

# ALTURAS BABSON PARK

SECTION 22, TOWNSHIP 30 SOUTH, RANGE 26 EAST,  
POLK COUNTY, FLORIDA

SHEET 1 OF 2

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## DEDICATION ALTURAS BABSON PARK

KNOW ALL MEN BY THESE PRESENTS, That CHARTERED CAPITAL HOLDINGS, LLC, a Florida limited liability company, being the owner in fee simple of the lands shown hereon has caused this plat of ALTURAS BABSON PARK to be made and hereby dedicates the following:

All potable water, reclaimed water and wastewater infrastructure shall be dedicated to Polk County;  
Drainage and Utility easements shown hereon are dedicated to the providers of public utilities.

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

CHARTERED CAPITAL HOLDINGS, LLC,  
a Florida Limited Liability company

By: \_\_\_\_\_  
Mathew Coyle Authorized Member

Signed and sealed in the presence of:  
Witness: \_\_\_\_\_

Witness: \_\_\_\_\_  
Signature \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

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 \_\_\_\_\_, 2024, BY Mathew Coyle, Authorized Member of CHARTERED CAPITAL HOLDINGS, LLC, SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT  
NOTARY PUBLIC

### SURVEYOR'S NOTES:

- 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 WEST LINE OF THE NORTHWEST 1/4 OF SECTION 22 AS BEING N00°04'56"E.
- 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 MAP NO. 12105C0705 G DATED DECEMBER 22, 2016, THE LAND SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "AE" (BASE FLOOD ELEVATION 121.6, NAVD 88).
- 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.
- THERE ARE 5.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALONG SIDE LOT LINES AS DEPICTED HEREON.
- THERE ARE 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALONG FRONT LOT LINES AS DEPICTED HEREON.

### LEGEND

NGS	NATIONAL GEODETIC SURVEY	L.B.	LICENSED BUSINESS SURVEYOR
NAVD	NORTH AMERICAN VERTICAL DATUM	ID	IDENTIFICATION
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	R/W	RIGHT OF WAY
PRM	PERMANENT REFERENCE MONUMENT	*	DEGREES
BFE	BASE FLOOD ELEVATION	*	MINUTES
		*	SECONDS
		D.U.E.	DRAINAGE AND UTILITY EASEMENT
□ DENOTES 4x4 CONCRETE MONUMENT "LB 966" (PRM)			
○ DENOTES 5/8" IRON ROD AND CAP "P.S.M. 6379" (PRM)			
● DENOTES 1/2" IRON ROD W/CAP "L.B. 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.

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.

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

### 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

### 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. 2024.

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

### 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

### COUNTY COMMISSIONERS CONDITIONAL APPROVAL: 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, in accordance with the procedures adopted by the Board of County Commissioners.

By: \_\_\_\_\_ Chairperson Attest: \_\_\_\_\_ Clerk

### COUNTY COMMISSIONERS APPROVAL: STATE OF FLORIDA COUNTY OF POLK

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

### 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

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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

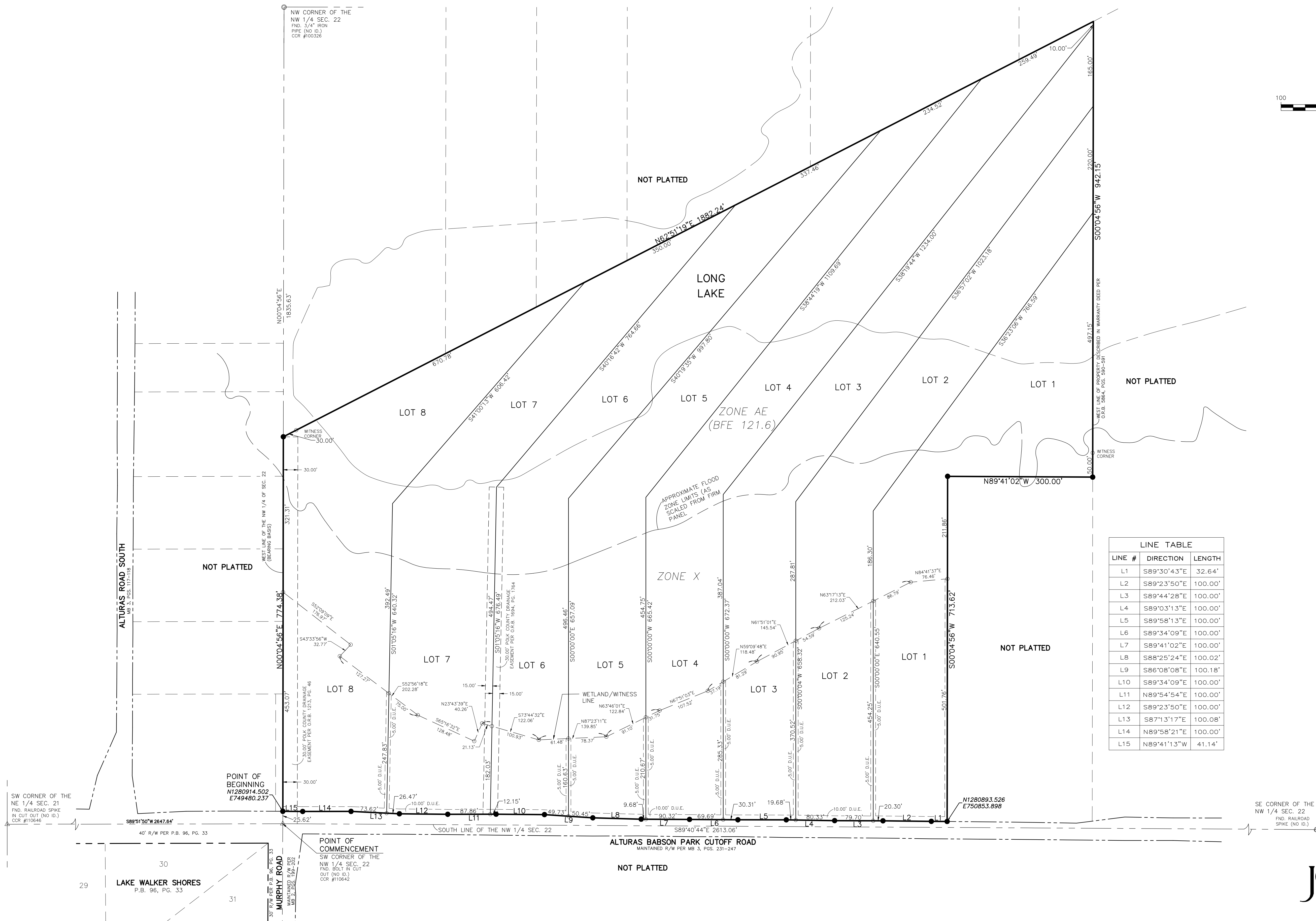
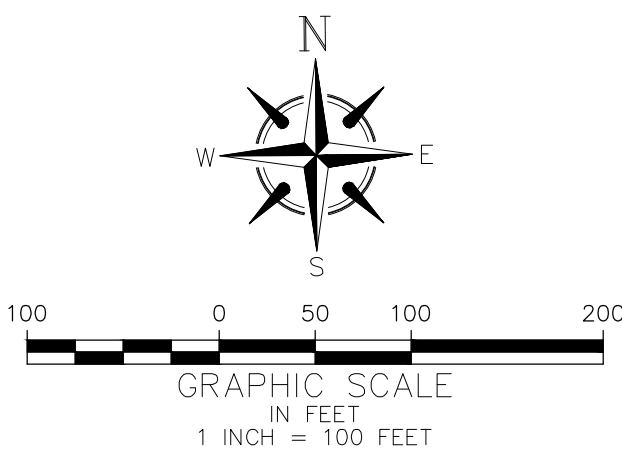
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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'43"E	32.64'
L2	S89°23'50"E	100.00'
L3	S89°44'28"E	100.00'
L4	S89°03'13"E	100.00'
L5	S89°58'13"E	100.00'
L6	S89°34'09"E	100.00'
L7	S89°41'02"E	100.00'
L8	S88°25'24"E	100.02'
L9	S86°08'08"E	100.18'
L10	S89°34'09"E	100.00'
L11	N89°54'54"E	100.00'
L12	S89°23'50"E	100.00'
L13	S87°13'17"E	100.08'
L14	N89°58'21"E	100.00'
L15	N89°41'13"W	41.14'

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