

LEGACY CALLAWALK - TRACT C REPLAT

SHEET 1 OF 2

A REPLAT OF TRACT C (COMMERCIAL) OF THE PLAT OF LEGACY CALLAWALK, RECORDED IN PLAT BOOK 165, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SITUATED WITHIN SECTION 3, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

A REPLAT OF TRACT C (COMMERCIAL) OF THE PLAT OF LEGACY CALLWALK, RECORDED IN PLAT BOOK 165, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SITUATED WITHIN SECTION 3, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT D (RESIDENTIAL) OF SAID PLAT OF LEGACY CALLAWALK; THENCE ALONG THE WEST LINE OF SAID TRACT D RUN SOUTH 00°21'58" EAST A DISTANCE OF 313.24 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 194.50 FEET, A CENTRAL ANGLE OF 67°29'05" AND A CHORD DISTANCE OF 216.07 FEET WHICH BEARS SOUTH 33°22'34" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 209.09 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN SOUTH 41°06'51" WEST A DISTANCE OF 3.31 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT D, SAID POINT BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 196.00 FEET, A CENTRAL ANGLE OF 52°02'30", AND A CHORD DISTANCE OF 171.97 FEET WHICH BEARS NORTH 85°59'16" WEST; THENCE ALONG SAID NORTH LINE OF TRACT D AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 178.03 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE RUN NORTH 59°58'01" WEST A DISTANCE OF 82.47 FEET TO THE SOUTHWEST CORNER OF AFORESAID TRACT C; THENCE ALONG THE EAST LINE OF SAID TRACT D RUN NORTH 00°24'07" WEST A DISTANCE OF 372.72 FEET TO THE NORTHEAST CORNER OF SAID TRACT D; THENCE ALONG THE NORTH LINE OF TRACT D RUN SOUTH 89°35'53" WEST A DISTANCE OF 361.58 FEET TO THE SOUTHEAST CORNER OF TRACT B (COMMERCIAL) OF SAID PLAT OF LEGACY CALLAWALK; THENCE ALONG THE EAST LINE OF SAID TRACT B RUN NORTH 00°24'07" WEST A DISTANCE OF 67.60 FEET TO THE NORTHEAST CORNER OF SAID TRACT B, ALSO BEING A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3; THENCE ALONG SAID NORTH LINE RUN NORTH 89°35'56" EAST A DISTANCE OF 726.67 FEET RETURNING TO THE POINT OF BEGINNING CONTAINING 197,667 SQUARE FEET OR 4.538 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 27 EAST WHICH BEARS NORTH 89°35'56" EAST, PER THE PLAT OF LEGACY CALLAWALK, RECORDED IN PLAT BOOK 165, PAGES 26 THROUGH 30, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- ALL LOT CORNERS AND CHANGES IN DIRECTION OF LOTS AND TRACTS SHALL BE MONUMENTED BY A 1/2" IRON ROD AND CAP STAMPED "ASM LB 6393" SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE SHOWN.
- ALL LOT LINES INTERSECTION CURVES ARE RADIAL UNLESS OTHERWISE SHOWN AS NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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 SAID 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 13195, PAGE 2017 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LEGACY CALLAWALK - TRACT C REPLAT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT REUNION EYES LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF LOT 2, AS DESCRIBED IN THE ATTACHED PLAT, ENTITLED "LEGACY CALLAWALK – TRACT C REPLAT", LOCATED IN POLK COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DE HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DO DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF SUCH FACILITIES.

THE DRAINAGE, UTILITY & RETENTION POND ACCESS EASEMENT SHOWN HEREON FOR EMERGENCY MAINTENANCE AND REPAIRS TO THE STORMWATER MANAGEMENT FACILITIES AS IS NECESSARY TO PROTECT PUBLIC IMPROVEMENTS SERVED BY THE FACILITIES TOGETHER WITH THE RIGHT, BUT NOR THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE AND REPAIRS TO THE STORMWATER MANAGEMENT FACILITIES IS HEREBY DEDICATED TO POLK COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AFFIXED HERETO ON THE _____ DAY OF _____, 20__.

REUNION EYES LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME	TITLE
_____	_____
WITNESS	PRINTED NAME
_____	_____
WITNESS	PRINTED NAME
_____	_____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____, 20__ BY _____, OF _____,

REUNION EYES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME

STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A FLORIDA REGISTERED SURVEYOR AND MAPPER, THAT THE FORGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 3, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

E. GLENN TURNER, PSM
FLORIDA REGISTRATION NO. 5643

PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MAITLAND, FL 32751
(407) 426-7979
REGISTRATION NUMBER OF LEGAL ENTITY: LB 6393

PLAT
BOOK

PAGE

LEGACY CALLAWALK - TRACT C REPLAT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT D.R. HORTON, INC, A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF LOT 1, AS DESCRIBED IN THE ATTACHED PLAT, ENTITLED "LEGACY CALLAWALK – TRACT C REPLAT", LOCATED IN POLK COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DE HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DO DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF SUCH FACILITIES.

THE DRAINAGE, UTILITY & RETENTION POND ACCESS EASEMENT SHOWN HEREON FOR EMERGENCY MAINTENANCE AND REPAIRS TO THE STORMWATER MANAGEMENT FACILITIES AS IS NECESSARY TO PROTECT PUBLIC IMPROVEMENTS SERVED BY THE FACILITIES TOGETHER WITH THE RIGHT, BUT NOR THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE AND REPAIRS TO THE STORMWATER MANAGEMENT FACILITIES IS HEREBY DEDICATED TO POLK COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AFFIXED HERETO ON THE _____ DAY OF _____, 20__.

D.R. HORTON, INC., A DELAWARE CORPORATION

BY: _____

PRINT NAME	TITLE
_____	_____
WITNESS	PRINTED NAME
_____	_____
WITNESS	PRINTED NAME
_____	_____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____, 20__ BY _____, OF _____, D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME

STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

COUNTY COMMISSIONERS APPROVAL

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS _____ DAY OF _____, 2024 BY 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
_____ CHAIRPERSON	_____ CLERK
	_____ DEPUTY CLERK

COUNTY SURVEYOR'S APPROVAL

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.

COUNTY SURVEYOR:

SIGNATURE _____ DATE _____

PRINT NAME: _____

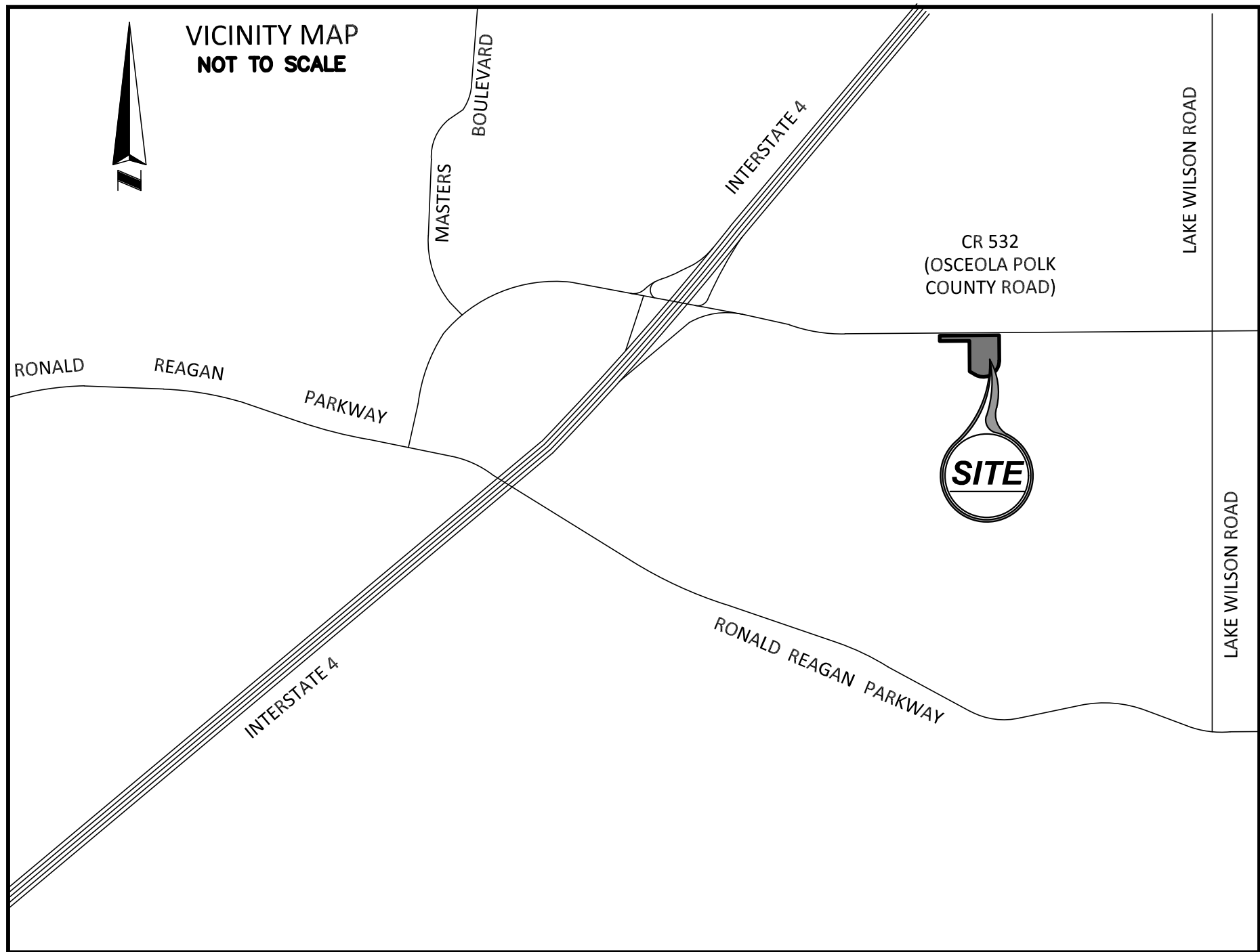
PROFESSIONAL SURVEYOR AND MAPPER NO.: _____

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN APPROVED FOR RECORDING THIS _____ DAY OF _____, 2024.

CLERK OF THE CIRCUIT COURT
IN AND FOR POLK COUNTY, FLORIDA

DEPUTY CLERK



LEGEND

- ☒ = FOUND 4"x4" CONCRETE MONUMENT ("LB 8174 PRM") (UNLESS OTHERWISE NOTED)
- CM = CONCRETE MONUMENT
- CR = COUNTY ROAD
- DE = DRAINAGE EASEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P. = FINANCIAL PROJECT
- F.S. = FLORIDA STATUES
- LB = LICENSED BUSINESS
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PG = PAGE(S)
- P.L.S. = PROFESSIONAL LICENSED SURVEYOR
- PNT = POINT OF NON TANGENCY
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PT = POINT OF TANGENCY

NOTICE

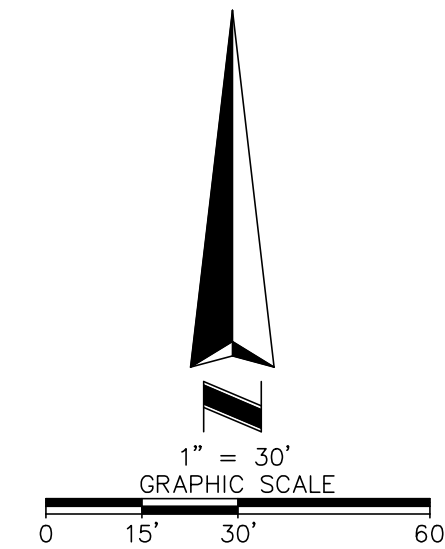
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationalduediligenceservices.com

SHEET 2 OF 2 **PLAT BOOK** PAGE

OSCEOLA POLK LINE ROAD (COUNTY ROAD NO. 532)
200.00' PUBLIC RIGHT-OF-WAY
FDOT SECTION NO. 92652-2601 & 92130-2421



CURVE TABLE					
CURVE	RADIUS	DELTA	BEARING	CHORD	LENGTH
C1	194.50'	57°07'17"	S28°11'41"W	185.98'	193.91'
C2	194.50'	10°11'32"	N61°51'05"E	34.55'	34.60'
C3	194.50'	0°10'16"	S67°01'59"W	0.58'	0.58'

NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

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