

MILLSTONE
BEING A SUBDIVISION OF A PORTION OF
SECTION 11, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying within Section 11, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of the Northeast 1/4 of said Section 11; thence S.89°25'46"W., along the North line of said Northeast 1/4, a distance of 1,322.16 feet to the East line of the West 1/2 of the Northeast 1/4 of said Section 11, for a POINT OF BEGINNING; thence along said East line, the following two (2) courses: 1) S.00°09'36"E., a distance of 1,305.47 feet; 2) continue S.00°09'36"E., a distance of 1,305.47 feet to the North right-of-way line of Banana Road; thence S.89°38'35"W., along said North right-of-way line, a distance of 1,329.49 feet to the West line of said Northeast 1/4; thence along said West line, the following (2) courses: 1) N.00°00'22"E., a distance of 1,303.06 feet; 2) continue N.00°00'22"E., a distance of 1,303.06 feet to the aforementioned North line of the Northeast 1/4; thence N.89°25'58"E., along said North line, a distance of 1,321.95 feet to the POINT OF BEGINNING.

Containing 79.39 acres, more or less.

DEDICATION:

STATE OF FLORIDA,
COUNTY OF POLK

Know all men by these presents that BANANA RD PROJECT, LLC, a Florida Limited Liability Company, Owner of the lands shown hereon has caused this plat of "Millstone" to be made and hereby dedicates to the MILLSTONE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Tracts "A", "B", "C", "D", "G" & "H", the drainage easements and the private rights-of-ways shown hereon for the purposes indicated; and hereby dedicates to Polk County, Florida, its successors and assigns, Tracts "E" & "F" for a Lift Station; and hereby dedicates to the providers of public utilities all public utility easements as shown on this plat, for the purposes indicated; and hereby dedicates to the providers of public utilities a perpetual non-exclusive public easement over, under and across Tracts "B" & "D" and the private rights-of-way shown hereon for the purpose of installing, maintaining and operating the utilities installed therein, together with perpetual non-exclusive ingress/egress easements over Tracts "B" & "D" the private rights-of-way for the purpose of accessing the utility easements located thereon; and hereby dedicate to the lot owners, their successors and assigns, guests and invitees, a perpetual non-exclusive ingress/egress easement over the private rights-of-way shown hereon; and hereby grants a perpetual non-exclusive ingress/egress easement over the private 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.

Witness
Printed Name: _____
By: NEW STRATEGY HOLDINGS, LLC, its Sole Member
BANANA ROAD PROJECT, LLC
A Florida Limited Liability Company

Witness
Printed Name: _____
By: _____
Printed Name: Joe Tabshe
Title: Manager

ACKNOWLEDGEMENT:

STATE OF FLORIDA,
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of _____ physical presence, this _____ day of _____, 2023, by Joe Tabshe as Manager of NEW STRATEGY HOLDINGS, LLC, the Sole Member of BANANA ROAD PROJECT, LLC, a Florida Limited Liability Company, on behalf of the company who _____ is personally known to me or _____ has produced _____ as identification.

By: _____
Printed Name: Joe Tabshe
Title: Manager
Notary Public
Printed Name: _____
My Commission Expires: _____

APPROVAL: REVIEWED FOR CONFORMITY:

STATE OF FLORIDA
COUNTY OF POLK

This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177, Florida Statutes, relating to the making of maps and plats.

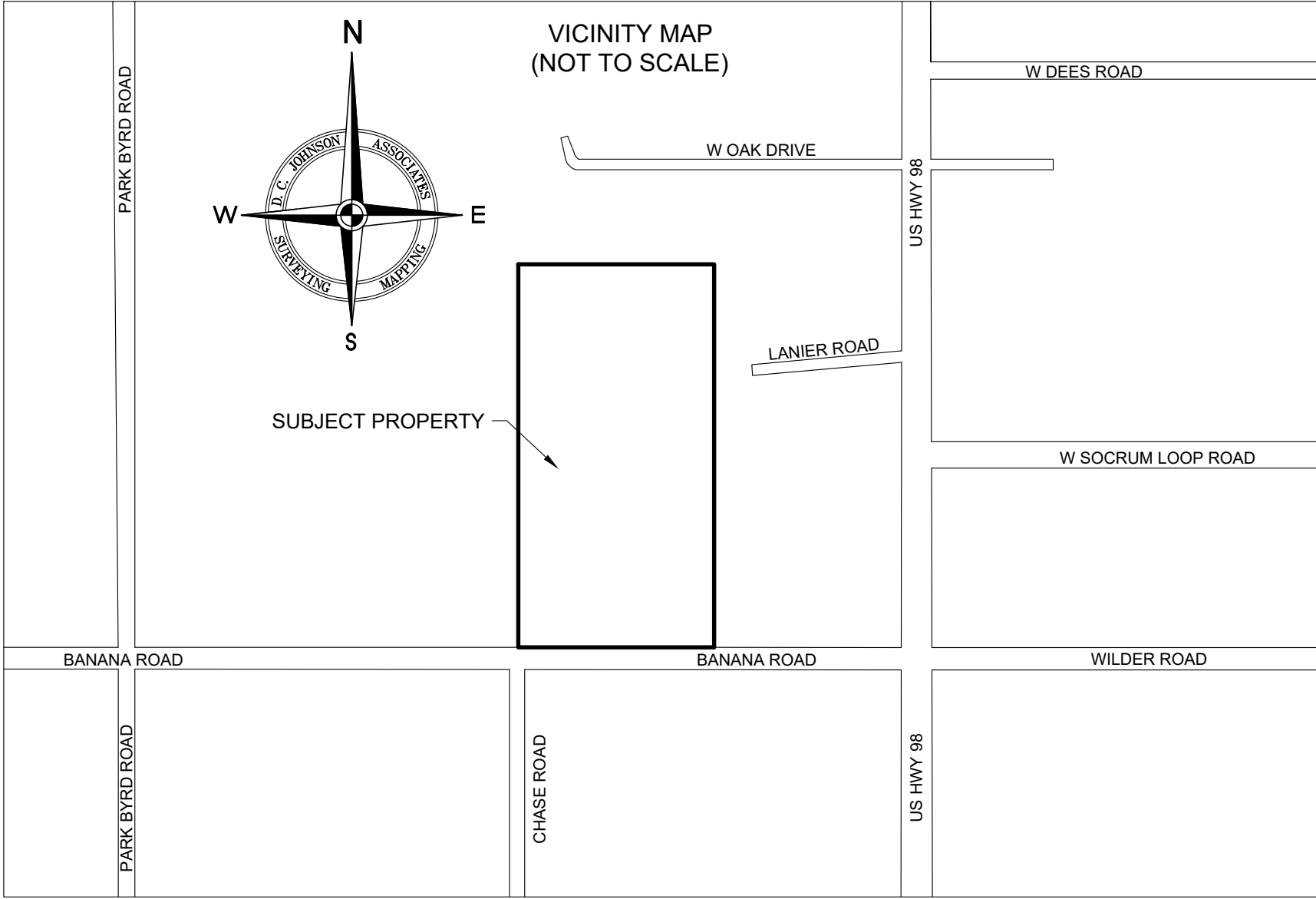
Richard M. Benton, PSM #6447
County Surveyor
Date: _____

APPROVAL: LAND DEVELOPMENT DIVISION:

STATE OF FLORIDA,
COUNTY OF POLK

This plat is hereby approved but the Polk County Land Development Division, this _____ day of _____, 2023.

Land Development Director



NOTES:

- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the North line of the Northeast 1/4 of Section 11, Township 27 South, Range 23 East, Polk County, Florida, having a grid bearing of S.89°25'46"W.
- 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.
- All platted utility easements will provide that such easements will 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- Curvilinear lot lines are radial unless indicated as non-radial (N/R).
- A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in s. 177.091 (9).
- Polk County, its employees, contractors, or designees (collectively known as "County") is hereby authorized to enter upon the private roads and rights-of-way for the purpose of removing debris as a result of a disaster. In accordance with the Right of Entry and Hold Harmless Agreement for Debris Removal ("Right of Entry Agreement") recorded in Official Record Book 12826, Page 1814 of the Public Records of Polk County, Florida the Owner and the Owner's assigns and successors agrees to indemnify and hold harmless the County, any municipality, the State of Florida, any State of Florida agency, the United States of America, or any federal agency, and their officers, employees, agents, contractors, and subcontractors against any and all claims, deductibles, self-insured retention, demands, liability, judgements, awards, fines, mechanic's liens or other liens, labor disputes, losses, damages, expenses, personal injury, charges or costs of any kind of character, including attorney's fees and court costs (hereinafter referred to as "Claims"), which arise from the removal of disaster debris or out of the Right of Entry Agreement.
- Privately Maintained Residential Access, recorded in Official Records Book 7861, Page 1824 affects the subject property and is shown hereon.
- Privately Maintained Residential Access, recorded in Official Records Book 9169, Page 137 affects the subject property and is shown hereon.
- Notice of Environmental Resource Permit, recorded in Official Records Book 12621, Page 960 is blanket over the subject property. This permit is not protractible and is not shown hereon.
- Memorandum of Agreement, recorded in Official Records Book 12698, Page 2060 affects the subject property and is shown hereon.

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 POLK COUNTY, FLORIDA.

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

By: Chairman
Attest: _____
Clerk

MORTGAGEE APPROVAL:

STATE OF FLORIDA,
COUNTY OF POLK

Know all men by these presents that D.R. Horton, Incorporated, a Delaware Corporation, mortgagee of the lands shown hereon does hereby consent to and join with the Owner's dedication as stated hereon.

Witness
Printed Name: _____
D.R. Horton, Incorporated,
a Delaware Corporation

Witness
Printed Name: _____
By: Timothy P.Hultgren
Title: Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA,
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of _____ physical presence, this day of _____, 2023, by Timothy P. Hultgren as Vice President of D.R. Horton, Incorporated, a Delaware Corporation, on behalf of the company who _____ is personally known to me or has produced _____ as identification.

By: _____
Printed Name: Timothy P. Hultgren
Title: Vice President
Notary Public
Printed Name: _____
My Commission Expires: _____

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

APPROVAL: COUNTY ENGINEER:

STATE OF FLORIDA,
COUNTY OF POLK

This plat is hereby approved by the Polk County Engineer, this _____ day of _____, 2023.

County Engineer

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

By: Chairman
Attest: _____
Clerk

SURVEYOR'S STATEMENT:

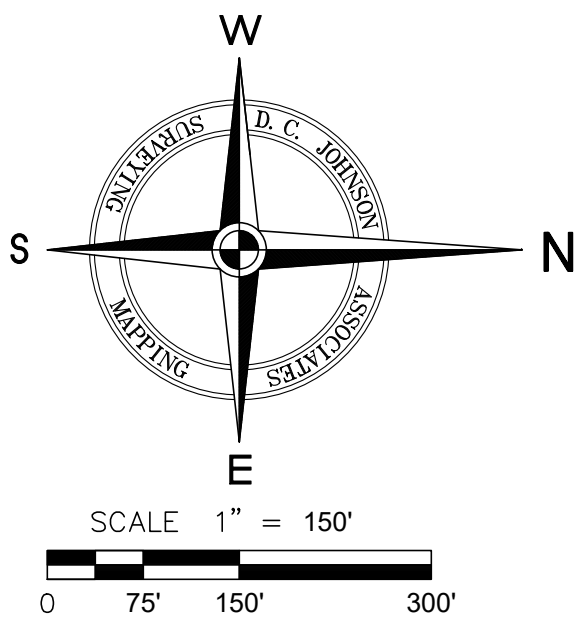
STATE OF FLORIDA,
COUNTY OF POLK

I hereby state that this plat of "BANANA ROAD" 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.

Daniel C. Johnson
Professional Surveyor and Mapper
Registration NO. 3653
Date: _____



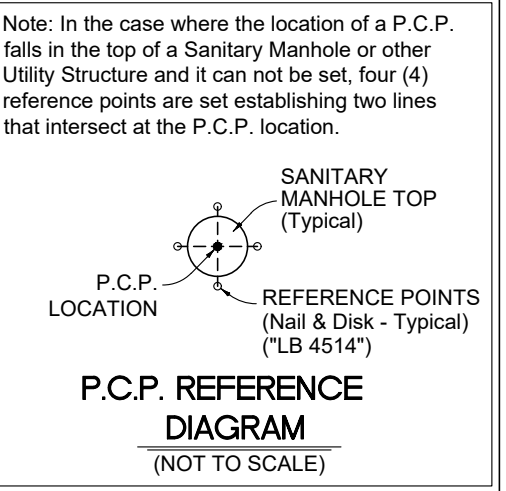
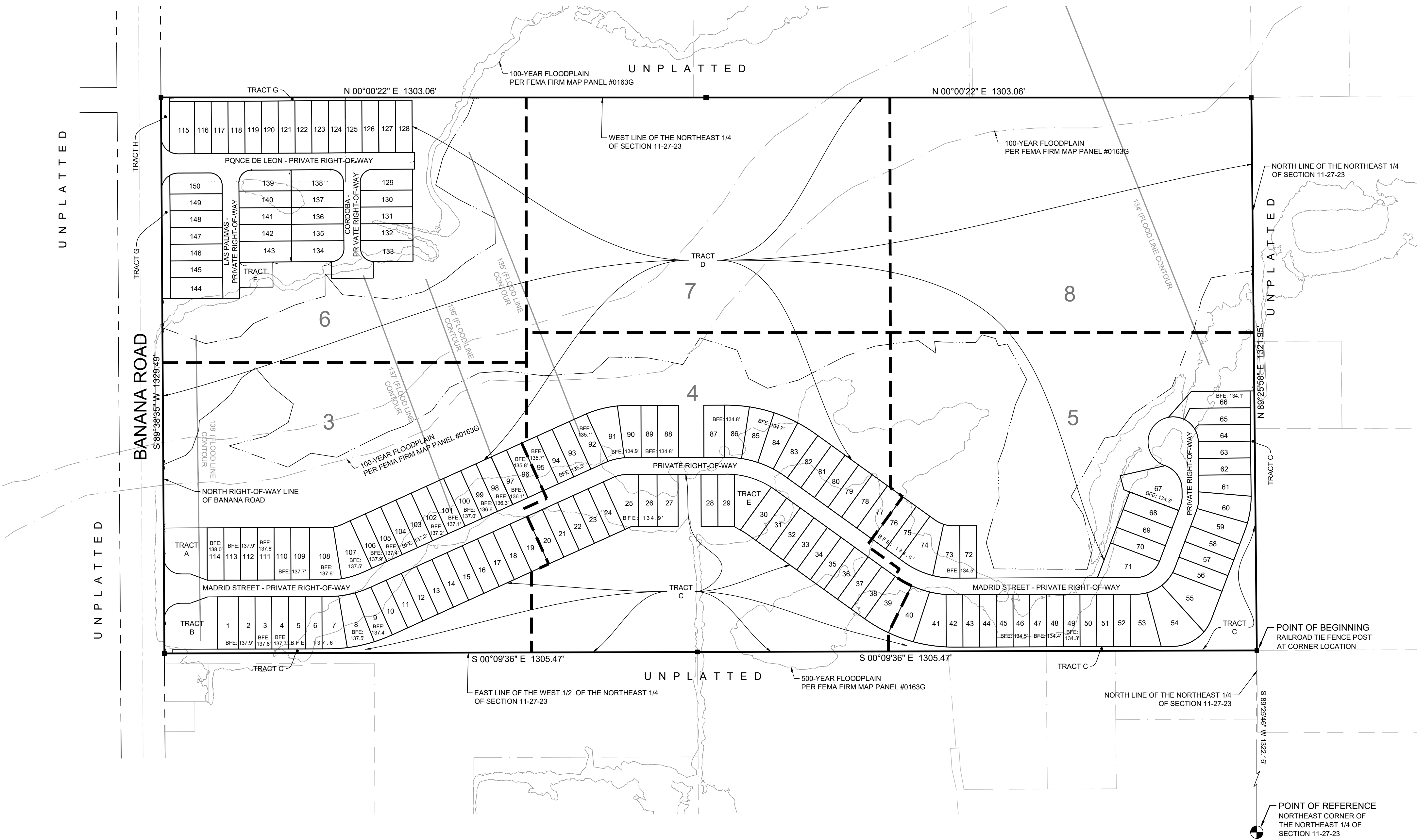
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 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - CCR = CERTIFIED CORNER RECORD
 - (N/R) = NON-RADIAL LINE
 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - = SET 4"x4" CM "PRM LB 4514"
 - ▲ = SET NAIL & DISK "PCP LB 4514"
 - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - 6 = SHEET NUMBER

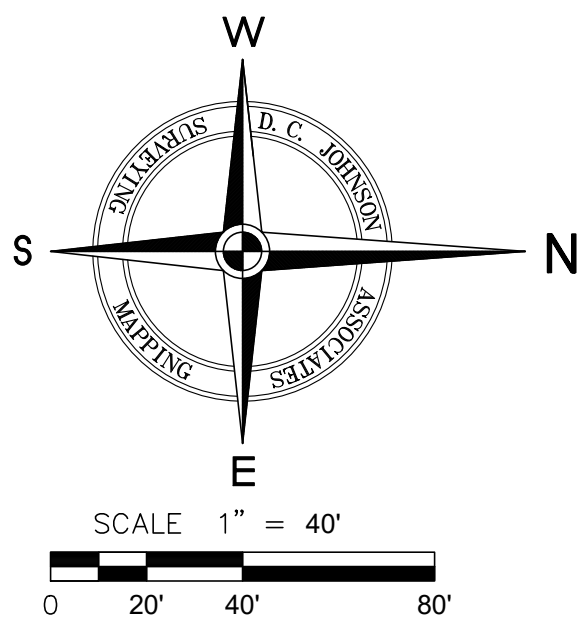
TRACT TABLE

TRACT A	BUFFER, DRAINAGE & OPEN SPACE
TRACT B	BUFFER, UTILITY, DRAINAGE & OPEN SPACE
TRACT C	BUFFER, DRAINAGE & OPEN SPACE
TRACT D	WETLANDS, BUFFER, DRAINAGE, UTILITY & OPEN SPACE
TRACT E	LIFT STATION
TRACT F	LIFT STATION
TRACT G	BUFFER & OPEN SPACE
TRACT H	BUFFER & OPEN SPACE



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PLAT BOOK PAGE
SHEET 3 OF 8



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CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	92.96'	220.00'	24°12'33"	N 12°15'53" W	92.27'
C20	84.50'	200.00'	24°12'23"	N 12°15'58" W	83.87'
C21	101.41'	240.00'	24°12'33"	N 12°15'53" W	100.65'
C22	62.97'	40.00'	90°11'49"	S 45°15'31" E	56.67'
C23	62.69'	40.00'	89°48'11"	S 44°44'29" W	56.47'
C24	31.69'	75.00'	24°12'33"	S 12°15'53" E	31.45'
C32	154.23'	365.00'	24°12'39"	N 12°15'50" W	153.09'
C34	30.92'	200.00'	8°51'31"	N 04°35'22" W	30.89'
C35	53.58'	200.00'	15°21'03"	N 16°41'38" W	53.42'
C36	24.08'	240.00'	5°44'56"	N 03°02'04" W	24.07'
C37	40.05'	240.00'	9°33'37"	N 10°41'20" W	40.00'
C38	37.28'	240.00'	8°54'00"	N 19°55'09" W	37.24'
C42	44.47'	365.00'	6°58'48"	N 03°39'00" W	44.44'
C43	66.19'	365.00'	10°23'24"	N 12°20'06" W	66.10'
C44	43.57'	366.00'	6°49'14"	N 20°57'16" W	43.54'
C98	20.09'	75.00'	15°21'03"	N 16°41'38" W	20.03'
C99	11.60'	75.00'	8°51'31"	N 04°35'22" W	11.58'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it can not be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.

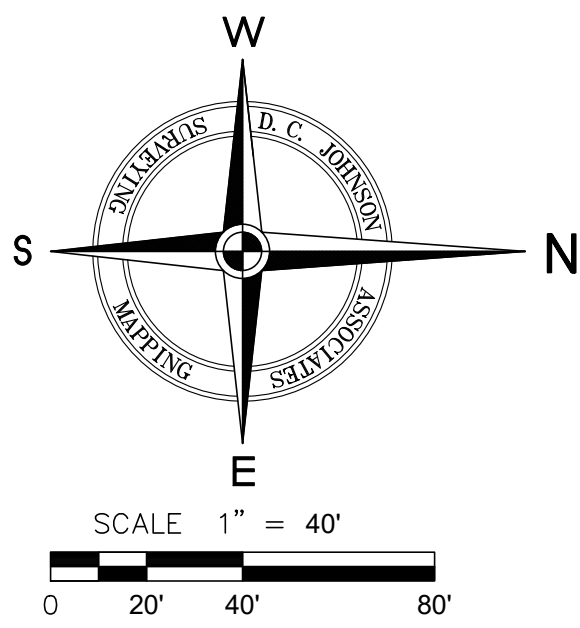
P.C.P. LOCATION

SANITARY MANHOLE TOP (Typical)

REFERENCE POINTS (Nail & Disk - Typical) ("LB 4514")

P.C.P. REFERENCE DIAGRAM (NOT TO SCALE)

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Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it can not be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.

P.C.P. LOCATION
REFERENCE POINTS
(Nail & Disk - Typical)
(LB 4514)

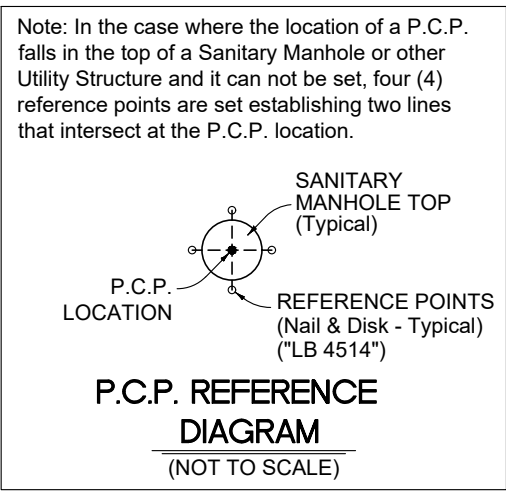
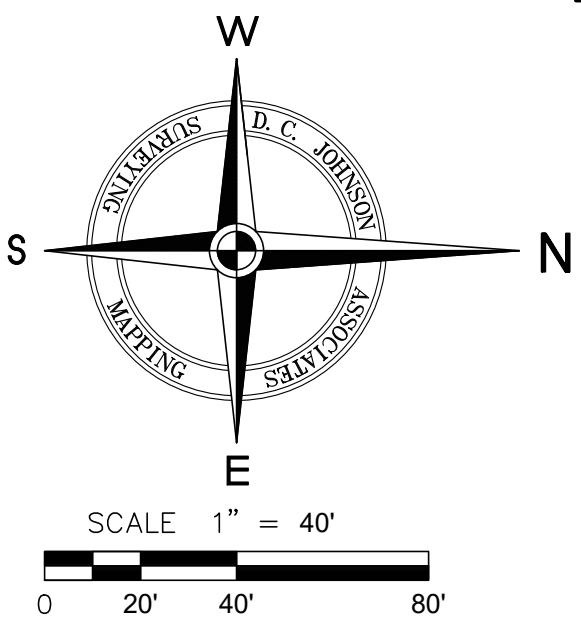
**P.C.P. REFERENCE
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 - ▲ = SET NAIL & DISK "POP LB 4514"
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CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C2	48.59'	115.00'	24°12'33"	N 12°15'53" W	48.23'
C3	138.01'	220.00'	35°56'32"	N 17°48'40" E	135.76'
C4	138.01'	220.00'	35°56'32"	N 17°48'40" E	135.76'
C16	124.04'	200.00'	35°32'05"	N 17°36'26" E	122.06'
C17	150.56'	240.00'	35°56'40"	S 17°48'35" W	148.11'
C18	40.14'	95.00'	24°12'33"	N 12°15'53" W	39.84'
C19	57.05'	135.00'	24°12'49"	S 12°16'01" E	56.63'
C25	109.86'	260.00'	24°12'33"	S 12°15'53" E	109.04'
C26	228.96'	365.00'	35°56'25"	S 17°48'43" W	225.22'
C31	228.97'	365.00'	35°56'32"	S 17°48'40" W	225.23'
C33	93.96'	200.00'	26°56'04"	N 19°02'57" E	93.10'
C39	7.87'	135.00'	3°20'20"	S 22°42'00" E	7.87'
C40	40.15'	135.00'	17°02'21"	S 12°30'39" E	40.00'
C41	9.03'	135.00'	3°49'52"	S 02°04'32" E	9.03'
C45	7.86'	260.00'	1°43'58"	S 23°30'10" E	7.86'
C46	76.61'	260.00'	16°52'56"	S 14°11'43" E	76.33'
C47	25.39'	260.00'	5°35'39"	S 02°57'25" E	25.37'
C48	20.07'	200.00'	5°45'01"	S 02°42'54" W	20.06'
C49	10.01'	200.00'	2°52'00"	S 33°56'29" W	10.01'
C50	37.06'	240.00'	8°50'48"	S 04°15'48" W	37.02'
C51	40.05'	240.00'	9°33'38"	S 13°28'00" W	40.00'
C52	40.05'	240.00'	9°33'37"	S 23°01'38" W	40.00'
C53	33.40'	240.00'	7°58'29"	S 31°47'41" W	33.38'
C54	56.36'	365.00'	8°50'48"	S 04°15'48" W	56.30'
C55	60.90'	365.00'	9°33'37"	S 13°28'00" W	60.83'
C56	61.44'	365.00'	9°38'42"	S 23°04'10" W	61.37'
C57	50.26'	365.00'	7°53'24"	S 31°50'13" W	50.22'
C63	45.23'	240.00'	10°47'54"	N 29°51'00" E	45.16'
C67	2.23'	365.00'	0°21'02"	N 35°36'25" E	2.23'
C68	65.80'	365.00'	10°19'43"	N 30°16'03" E	65.71'
C69	63.30'	365.00'	9°56'10"	N 20°08'06" E	63.22'

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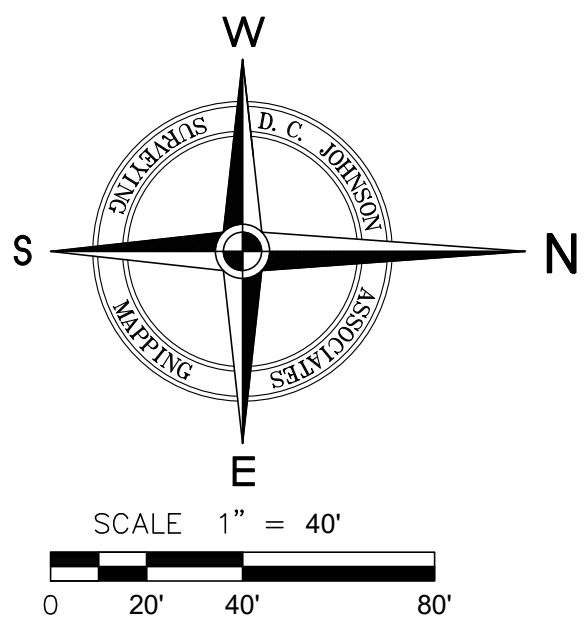
PLAT BOOK PAGE
SHEET 5 OF 8



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CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C4	138.01'	220.00'	35°56'32"	N 17°48'40" E	135.76'
C5	96.53'	80.00'	69°08'12"	N 34°43'42" W	90.78'
C6	29.70'	80.00'	21°16'14"	N 79°55'55" W	29.53'
C7	86.41'	84.01'	58°55'46"	S 60°29'17" W	82.65'
C8	262.35'	60.00'	250°31'44"	S 35°49'54" E	97.98'
C9	73.86'	60.00'	70°31'44"	N 54°10'06" E	69.28'
C10	22.27'	60.00'	21°16'14"	S 79°55'55" E	22.15'
C11	37.12'	100.00'	21°16'14"	N 79°55'55" W	36.91'
C12	120.66'	100.00'	69°07'51"	N 34°43'52" W	113.47'
C13	72.40'	60.00'	69°08'12"	S 34°43'42" E	68.09'
C14	125.48'	200.00'	35°56'32"	S 17°48'40" W	123.41'
C15	150.56'	240.00'	35°56'40"	N 17°48'35" E	148.11'
C27	47.05'	75.00'	35°56'32"	S 17°48'40" W	46.28'
C28	157.16'	60.00'	150°04'36"	S 86°03'28" E	115.93'
C29	83.53'	225.00'	21°16'14"	S 79°55'55" E	83.05'
C30	120.66'	100.00'	69°07'51"	N 34°43'52" W	113.47'
C31	228.97'	365.00'	35°56'32"	S 17°48'40" W	225.23'
C58	23.45'	75.00'	17°54'39"	N 26°49'36" E	23.35'
C59	23.60'	75.00'	18°01'52"	N 08°51'20" E	23.51'
C60	75.20'	200.00'	21°32'36"	N 25°00'38" E	74.76'
C61	50.26'	200.00'	14°23'56"	N 07°02'22" E	50.13'
C62	2.23'	240.00'	0°31'59"	N 35°30'56" E	2.23'
C63	45.23'	240.00'	10°47'54"	N 29°51'00" E	45.16'
C64	45.24'	240.00'	10°47'58"	N 19°03'04" E	45.17'
C65	40.05'	240.00'	9°33'37"	N 08°52'17" E	40.00'
C66	17.81'	240.00'	4°15'04"	N 01°57'56" E	17.80'
C68	65.80'	365.00'	10°19'43"	N 30°16'03" E	65.71'
C69	63.30'	365.00'	9°56'10"	N 20°08'06" E	63.22'
C70	79.84'	365.00'	12°31'57"	N 08°54'02" E	79.68'
C71	17.80'	365.00'	2°47'40"	N 01°14'14" E	17.80'
C72	25.94'	100.00'	14°51'51"	N 07°35'32" W	25.87'
C73	40.27'	100.00'	23°04'26"	N 26°33'40" W	40.00'
C74	40.27'	100.00'	23°04'26"	N 49°38'06" W	40.00'
C75	14.18'	100.00'	8°07'29"	N 65°14'04" W	14.17'
C76	86.01'	100.00'	49°16'55"	N 24°48'04" W	83.39'
C77	34.65'	100.00'	19°51'17"	N 59°22'10" W	34.48'
C78	8.14'	100.00'	4°39'55"	N 71°37'46" W	8.14'
C79	28.98'	100.00'	16°36'19"	N 82°15'53" W	28.88'
C80	18.32'	225.00'	4°39'55"	N 71°37'46" W	18.32'
C81	64.74'	225.00'	16°29'11"	N 82°12'19" W	64.52'
C82	0.47'	225.00'	0°07'08"	S 89°29'32" W	0.47'
C95	32.97'	60.00'	31°29'14"	S 73°41'21" W	32.56'
C96	32.97'	60.00'	31°29'14"	S 42°12'06" W	32.56'
C97	39.25'	60.00'	37°28'39"	S 07°43'10" W	38.55'

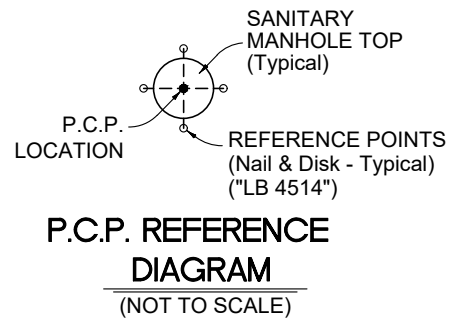
MILLSTONE
BEING A SUBDIVISION OF A PORTION OF
SECTION 11, TOWNSHIP 27 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA



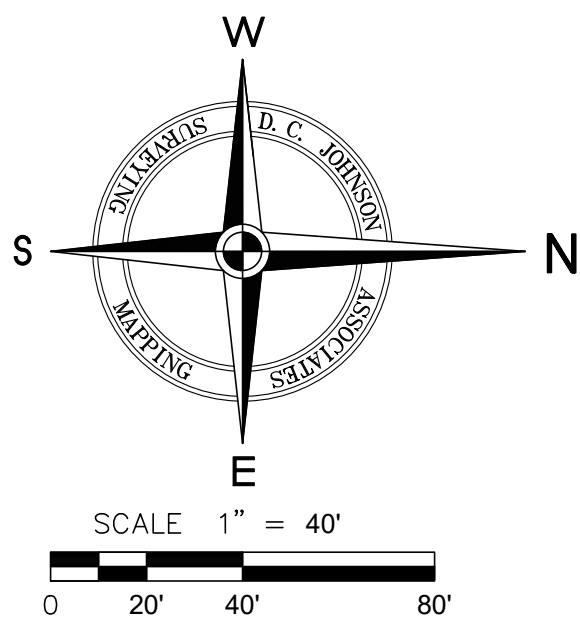
- LEGEND
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - ε = PROPERTY LINE, CENTERLINE
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - CCR = CERTIFIED CORNER RECORD
 - (N/R) = NON-RADIAL LINE
 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - = SET 4"x4" CM "PRM LB 4514"
 - ▲ = SET NAIL & DISK "POP LB 4514"
 - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - 6 = SHEET NUMBER

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C83	62.83'	40.00'	90°00'00"	S 44°38'35" W	56.57'
C84	62.83'	40.00'	90°00'00"	N 45°21'25" W	56.57'
C85	47.12'	30.00'	90°00'00"	N 44°38'35" E	42.43'
C86	47.12'	30.00'	90°00'00"	N 45°21'25" W	42.43'
C87	47.12'	30.00'	90°00'00"	N 44°38'35" E	42.43'
C88	47.12'	30.00'	90°00'00"	N 45°21'25" W	42.43'
C89	47.12'	30.00'	90°00'00"	S 44°38'35" W	42.43'
C90	47.12'	30.00'	90°00'00"	S 45°21'25" E	42.43'
C91	41.89'	40.00'	60°00'00"	N 59°38'35" E	40.00'
C92	20.94'	40.00'	30°00'00"	N 14°38'35" E	20.71'
C93	41.89'	40.00'	60°00'00"	N 60°21'25" E	40.00'
C94	20.94'	40.00'	30°00'00"	S 15°21'25" E	20.71'

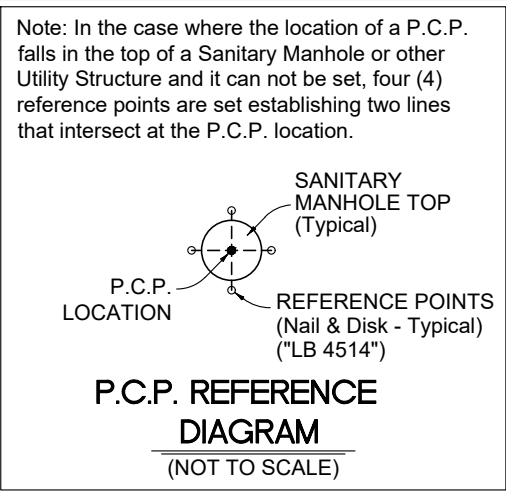
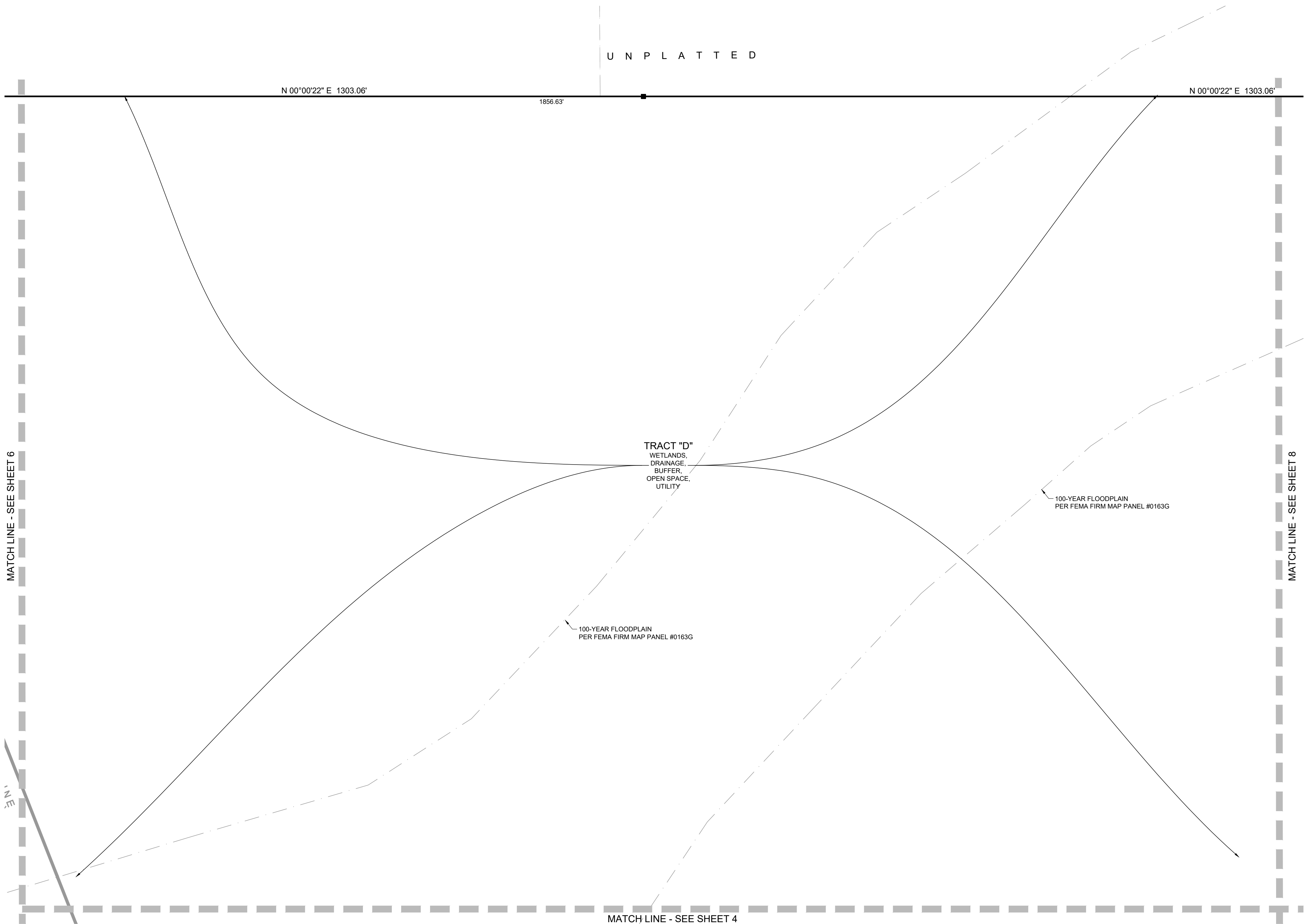
Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it can not be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



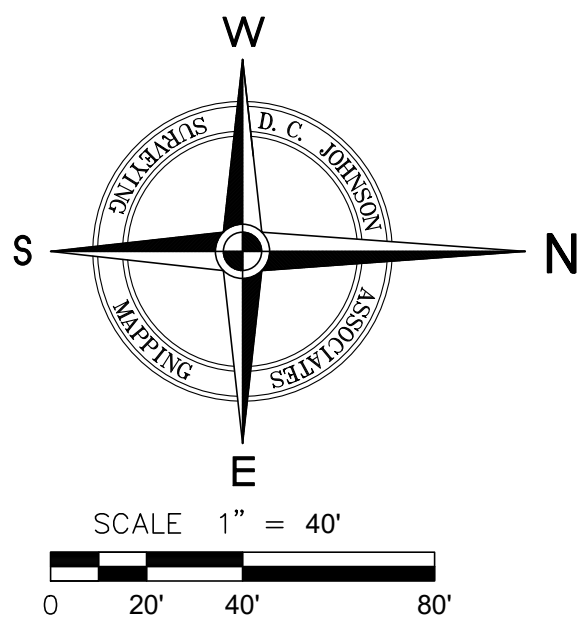
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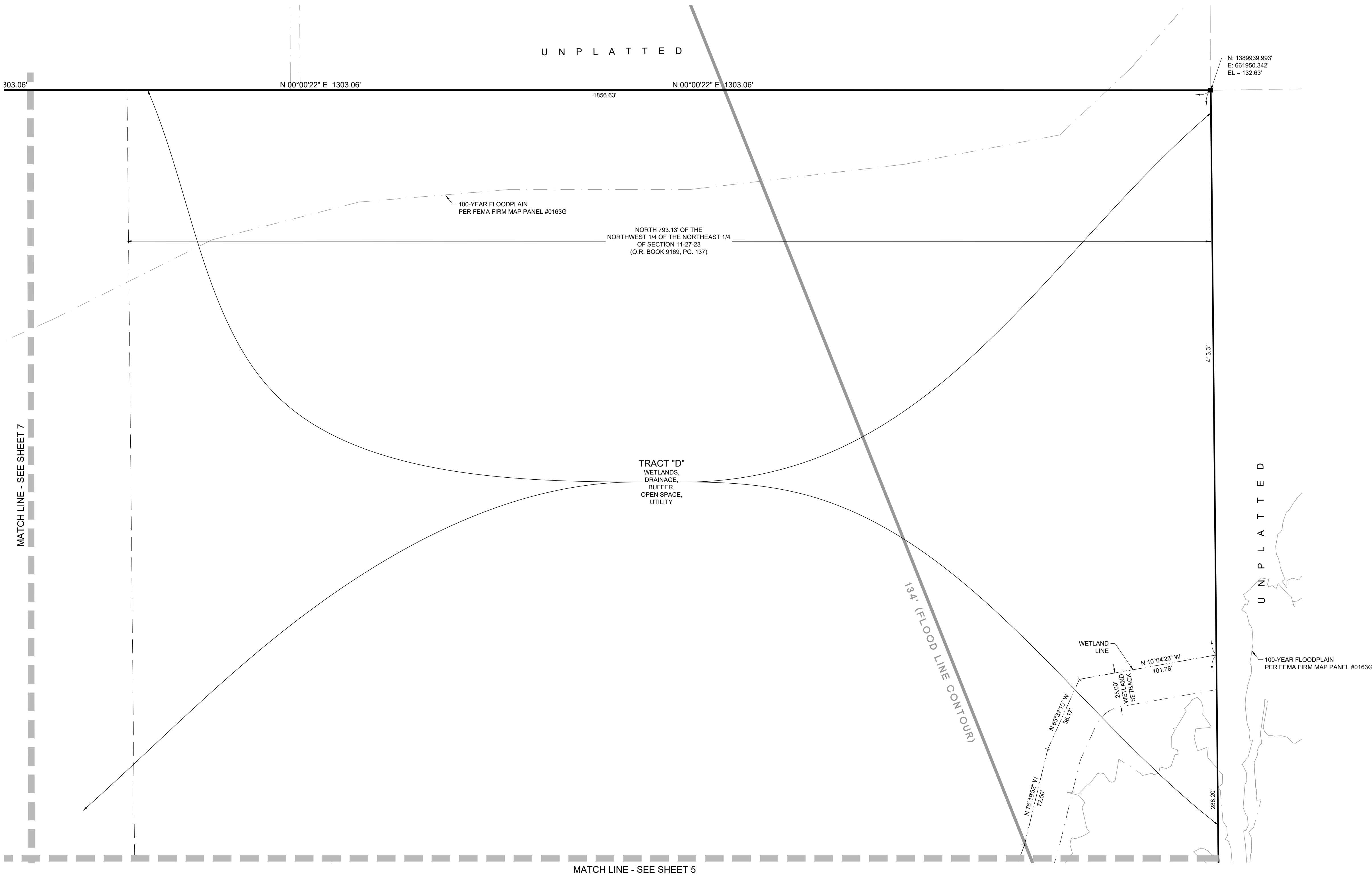
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Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it can not be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.

