

TUSCAN HILLS COMMERCIAL

A RE-PLAT OF TRACT D, TUSCAN HILLS AS RECORDED IN PLAT BOOK 128, PAGE 49
OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LYING IN THE
SECTION 12, TOWNSHIP 25 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 1 OF 2
TUSCAN HILLS COMMERCIAL

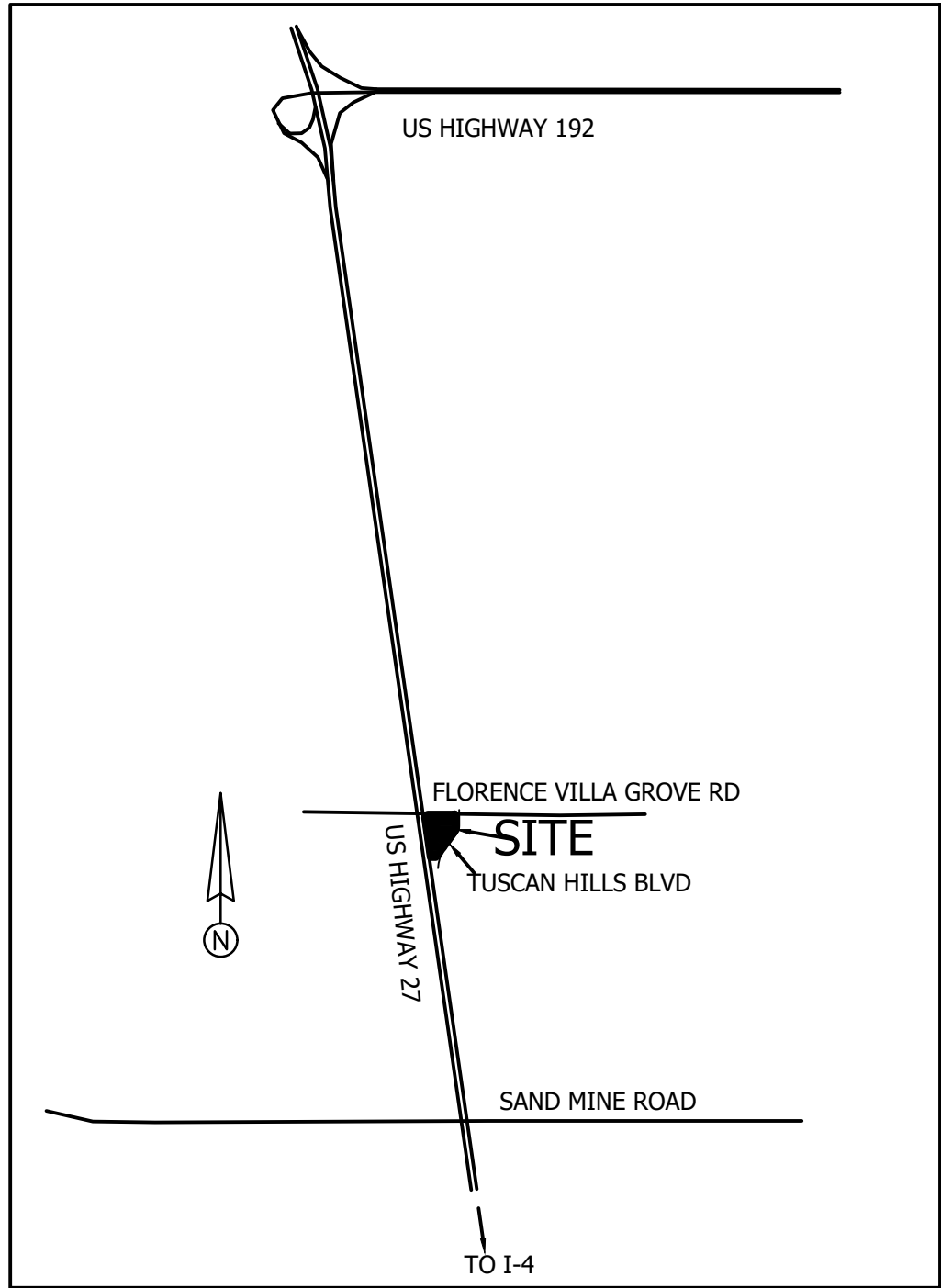
LEGAL DESCRIPTION:

TUSCAN HILLS COMMERCIAL

A PARCEL OF LAND BEING A REPLAT OF TRACT "D", TUSCAN HILLS RECORDED AS PLAT BOOK 128, PAGE 49 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA AND LYING IN A PORTION OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "D", TUSCAN HILLS RECORDED AS PLAT BOOK 128, PAGE 49 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA; THENCE NORTH 08°12'51" WEST ALONG THE EASTERN RIGHT OF WAY OF US HIGHWAY 27 PER OFFICIAL RECORDS BOOK 1303, PAGE 964 OF THE SAID PUBLIC RECORDS FOR 373.56 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERN RIGHT OF WAY OF FLORENCE VILLA GROVE ROAD AS RECORDED IN THE SAID PLAT OF TUSCAN HILLS AND WITH A NON-TANGENT CURVE TO THE RIGHT OF WHICH A RADIAL LINE BEARS NORTH 81°49'21" EAST; THENCE ALONG THE SAID SOUTH RIGHT OF WAY FOR THE FOLLOWING TWO (2) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 97°49'22", AN ARC LENGTH OF 59.76 FEET, AND A CHORD BEARING NORTH 40°44'03" EAST FOR 52.76 FEET; (2) NORTH 89°40'08" EAST FOR 239.97 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT OF WHICH A RADIAL LINE BEARS SOUTH 00°16'21" EAST AND THE WESTERN RIGHT OF WAY OF TUSCAN HILLS BOULEVARD AS RECORDED IN AFORESAID PLAT TUSCAN HILLS; THENCE ALONG THE SAID WESTERN RIGHT OF WAY THE FOLLOWING NINE COURSES: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°40'47", AN ARC LENGTH OF 39.13 FEET, AND A CHORD BEARING SOUTH 45°25'58" EAST FOR 35.26 FEET; (2) SOUTH 00°22'27" EAST FOR 86.82 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT OF WHICH A RADIAL LINE BEARS SOUTH 89°43'22" WEST; (3) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 37°43'28", AN ARC LENGTH OF 62.55 FEET, AND A CHORD BEARING SOUTH 18°35'06" WEST FOR 61.43 FEET; (4) SOUTH 37°21'28" WEST FOR 113.08 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT OF WHICH A RADIAL LINE BEARS SOUTH 52°40'44" EAST; (5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 09°01'40", AN ARC LENGTH OF 31.51 FEET, AND A CHORD BEARING SOUTH 32°48'25" WEST FOR 31.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT OF WHICH A RADIAL LINE BEARS NORTH 61°34'32" WEST; (6) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 09°07'52", AN ARC LENGTH OF 31.87 FEET, AND A CHORD BEARING SOUTH 32°59'24" WEST FOR 31.84 FEET; (7) SOUTH 37°36'38" WEST FOR 6.75 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT OF WHICH A RADIAL LINE BEARS SOUTH 52°41'56" EAST; (8) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 10°43'48", AN ARC LENGTH OF 63.67 FEET, AND A CHORD BEARING SOUTH 31°56'10" WEST FOR 63.58 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT OF WHICH A RADIAL LINE BEARS SOUTH 17°26'55" EAST; (9) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 61°37'07", AN ARC LENGTH OF 53.77 FEET, AND A CHORD BEARING SOUTH 41°44'31" WEST FOR 51.22 FEET TO THE SOUTHEAST CORNER OF AFORESAID TRACT "D"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "D" THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°45'51" WEST FOR 47.36 FEET; (2) SOUTH 83°35'43" WEST FOR 4.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 86,381 SQUARE FEET OR 1.9830 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- BEARINGS BASED ON SOUTH RIGHT OF WAY OF FLORENCE VILLA GROVE ROAD, BEING N89°40'08"E, STATE PLANE GRID COORDINATES, NAD 1983, 1990 ADJUSTMENT, FLORIDA WEST ZONE, AS DERIVED FROM GPS OBSERVATIONS.
- ALL ELEVATIONS SHOWN ON THE MAP OF PLAT ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BENCHMARK AS SHOWN ON THE PLAT OF WINDSOR ISLAND RESORT PHASE 3 RECORDED IN PLAT BOOK 192, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
THE NORTHWEST CORNER PRM ELEVATION= 179.14 FEET (PB 192, PAGE 1)
- THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND IS SUBJECT TO THE RULES AND REGULATIONS THEREOF AND MAY BE SUBJECT TO FUTURE ASSESSMENTS BY SAME.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND IS SUBJECT TO THE RULES AND REGULATIONS THEREOF AND MAY BE SUBJECT TO FUTURE ASSESSMENTS BY SAME.
- 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.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120261, PANEL NUMBER 0100, SUFFIX G , MAP NUMBER 12105C0100G, MAP REVISED DECEMBER 22, 2016

TITLE EXCEPTIONS THAT ARE NOT PLOTTABLE THAT EFFECT THE PLAT

COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 6075, PAGE 1579, TOGETHER WITH AMENDMENTS RECORDED IN OFFICIAL RECORD BOOK 6263, PAGE 2092, OFFICIAL RECORD BOOK 6764, PAGE 212, OFFICIAL RECORD BOOK 8035, PAGE 221, OFFICIAL RECORD BOOK 12693, PAGE 2023, AND OFFICIAL RECORD BOOK 12814, PAGE 121 ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA



2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
FAX (727) 784-6662
AVIDGROUP.COM

STATE OF FLORIDA AUTHORIZATION NUMBER
FOR SURVEYING AND MAPPING LB #7345

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

CLERK OF THE 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 _____, 2025.

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 COMMISSIONER'S APPROVAL: STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS ____ DAY OF _____, 2025 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

BY: _____
CHAIRPERSON

ATTEST: _____
CLERK:

POLK COUNTY ENGINEER'S APPROVAL: STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER.

BY: _____
COUNTY ENGINEER DATE _____

COUNTY COMMISSIONER'S CONDITIONAL APPROVAL: STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS ____ DAY OF _____, 2025 IN AN 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

BY: _____
CHAIRPERSON

ATTEST: _____
CLERK:

COUNTY SURVEYOR'S APPROVAL: STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT HAS HEREBY BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS.

BY: _____

NAME: _____

PSM# _____ DATE _____

TUSCAN HILLS COMMERCIAL DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE LIMITED LIABILITY COMPANY NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT OF TUSCAN HILLS COMMERCIAL FOR THE USES AND PURPOSES THEREIN EXPRESSED .

IN WITNESS WHEREOF, BY THE OFFICER NAMED BELOW AND WITNESSED, LOTE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED ON THE ____ DAY OF _____, 2025.

CORPORATE SEAL

OWNER:

BY: _____
TARAZ N. DARABI, MANAGER

WITNESS SIGNATURE _____

WITNESS SIGNATURE _____

WITNESS NAME _____

WITNESS NAME _____

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
) SS:
COUNTY OF POLK)

I HEREBY CERTIFY ON THIS ____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE TARAZ N. DARABI, MANAGER OF LOTE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT _____ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES: _____

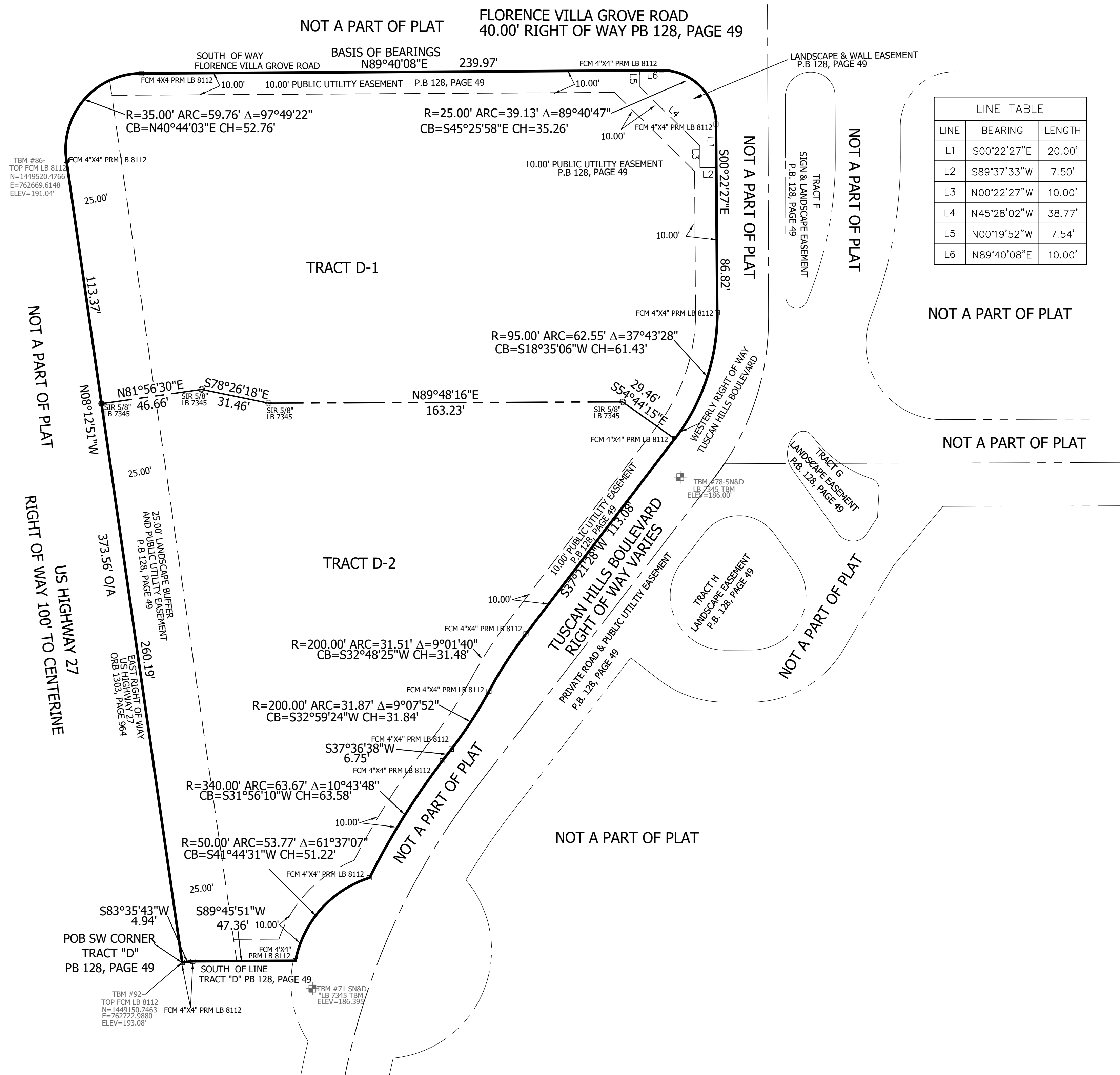
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT ALL OF THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE FOUND ON THE 08 DAY OF AUGUST, 2024, AS SHOWN HEREON; AND THAT THE LOT CORNERS WERE SET ON THE 22 DAY OF AUGUST, 2024, AS SHOWN HEREON, AND THIS LAND IS LOCATED IN POLK COUNTY, FLORIDA

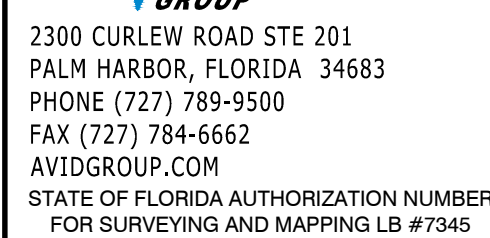
JOHN L. WABY, PLS DATE _____
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 4270
AVID GROUP 2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA 34683
SURVEYING AND MAPPING LB# 7345

***A RE-PLAT OF TRACT D, TUSCAN HILLS AS RECORDED IN PLAT BOOK 128, PAGE 49
OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LYING IN THE
SECTION 12, TOWNSHIP 25 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA***



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'27"E	20.00'
L2	S89°37'33"W	7.50'
L3	N00°22'27"W	10.00'
L4	N45°28'02"W	38.77'
L5	N00°19'52"W	7.54'
L6	N89°40'08"E	10.00'

CCR = CERTIFIED CORNER RECORD
 E = EAST
 ELEV = ELEVATION
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FIR = FOUND IRON ROD
 INGRESS = RECORDING UTILITY AND DRAINAGE
 INSTR# = RECORDING INSTRUMENT NUMBER
 LB = LICENSED BUSINESS NUMBER
 NR = NOT RADIAL
 N = NORTH
 ORI = OFFICIAL RECORDS INSTRUMENT
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PG(S) = PAGE(S)
 PRM = PERMANENT REFERENCE MONUMENT
 R = RADIIJS
 R/W = RIGHT OF WAY
 S = SOUTH
 SCM = SET 4"x4" CONCRETE MONUMENT
 SIR = SET 5/8" IRON ROD WITH CAP "AVID LB 7345"
 SN&D = SET NAIL AND DISK
 TBM = BENCHMARK
 W = WEST
 XX° = DEGREES
 XX' = MINUTES (BEARINGS)
 XX" = SECONDS (BEARINGS)
 XX' = FEET (DISTANCES)
 ARC = ARC LENGTH
 CB = CHORD BEARING
 CH = CHORD
 O/A = OVERALL
 Δ = CENTRAL ANGLE
 ○ = SET 5/8" IRON ROD WITH CAP "AVID LB 7345"
 ● = 5/8" IRON ROD WITH CAP
 AS NOTED
 ■ = PRM, SET CONCRETE MONUMENT 4"x4"
 WITH DISK MARKED "PRM LB 7345"
 □ = PRM, FOUND CONCRETE MONUMENT 4"x4"
 WITH DISK MARKED "PRM LB 8112"
 ★ = PRM, SET NAIL AND DISK "PRM LB 7345"
 ○ = FOUND NAIL AND DISK "LB 7345"
 OR AS NOTED



FLOOD HAZARD WARNING:
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LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS
STRUCTURES, DRIVEWAYS YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS
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STATE PLANE COORDINATE SYSTEM:
FLORIDA WEST ZONE, NAD 83 (HORIZONTAL)
NAVD 88 (VERTICAL)