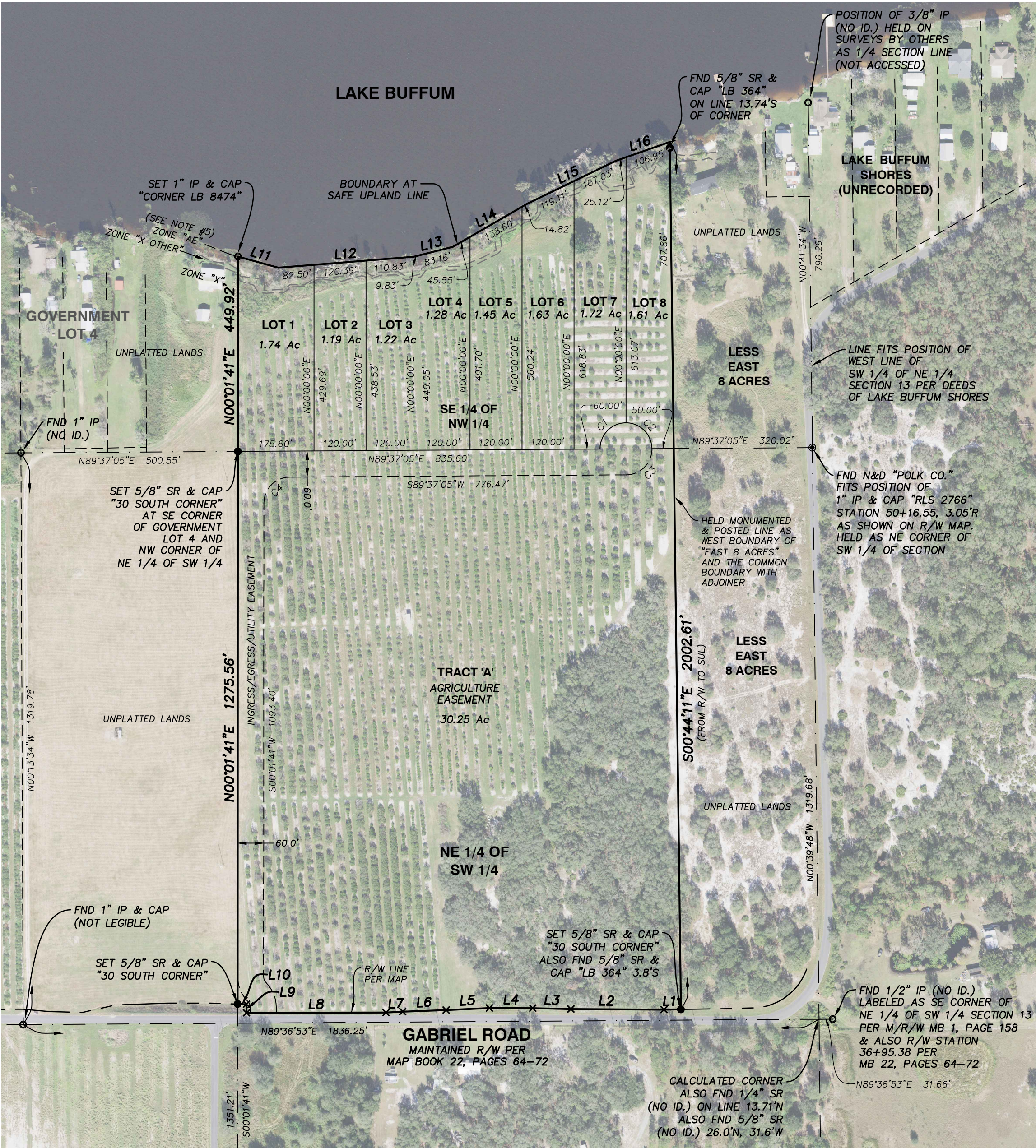
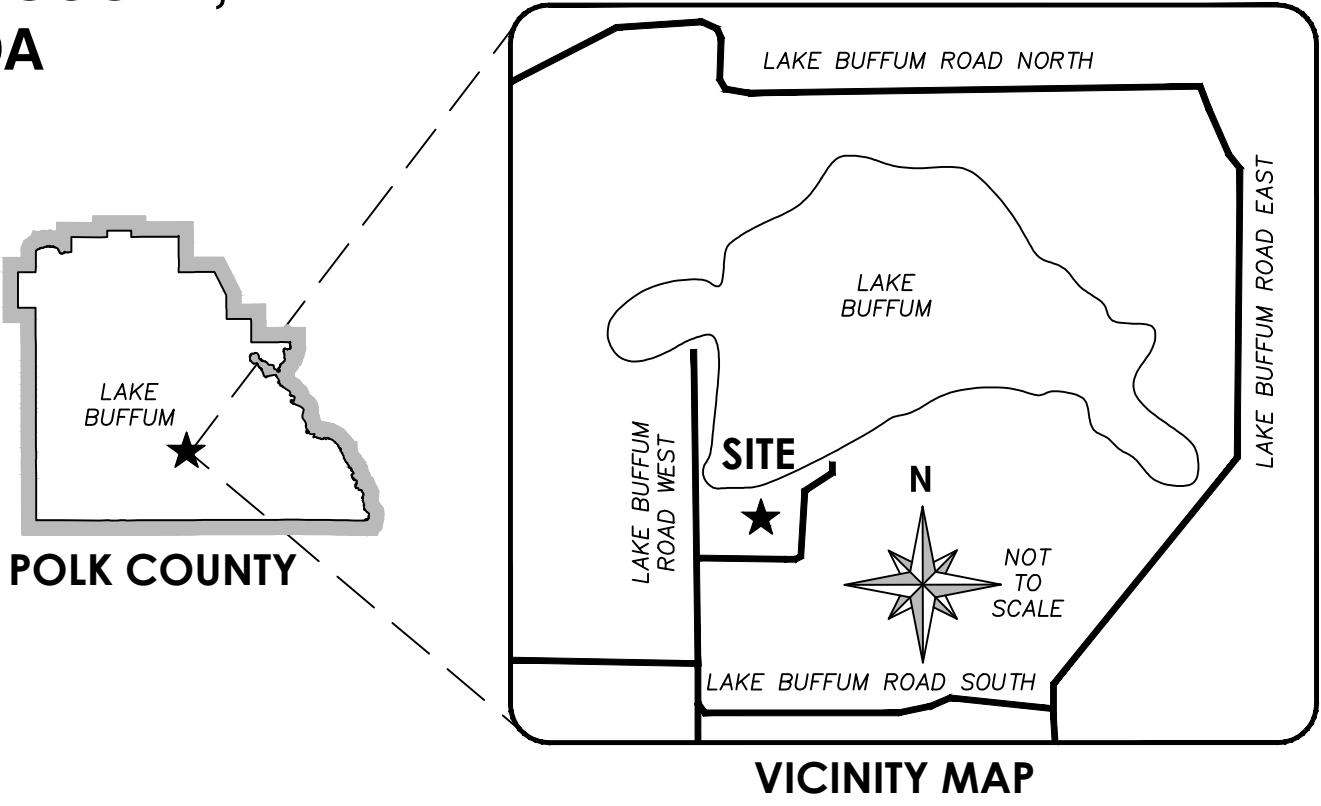
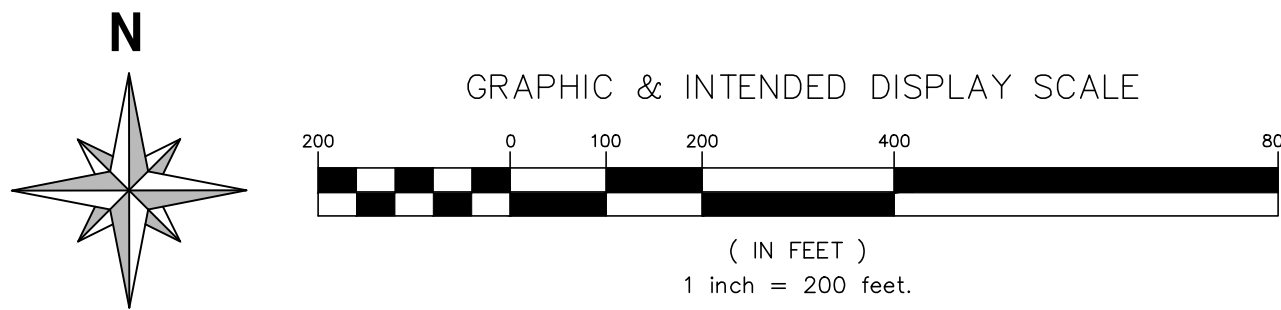


LAKE BUFFUM ALICO 734 LMC GROVES SITE PLAN

BEING LOCATED IN SECTION 13, TOWNSHIP 31 SOUTH,  
RANGE 26 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION:

The Southeast 1/4 of the Northwest 1/4, Less the East 8 acres AND the Northeast 1/4 of the Southwest 1/4, Less the East 8 acres and Less maintained road right of way, in Section 13, Township 31 South, Range 26 East, Polk County, Florida.



LEGEND:

- FND FOUND
- SR STEEL ROD
- IP IRON PIPE
- CM CONCRETE MONUMENT
- N&D NAIL & DISK
- Ac ACRES
- CCR CERTIFIED CORNER RECORD
- R/W RIGHT OF WAY
- ID. IDENTIFYING #
- MB MAP BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- CCR CERTIFIED CORNER RECORD
- SUL SAFE UPLAND LINE

SURVEYOR's NOTES:

- 1) NORTH, THE BEARINGS AND THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT OF 2011. THE BEARING OF NORTH 89°37'05" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AS SHOWN HEREON IS HELD AS A BEARING REFERENCE.
- 2) ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATION "749822 B", HAVING AN ELEVATION OF 130.29'.
- 3) PROPERTY IS LOCATED IN FLOOD ZONES "X - AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN", "X OTHER - AREA OF 0.2% ANNUAL CHANCE FLOOD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1.0 FEET, AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AND "AE - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED (132.5' NAVD88)" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 12105C0720G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016. THE APPROXIMATED FLOOD ZONE BOUNDARIES WERE DIGITIZED FROM SAID MAP AS SHOWN AND LABELED.
- 4) PER FLORIDA STATUTE 177.091 (28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.
- 5) 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 13473, PAGES 597-599 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 RETENTIONS, DEMANDS, LIABILITY, JUDGMENTS, AWARDS, FINES, MECHANIC'S LIENS OR OTHER LIENS, LABOR DISPUTES, LOSSES, DAMAGES, EXPENSES, PERSONAL INJURY, CHARGES OR COSTS OF ANY KIND OR 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.
- 6) 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.
- 7) 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 SEWER SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

Line Table		
Line #	Direction	Length
L1	S89° 07' 49"W	39.18'
L2	N89° 37' 31"W	214.61'
L3	N88° 39' 55"W	88.04'
L4	N89° 48' 38"W	100.07'
L5	S87° 19' 33"W	100.14'
L6	S87° 53' 53"W	100.11'
L7	S86° 45' 15"W	38.61'
L8	S89° 54' 39"W	321.87'
L9	N00° 05' 21"W	19.59'
L10	N88° 15' 28"W	20.47'
L11	S74° 35' 24"E	96.62'
L12	N85° 24' 20"E	313.72'
L13	N75° 37' 11"E	93.00'
L14	N59° 58' 36"E	198.97'
L15	N64° 07' 39"E	226.14'
L16	N70° 37' 55"E	132.07'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	94.65'	60.00'	90°22'55"	S44°48'33"W	85.14'
C2	93.85'	60.00'	89°37'05"	N45°11'27"W	84.57'
C3	94.25'	60.00'	90°00'00"	S44°37'05"W	84.85'
C4	93.82'	60.00'	89°35'25"	S44°49'23"W	84.55'

PRELIMINARY



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425 SOUTH FIRST AVENUE  
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LICENSED BUSINESS No. LB 8474