PENDENS RECORDED IN OFFICIAL RECORD BOOK 509, PAGE 425 WITH FINAL JUDGEMENT RECORDED IN OFFICIAL RECORD BOOK 752, PAGE 451, LESS AND EXCEPT THAT PARCEL DESCRIBED BY WARRANTY DEED IN OFFICIAL RECORDS BOOK 5299, PAGE 728, ALL WITHIN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 55, FROM A FOUND 4"x4" BROKEN CONCRETE MONUMENT WITH NO IDENTIFICATION, AND RUN THENCE ALONG THE EAST LINE OF SAID LOT 55 AND LOT 58, 500°19'41"E A DISTANCE OF 998.05 FEET TO A FOUND 5/8" IRON ROD WITH NO IDENTIFICATION LYING AT THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5299, PAGE 728; RUN THENCE ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO COURSES: (1) S89°53'01"W A DISTANCE OF 289.82 FEET TO A FOUND 5/8" IRON ROD WITH NO IDENTIFICATION; (2) S00°16'33"E A DISTANCE OF 299.97 FEET THROUGH A FOUND IRON PIPE WITH NO IDENTIFICATION LYING 4.05' NORTH OF NORTHERN RIGHT OF WAY LINE OF SAID MAINTAINED RIGHT OF WAY OF SKYVIEW ROAD; RUN THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE THE FOLLOWING DESCRIBED COURSES: (1) N88°59'44"W A DISTANCE OF 64.36 FEET; (2) S89°37'47"W A DISTANCE OF 100.00 FEET; (3) S89°41'13"W A DISTANCE OF 100.00 FEET; (4) S89°37'47"W A DISTANCE OF 80.66 FEET; THENCE DEPARTING SAID NORTHERN RIGHT OF WAY LINE RUN THROUGH A FOUND 5/8" IRON ROD WITH CAP STAMPED LB8135 LYING 4.61 FEET NORTH, N00°16'55"W A DISTANCE OF 254.66 FEET TO A FOUND 5/8" IRON ROD WITH CAP STAMPED LB8135; RUN THENCE TOWARDS A FOUND 5/8" IRON ROD WITH CAP STAMPED LB8135, N89°59'28"W A DISTANCE OF 504.03 FEET (SAID ROD LYING ON SAME BEARING 0.20' WEST) TO SAID EAST RIGHT OF WAY LINE OF STATE ROAD S-33-A, SECTION 16810 DESCRIBED BY FINAL JUDGEMENT, SAID POINT LYING ON A CURVE CONCAVE TO THE WEST, NON TANGENT OR NON RADIAL TO THE PREVIOUS COURSE, HAVING A RADIUS OF 1004.93 FEET, A DELTA ANGLE OF 20°15'56", A CHORD BEARING N03°06'07"W, A CHORD DISTANCE OF 353.60 FEET; RUN THENCE ALONG SAID EASTERN RIGHT OF WAY LINE OF STATE ROAD-33-A THE FOLLOWING COURSES: (1) ALONG THE ARC OF SAID CURVE A DISTANCE OF 355.45 FEET; (2) N13°14'05"W A DISTANCE OF 385.87 FEET; (3) N76°45'55"E A DISTANCE OF 15.00 FEET; (4) N13°14'05"W A DISTANCE OF 73.70 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 889.93 FEET, A DELTA ANGLE OF 10°34'41", A CHORD BEARING N07°56'44"W, A CHORD DISTANCE OF 164.07 FEET; (5) RUN THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.30 FEET; (6) THENCE RADIAL TO PREVIOUS COURSE, RUN S87°20'36"W A DISTANCE OF 15.00 FEET TO A CURVE CONCAVE TO THE EAST, NON TANGENT BUT RADIAL TO THE PREVIOUS COURSE, HAVING A RADIUS OF 904.93 FEET, A DELTA ANGLE OF 02°21'33", A CHORD BEARING N01°28'37"W, A CHORD DISTANCE OF 37.26 FEET; (7) RUN THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.26 FEET; (8) THENCE N00°22'52"W A DISTANCE OF 33.46 FEET TO THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF STATE ROAD S-33-A AND THE NORTH LINE OF SAID LOT 56; THENCE DEPARTING SAID EASTERN RIGHT OF WAY, RUN ALONG SAID NORTH LINE OF LOT 56 AND SAID LOT 55, N89°38'23"E A DISTANCE OF 1281.55 FEET TO THE POINT OF BEGINNING.

DEDICATION

STATE OF FLORIDA
COUNTY OF POLK

KNOW OF ALL MEN BY THESE PRESENTS THAT, COMBEE ROAD SOUTH LAND TRUST LLC, a Florida limited liability company, owner of the land shown hereon as Lot 3 and Lot 4 and Tract A, has caused this Plat of COMBEE ROAD SOUTH COMMERCIAL PARK to be made and hereby reserves the cross access easement shown on Lot 4 hereon, unto itself for the purposes indicated. And hereby dedicates Tract A to Polk County for public right of way.

Witness print _____ COMBEE ROAD SOUTH LAND TRUST LLC, a Florida limited liability company

Witness sign _____

By: _____
Arthur P. White, Manager

Witness sign _____

Witness print _____

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 Arthur P. White, Manager of Combee Road South Land Trust LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name _____

My Commission Expires _____

DEDICATION

STATE OF FLORIDA
COUNTY OF POLK

KNOW OF ALL MEN BY THESE PRESENTS THAT, D&R COMBEE PROPERTIES, LLC, a Florida limited liability company, owner of the land shown hereon as Lot 1 and Lot 2, has caused this Plat of COMBEE ROAD SOUTH COMMERCIAL PARK to be made.

Witness print _____ D&R COMBEE PROPERTIES, LLC, a Florida limited liability company

Witness sign _____

By: _____
Doug Payne, Manager

Witness sign _____

Witness print _____

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 Doug Payne, Manager of D&R Combee Properties, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name _____

My Commission Expires _____

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.

Richard M "Mike" Benton P.S.M. _____ Date: _____
Florida Registration No. 6447

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF POLK

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 and permanent control points are set in accordance with Part I Chapter 177, Florida Statutes. The Plat complies with all the requirements of Part I Chapter 177, Florida Statutes.

Date: _____

Robert E. Lazenby, IV
Florida Registration Number 6369,
BASEPOINT SURVEYING, INC. LB # 8112
MAILING: P.O. BOX 253, BARTOW, FL 33831
PHYSICAL: 150 S WOODLAWN AVENUE, BARTOW, FL 33830
(863) 537-7413
CORPORATION NUMBER LB 8112

SEAL

MORTGAGEE JOINDER AND CONSENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

Know all men by these presents that Cracker Cattle Company, A Florida Corporation, the owner and holder of that certain mortgage recorded in Official Records Book 12626, Page 636 of the public records of Polk County, Florida, does hereby consent to this plat and joins in this dedication, in witness whereof we have here unto set our hand and corporate seal this ____ day of _____ a.d. 2023

Witness print _____ Cracker Cattle Company, a Florida Corporation

Witness sign _____

By: _____
W. WM. Ellsworth, Jr., President

Witness sign _____

Witness print _____

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 Doug Payne, Manager of D&R Combee Properties, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name _____

My Commission Expires _____

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF POLK

I, Stacy M. Butterfield, Clerk of Circuit Court of Polk County, Florida, do hereby certify that this plat has been approved for recording on this ____ day of _____, A.D., 2023.

Clerk of Circuit Court

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Polk County Land Development Division

By: _____ Date: _____
Land Development Division Director

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.

BOARD OF COUNTY COMMISSIONERS: ATTEST:

Chairperson By: _____
Clerk

COUNTY COMMISSIONERS APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

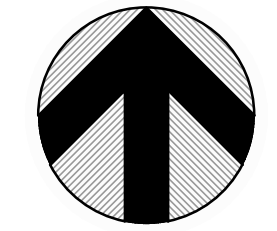
This Plat has received final approval this ____ day of _____, A.D. 2023 by the Chairperson of the Board of County Commissioners of Polk County, Florida in accordance with the procedures adopted by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS ATTEST:

By: _____
Chairperson Clerk

COMBEE ROAD SOUTH COMMERCIAL PARK

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NORTH
SCALE: 1" = 60'
0' 60' 120'

LEGEND

- PLAT LIMITS
- CENTERLINE
- - - EASEMENT CREATED BY THIS PLAT
- - - RECORDED EASEMENT
- - - FLOOD HAZARD BOUNDARY
- - - LOT LINE

- INDICATES SET 1/2" IRON ROD WITH CAP STAMPED "L88112"
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. L88112"
- INDICATES SET NAIL & DISK STAMPED "P.R.M. / P.C.P. L88112"
- INDICATES FOUND 4"x4" CONCRETE MONUMENT IDENTIFIED AS LABELED

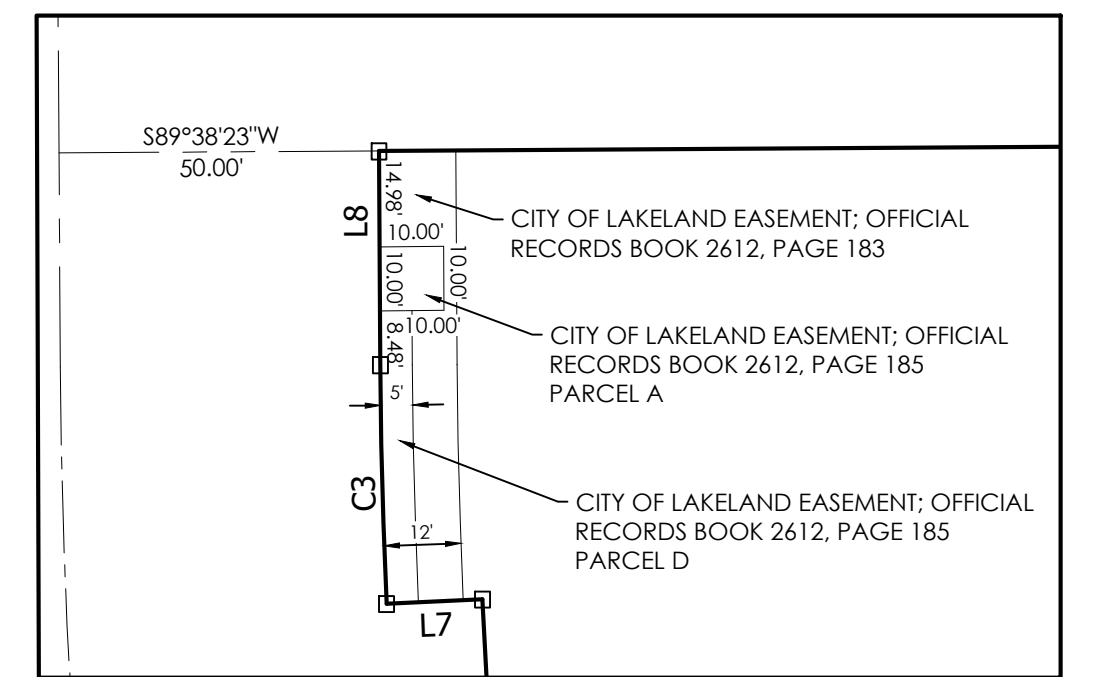
LINE #	LENGTH	BEARING
L5	15.00'	N76° 45' 55"E
L6	73.70'	N13° 14' 05"W
L7	15.00'	S87° 20' 36"W
L8	33.46'	N00° 22' 52"W
L10	5.00'	N76° 45' 55"E
L11	10.00'	N76° 45' 55"E
L12	200.00'	S13° 14' 05"E
L13	200.25'	N10° 22' 20"W
L14	10.00'	S76° 45' 55"W
L15	3.36'	N13° 14' 05"W
L16	100.22'	S82° 39' 01"W
L17	5.00'	N07° 20' 59"W
L18	99.70'	N82° 39' 01"E
L19	1.61'	N13° 14' 05"W
L20	10.00'	N76° 45' 55"E
L21	10.00'	S13° 14' 05"E

ABBREVIATIONS

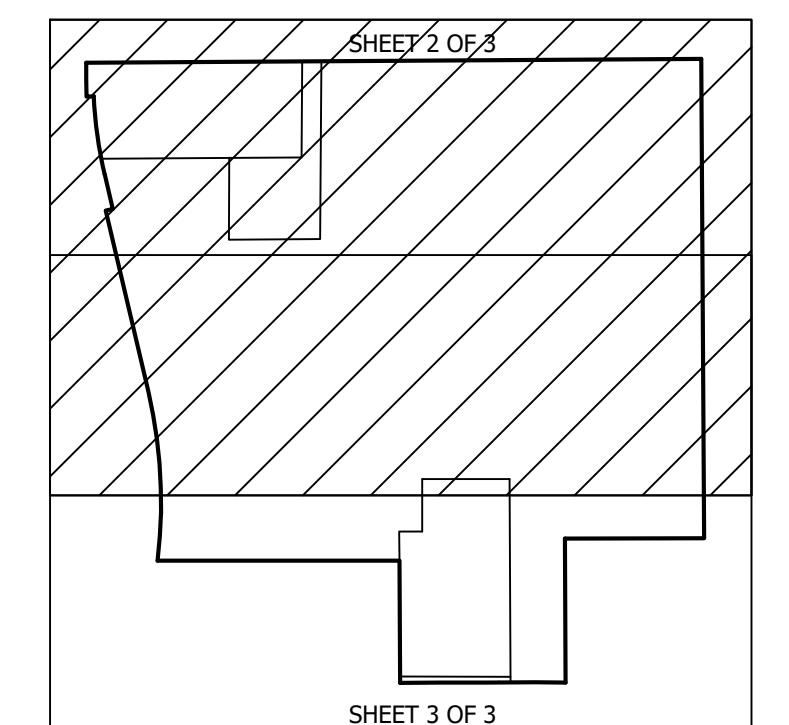
- P.R.M. = PERMANENT REFERENCE MARKER
- P.C.P. = PERMANENT CONTROL POINT
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PG / PGS = PAGE / PAGES
- NAVD = NORTH AMERICAN VERTICAL DATUM
- R/W = RIGHT OF WAY
- C/L = CENTER LINE

CURVE TABLE

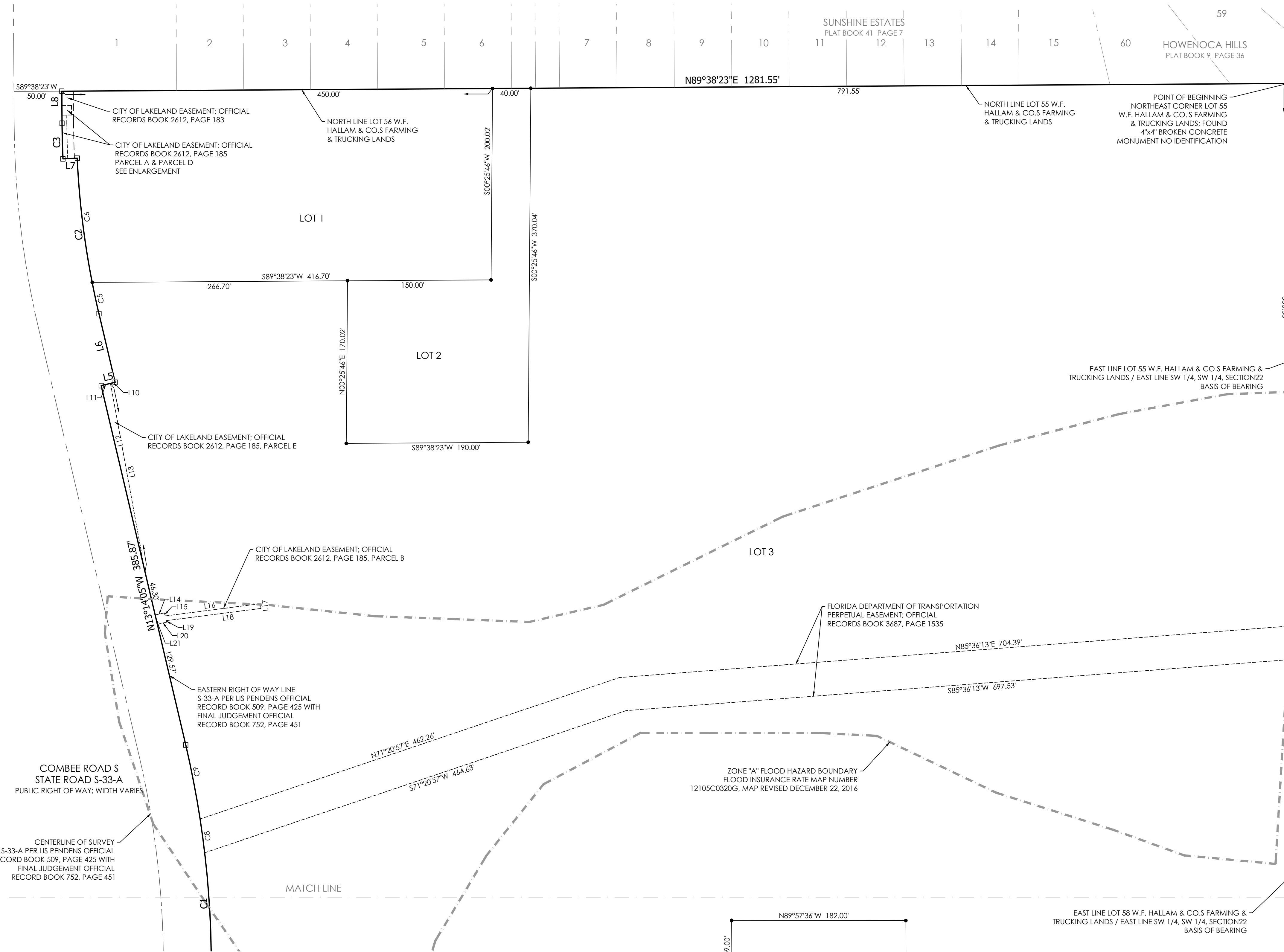
#	RADIUS	DELTA	BEARING	CHORD	LENGTH
C1	1004.93'	020°15'56"	N03° 06' 07"W	353.60'	355.45'
C2	889.93'	010°34'41"	N07° 56' 44"W	164.07'	164.30'
C3	904.93'	002°21'33"	N01° 28' 37"W	37.26'	37.26'
C5	889.93'	002°09'14"	S12° 09' 28"E	33.45'	33.45'
C6	889.93'	008°25'27"	S06° 52' 08"E	130.73'	130.85'
C8	1004.93'	002°01'57"	N07° 43' 33"W	35.65'	35.65'
C9	1004.93'	004°29'34"	N10° 59' 18"W	78.78'	78.80'



ENLARGEMENT
1" = 30'



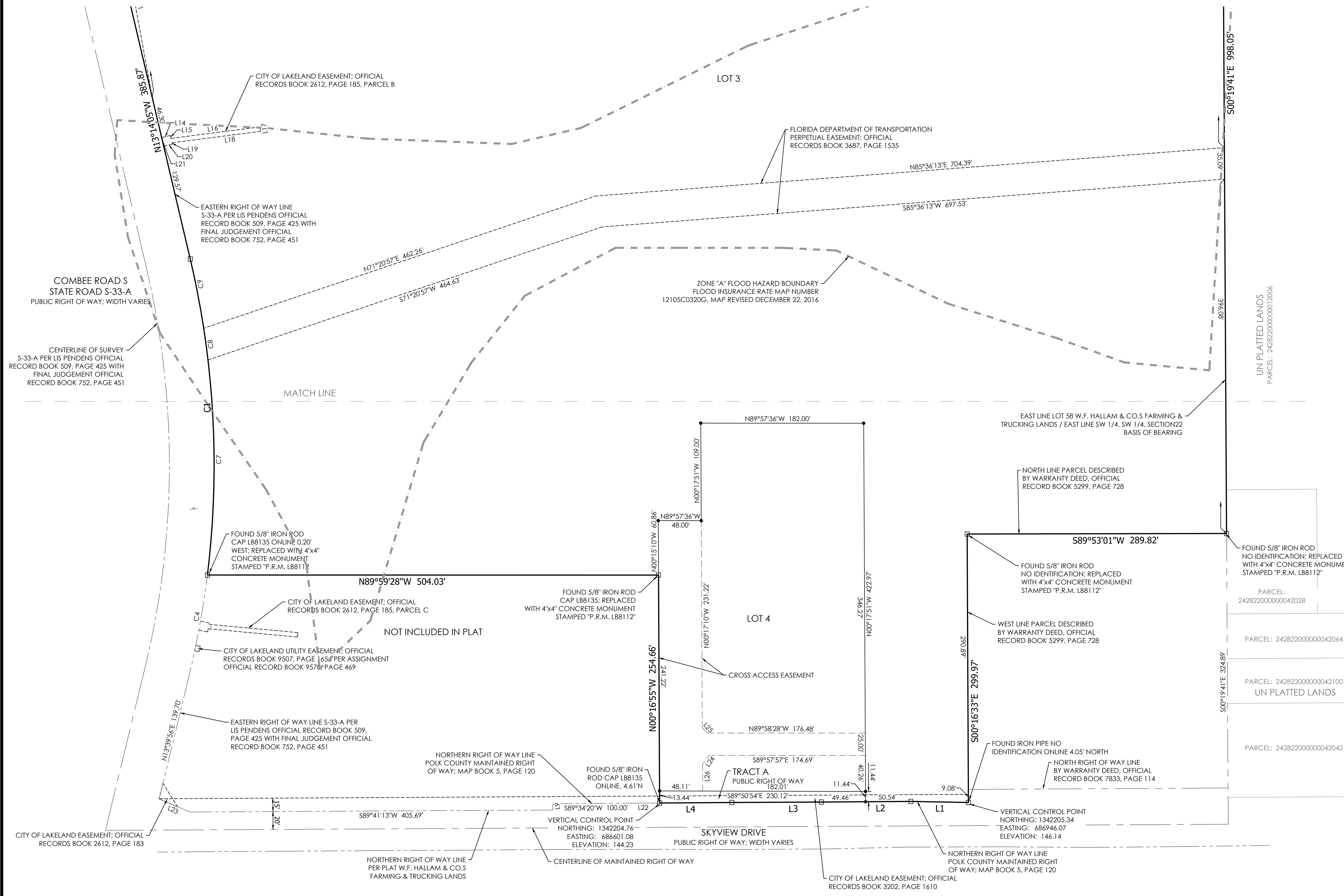
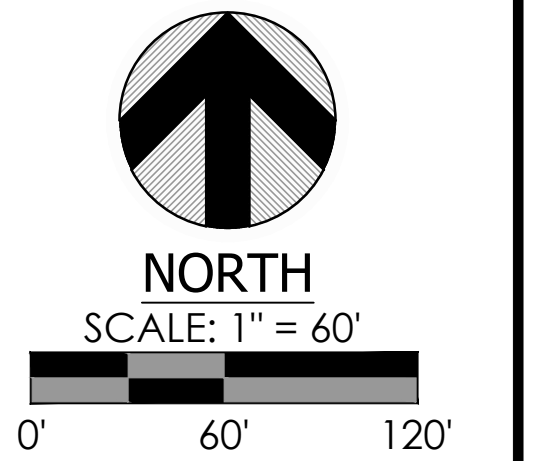
KEY MAP
1" = 400'



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.

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LEGEND

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- LOT LINE
- EASEMENT CREATED BY THIS PLAT
- CENTERLINE EXISTING RIGHT OF WAY
- EXISTING RIGHT OF WAY LINES
- ADJACENT PARCEL LINES
- SECTIONAL LAND LINES
- RECORDED EASEMENT
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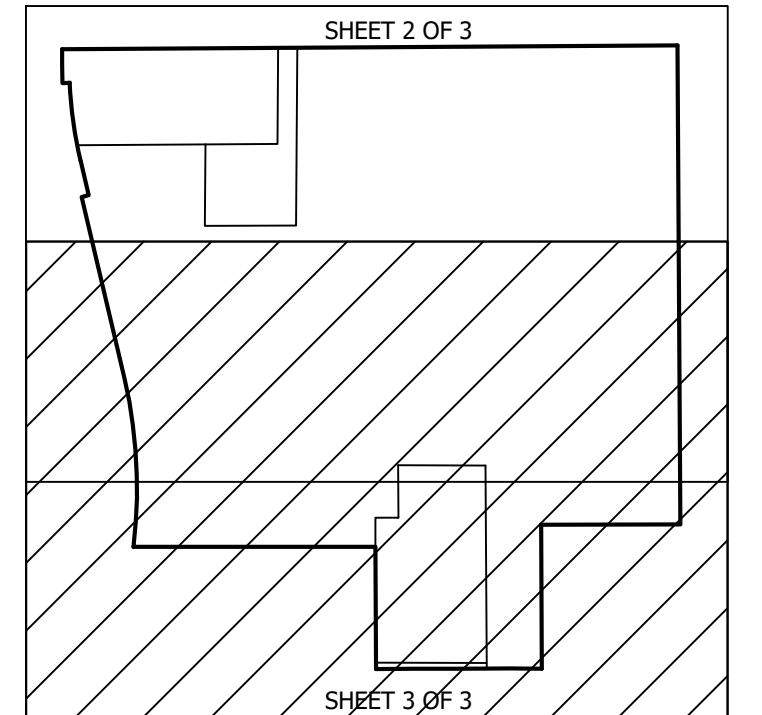
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L21	10.00'	S13° 14' 05"E

ABBREVIATIONS

- P.R.M. = PERMANENT REFERENCE MARKER
- P.C.P. = PERMANENT CONTROL POINT
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CURVE TABLE

#	RADIUS	DELTA	BEARING	CHORD	LENGTH
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PREPARED BY:
BASEPOINT SURVEYING, INC.
MAILING: P.O. BOX 253, BARTOW, FL 33831
PHYSICAL: 150 S WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413
CORPORATION NUMBER 18 8112
ROBERT E. LAZENBY, IV, FLORIDA SURVEYOR & MAPPER 6369