MERRITT ACRES

A SUBDIVISION LYING IN
SECTION 22, TOWNSHIP 27 SOUTH, RANGE 25 EAST
POLK COUNTY, FLORIDA

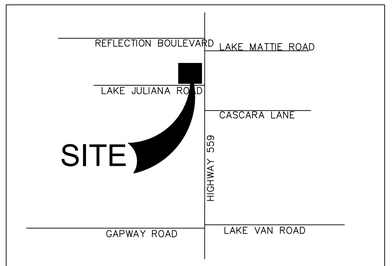
LEGAL DESCRIPTION:

Lot 1 of an unrecorded subdivision, more particularly described as:

The East 425 feet of the East 1625 feet of the North 557.48 feet of the South 1/2 of the Southeast 1/4 of Section 22, Township 27 South, Range 25 East, Polk County, Florida, LESS AND EXCEPT the North 208.71 feet thereof and LESS AND EXCEPT County Road 559 right of way, and LESS Maintained right of way for Juliana Drive, and LESS additional right of way for Juliana Drive as described in Official Records Book 6401 Page 1047, of the Official Reccords of Polk County, Florida.

LEGEND

⊡	FCM	Found Concrete Monument as Noted
○	FIR	Found Iron Rod (Unless Otherwise Noted)
■	PRM	Permanent Reference Monument Set 4" X 4" Concrete Monument & Cap "PRM LB #8086" (Unless Otherwise Noted)
●	PCP	Permanent Control Point Set Nail & Disk "PCP LB #8086" (Unless Otherwise Noted)
●	SIR	Set ½" Iron Rod & Cap LB #8086
P.S.M.		Professional Surveyor and Mapper
L.B.		Licensed Business
R		Radius
L		Length
Δ		Delta (Central Angle)
CH		Chord Distance
CB		Chord Bearing
PI		Point of Intersection
PC		Point of Curvature
PT		Point of Tangency
P.B.		Plat Book
PG.		Page
(C)		As Calculated
(M)		As Measured
(P)		Per Plat
F.D.O.T.		Florida Department of Transportation
S.F.		Square Feet
℄		Centerline
R/W		Right of Way
N&D		Nail and Disk
C1		See Curve Data
L1		See Line Data
O.R.B.		Official Records Book



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

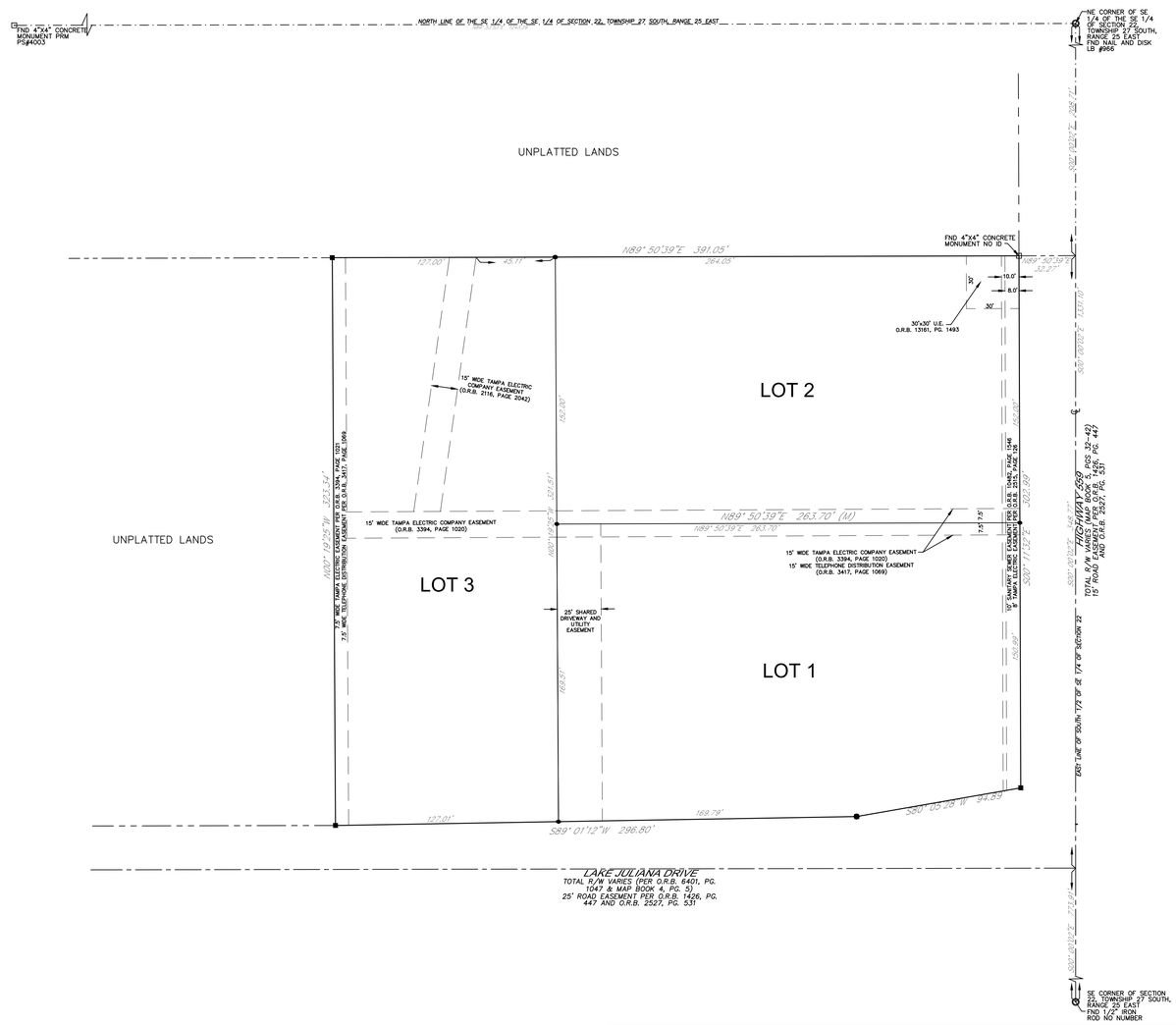
1) The bearings and coordinates shown hereon are based on the State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment producing a bearing of S 00°11'32" E along the West right of way of Highway 559.

2) Unless otherwise noted, a 1/2" iron rod and cap "LB8086" monumentation set at all lot corners, points of intersection, and changes of direction of line within the subdivision which do not require a PRM or PCP in accordance with Chapter 177.091(9), Florida Statutes, unless otherwise shown.

3) The area shown in this Plat is in Zone X, an area of minimal flood hazard, and in Zone A, an area of special flood hazard according to the Community Flood Rate Map Community Panel Number 12105C0335G, with an effective date of 12/22/2022. This Surveyor can not substantiate to the accuracy of these Flood Maps and the local Flood Plain Official should be contacted to verify their accuracy.

4) All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services in accordance with Florida Statute 177.091 (28).

5) A non-exclusive perpetual right of ingress and egress for lot 1 and lot 3 owners and their guests, the providers of sanitation, postal, fire, law enforcement, emergency and medical services and their vehicles and personnel is hereby granted over the 25' wide shared driveway easement.



FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

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.

NORTH

1" = 40'
GRAPHIC SCALE
0 20 40 40

APPROVAL: COUNTY COMMISSIONER

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL 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

PLAT BOOK _____ PAGE _____

MERRITT ACRES

MERRITT ACRES DEDICATION

KNOW OF ALL MEN BY THESE PRESENTS THAT JOSEPH W. MERRITT AND JUSTIN T. MERRITT, OWNERS OF THE LAND SHOWN HEREON HAS CAUSED THIS PLAT OF MERRITT ACRES TO BE MADE AND HEREBY DEDICATES SAID LAND AND PLAT, FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND AS MORE SPECIFICALLY AS FOLLOWS: (A) GRANTS TO THE OWNERS OF LOTS, THEIR SUCCESSORS AND ASSIGNS, GUESTS AND INVITEES, A PERPETUAL NON-EXCLUSIVE INGRESS / EGRESS EASEMENT OVER THE PRIVATE INGRESS AND EGRESS EASEMENT SHOWN HEREON TO POLK COUNTY, ITS SUCCESSORS AND ASSIGNS, AND OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF PICK-UP SERVICES, FIRE PROTECTION SERVICES, POLICE SERVICES, AMBULANCE SERVICES AND OTHER AUTHORITIES OF LAW, INCLUDING, BUT NOT LIMITED TO, UNITED STATES MAIL CARRIERS; (C) THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH EASEMENTS GRANTED HEREIN FOR ANY AND ALL PURPOSES AS MAY BE PERMITTED BY APPLICABLE LAW, AS LONG AS SUCH PURPOSES DO NOT MATERIALLY INTERFERE WITH THE PURPOSES OF THE EASEMENTS DESCRIBED HEREIN AND RESERVING UNTO THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS THE RIGHT TO DEDICATE OR GRANT ADDITIONAL EASEMENTS OVER, ACROSS, THROUGH, AND UNDER THE PROPERTY SUBJECT TO THIS PLAT FOR ANY PURPOSE PERMITTED BY LAW SO LONG AS SUCH EASEMENTS DO NOT INTERFERE WITH THE EASEMENTS GRANTED HEREIN OR SHOWN HEREON, INCLUDING EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF FLORIDA STATUTES (2018), PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SUCH SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE DEVELOPER TO SERVE THE LAND SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SUCH CABLE SERVICE EASEMENTS, WITHIN AND BENEATH THE DEDICATION AREAS, PROVIDED ANY FACILITIES USED OR INSTALLED PURSUANT TO SUCH ADDITIONAL GRANTS OR DEDICATIONS DO NOT UNREASONABLY INTERFERE WITH THE RIGHTS AND EASEMENTS HEREIN DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, JOSEPH W. MERRITT AND JUSTIN T. MERRITT, HAVE CAUSED THIS PLAT DEDICATION TO BE EXECUTED ON THE _____ DAY OF _____, 2025.

BY: _____ BY: _____

PRINTED NAME: JOSEPH W. MERRITT PRINTED NAME: JUSTIN T. MERRITT

TITLE: OWNER TITLE: OWNER

SIGNED IN THE PRESENCE OF:

WITNESS SIGNATURE WITNESS SIGNATURE

PRINTED NAME PRINTED NAME

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2025, BY JOSEPH W. MERRITT WHO __ IS PERSONALLY KNOWN TO ME __ OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY STATE OF FLORIDA

NOTARY PRINTED NAME

MY COMMISSION EXPIRES_____ (NOTARY SEAL)

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2025, BY JUSTIN T. MERRITT WHO __ IS PERSONALLY KNOWN TO ME __ OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY STATE OF FLORIDA

NOTARY PRINTED NAME

MY COMMISSION EXPIRES_____ (NOTARY SEAL)

APPROVAL: COUNTY SURVEYOR

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 1, FLORIDA STATUTES RELATING TO THE MAKING OF MAPS AND PLATS.

RICHARD M. BENTON, PSM #6447 DATE:
COUNTY SURVEYOR

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PLAT OF MERRITT ACRES WAS PREPARED UNDER MY DIRECTION AND SUPVERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT ALL P.R.M.'S, P.C.P.'S, AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.

DAVID P. WINTERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7034

308 Avenue G SW, Suite 218,
Winter Haven, Florida 33880
863-797-3366
State of Florida Authorization for
Surveying and Mapping Business LB8086