

DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT SAMUEL GUCAILO, AS MANAGER OF BABSON 1818 LLC, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED THIS PLAT OF "CITRUS PLACE" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

TO THE PUBLIC; THE RIGHT OF WAYS OF BERGAMOT COURT, POMPAI WAY, PONKAN COURT AND TANGELO TERRACE;

TO THE PROVIDERS OF PUBLIC UTILITIES; THE UTILITY EASEMENTS DEPICTED HEREON

TO THE CITRUS PLACE HOMEOWNERS ASSOCIATION; THE LANDSCAPE EASEMENTS AND TRACTS A, B, C, D AND E FOR THE PURPOSES INDICATED.

TO POLK COUNTY, ITS SUCCESSORS AND ASSIGNS; AN EASEMENT ACROSS TRACT B FOR EMERGENCY MAINTENANCE AND REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES AS IS NECESSARY TO PROTECT PUBLIC IMPROVEMENTS TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE AND REPAIRS TO THE STORMWATER MANAGEMENT FACILITIES.

BABSON 1818 LLC

WITNESS

PRINTED NAME: _____

BY: SAMUEL GUCAILO,
MANAGER OF
BABSON 1818 LLC

WITNESS

PRINTED NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL

PRESENCE () OR ONLINE NOTARIZATION APPEARED SAMUEL GUCAILO, MANAGER OF BABSON 1818 LLC.

HE IS [] PERSONALLY KNOWN TO ME OR HAS

PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

(SIGNATURE OF NOTARY PUBLIC)

(PRINTED NAME NOTARY PUBLIC)

MORTGAGE JOINDER AND CONSENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT ONE FLORIDA BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 12514, PAGES 914-929 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE THIS PLAT AND JOINS IN THIS DEDICATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF

_____,
A.D. 2023.

WITNESS

PRINTED NAME: _____

BY: HARRISON BABB,
SENIOR VICE PRESIDENT OF
ONE FLORIDA BANK

WITNESS

PRINTED NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL

PRESENCE () OR ONLINE NOTARIZATION APPEARED HARRISON BABB, SENIOR VICE PRESIDENT OF ONE FLORIDA BANK.

HE IS [] PERSONALLY KNOWN TO ME OR HAS

PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

(SIGNATURE OF NOTARY PUBLIC)

(PRINTED NAME NOTARY PUBLIC)

SURVEYOR'S NOTES:

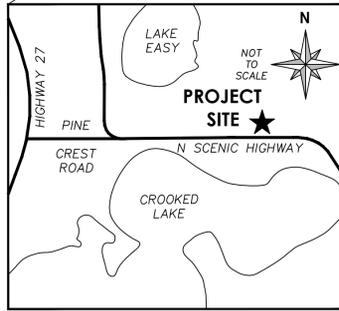
- NORTH, THE BEARINGS AND THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT OF 2011. THE BEARING OF NORTH 89°43'46" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA AS SHOWN HEREON IS HELD AS A BEARING REFERENCE.

ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATION "P 738", HAVING AN ELEVATION OF 142.38'
- PROPERTY IS LOCATED IN FLOOD ZONE "X - AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 12105C0735G, WITH AN EFFECTIVE DATE OF 12/22/16.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER 8721-3, REVISION 3, COMMITMENT DATE OCTOBER 24, 2022 DOES NOT LIST ANY EASEMENTS/RESTRICTIONS ON THE PLATTED PROPERTY.

- A 5/8" STEEL ROD AND CAP STAMPED "30 SOUTH CORNER" HAS BEEN SET AT ALL LOT CORNERS NOT ALREADY OCCUPIED BY A PRM.
- 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.
- 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 SEWER SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

CITRUS PLACE

BEING LOCATED IN SECTION 29,
TOWNSHIP 30 SOUTH, RANGE 28 EAST,
POLK COUNTY, FLORIDA



VICINITY MAP

LEGAL DESCRIPTION:

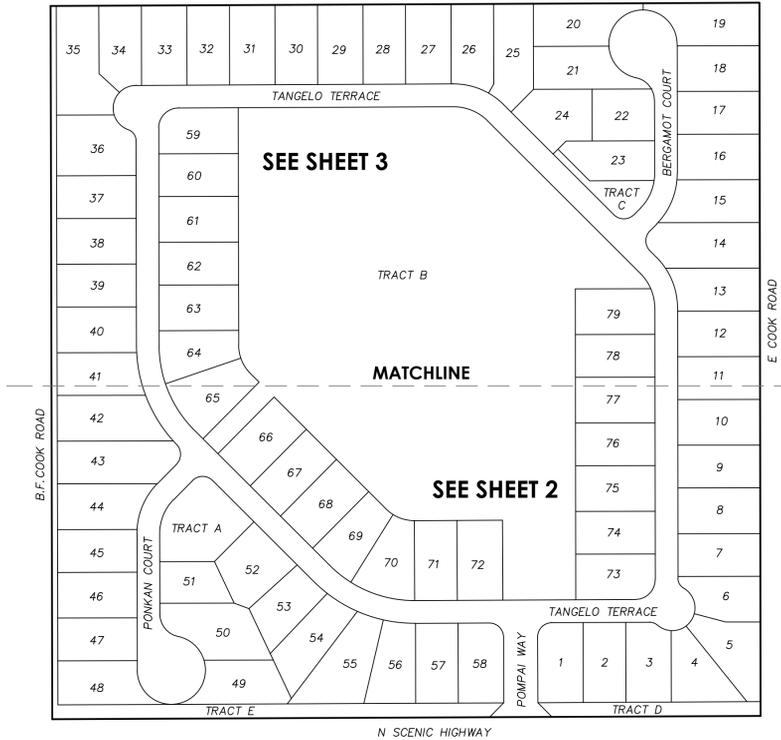
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS ANY PORTION THEREOF LYING IN ROAD RIGHT OF WAY OF B.F. COOK ROAD ON THE WEST, COOK ROAD EAST ON THE EAST, AND SCENIC HIGHWAY ON THE SOUTH.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEED RECORDED JULY 20, 2022 IN OFFICIAL RECORDS BOOK 12345, PAGE 1513, PUBLIC RECORDS OF POLK COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE NW 1/4; THENCE N 00°05'27" W ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SCENIC HIGHWAY AS DESCRIBED IN RIGHT OF WAY DEED PER DEED BOOK 623, PAGE 593 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S 89°46'34" W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 15.97 FEET TO THE POINT OF BEGINNING BEING ON THE WESTERLY MAINTAINED RIGHT OF WAY LIMITS OF EAST COOK ROAD; THENCE CONTINUE S 89°46'34" W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1316.11 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 29; THENCE N 00°08'20" W ALONG SAID WEST LINE A DISTANCE OF 19.11 FEET; THENCE N 89°44'16" E PARALLEL WITH AND 70.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 OF THE NW 1/4 A DISTANCE OF 1315.80 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LIMITS OF EAST COOK ROAD; THENCE S 01°00'36" E ALONG SAID WESTERLY RIGHT OF WAY LIMITS A DISTANCE OF 19.99 FEET TO THE POINT OF BEGINNING.

KEY MAP:



- TRACT A - RECREATION / OPEN SPACE
- TRACT B - RECREATION / OPEN SPACE & STORMWATER MANAGEMENT
- TRACT C - RECREATION / OPEN SPACE
- TRACT D - LANDSCAPE BUFFER / OPEN SPACE
- TRACT E - LANDSCAPE BUFFER / OPEN SPACE

PLAT BOOK _____

PAGE _____

CLERK OF THE CIRCUIT COURT:

SHEET 1 OF 3

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 _____, A.D. 2023.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

BY: CHAIRPERSON

CLERK

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

ATTEST:

BY: CHAIRPERSON

CLERK

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 PROCEDURES ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

BY: CHAIRPERSON

CLERK

COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER THIS _____ DAY OF _____, A.D. 2023.

BY: COUNTY ENGINEER

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION THIS _____ DAY OF _____, A.D. 2023.

BY: LAND DEVELOPMENT DIRECTOR

APPROVAL REVIEWED FOR CONFORMITY:

STATE OF FLORIDA
COUNTY OF POLK

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER HAS REVIEWED THIS PLAT FOR CONFORMITY TO FLORIDA STATUTES 177, PART 1, AND FOUND IT TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID STATUTE.

RICHARD M. "MIKE" BENTON, PSM
FLORIDA REGISTRATION NO. 6447

DATE

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT OF "CITRUS PLACE" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

ERIC M. PRESNELL, PSM
FLORIDA REGISTRATION NO. 5568

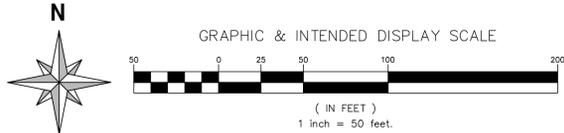
DATE



CITRUS PLACE

BEING LOCATED IN SECTION 29,
TOWNSHIP 30 SOUTH, RANGE 28 EAST,
POLK COUNTY, FLORIDA

TRACT A - RECREATION / OPEN SPACE
TRACT B - RECREATION / OPEN SPACE
& STORMWATER MANAGEMENT
TRACT C - RECREATION / OPEN SPACE
TRACT D - LANDSCAPE BUFFER / OPEN SPACE
TRACT E - LANDSCAPE BUFFER / OPEN SPACE



LEGEND:

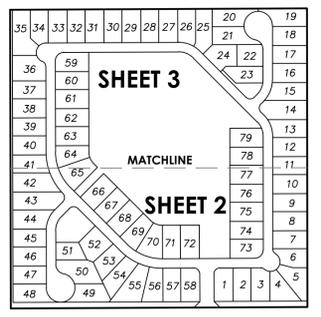
FND	FOUND	R/W	RIGHT OF WAY
SR	STEEL ROD	ID.	IDENTIFYING #
IP	IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK
CM	CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
RR	RAILROAD		SET 4"x4" CM & CAP
CCR	CERTIFIED CORNER RECORD		"PRM LB 8474"
N.R.	NON-RADIAL LINE		SET NAIL & DISK
			"30 SOUTH LB 8474"



SURVEYOR'S NOTES:

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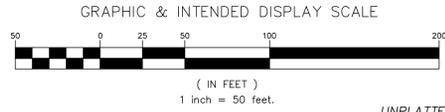


Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	86.23'	55.00'	89°49'43"	N44°49'25"E	77.67'
C7	180.71'	230.00'	45°01'05"	S22°38'53"E	176.10'
C8	82.43'	105.00'	44°58'55"	S22°21'07"W	80.33'
C9	108.53'	140.00'	44°25'06"	S22°20'48"E	105.84'
C10	181.06'	230.00'	45°06'19"	S67°42'34"E	176.42'
C11	39.22'	25.00'	89°53'41"	S44°47'26"W	35.32'
C12	14.49'	20.00'	41°30'33"	S69°30'28"E	14.17'
C13	26.51'	40.00'	37°58'45"	S67°44'34"E	26.03'
C14	28.19'	40.00'	40°22'46"	N7°30'41"E	27.61'
C15	26.67'	40.00'	38°11'49"	N33°47'23"E	26.18'
C16	52.26'	40.00'	74°51'27"	N22°44'15"W	48.62'
C17	20.97'	20.00'	60°04'32"	N30°07'43"W	20.02'
C18	133.63'	40.00'	191°24'47"	N35°32'25"E	79.60'
C19	54.87'	35.00'	89°49'43"	S44°49'25"W	49.42'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C53	76.89'	250.00'	17°37'21"	S11°44'45"E	76.59'
C54	94.08'	250.00'	21°33'42"	S31°20'17"E	93.53'
C55	8.70'	250.00'	1°59'37"	S43°06'56"E	8.70'
C56	38.81'	25.00'	88°57'20"	S02°15'55"W	35.03'
C58	96.58'	210.00'	26°21'00"	S31°58'55"E	95.73'
C61	165.00'	210.00'	45°01'05"	S22°38'53"E	160.79'
C62	191.87'	250.00'	43°58'25"	S22°07'33"E	187.20'
C63	0.55'	125.00'	0°15'12"	S44°43'00"W	0.55'
C64	89.61'	125.00'	41°04'29"	S24°03'10"W	87.70'
C65	7.98'	125.00'	3°39'36"	S1°41'18"W	7.98'
C66	39.27'	25.00'	90°00'00"	N89°50'35"E	35.36'
C67	66.73'	85.00'	44°58'55"	N22°21'07"E	65.03'
C68	98.14'	125.00'	44°59'02"	S22°21'04"W	95.64'
C69	94.32'	60.00'	90°04'22"	S45°10'16"E	84.91'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C70	111.64'	60.00'	106°36'23"	N36°29'22"E	96.22'
C71	64.70'	60.00'	61°47'17"	N47°42'28"W	61.61'
C72	54.78'	40.00'	78°27'47"	S39°22'14"E	50.60'
C73	30.77'	250.00'	7°03'08"	S48°40'59"E	30.75'
C74	61.85'	250.00'	14°10'27"	S59°17'46"E	61.69'
C75	48.21'	250.00'	11°03'00"	S71°54'30"E	48.14'
C76	55.98'	250.00'	12°49'44"	S83°50'52"E	55.86'
C77	46.66'	210.00'	12°43'46"	N51°31'18"W	46.56'
C78	118.66'	210.00'	32°22'33"	N74°04'28"W	117.09'
C79	165.32'	210.00'	45°06'19"	S67°42'34"E	161.08'
C80	196.81'	250.00'	45°06'19"	S67°42'34"E	191.77'
C81	39.32'	25.00'	90°06'19"	S45°12'34"E	35.39'
C82	39.55'	70.00'	32°22'33"	S74°04'28"E	39.03'
C83	15.55'	70.00'	12°43'46"	S51°31'18"E	15.52'
C84	55.11'	70.00'	45°06'19"	S67°42'34"E	53.69'

TRACT A - RECREATION / OPEN SPACE
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 & STORMWATER MANAGEMENT
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CITRUS PLACE

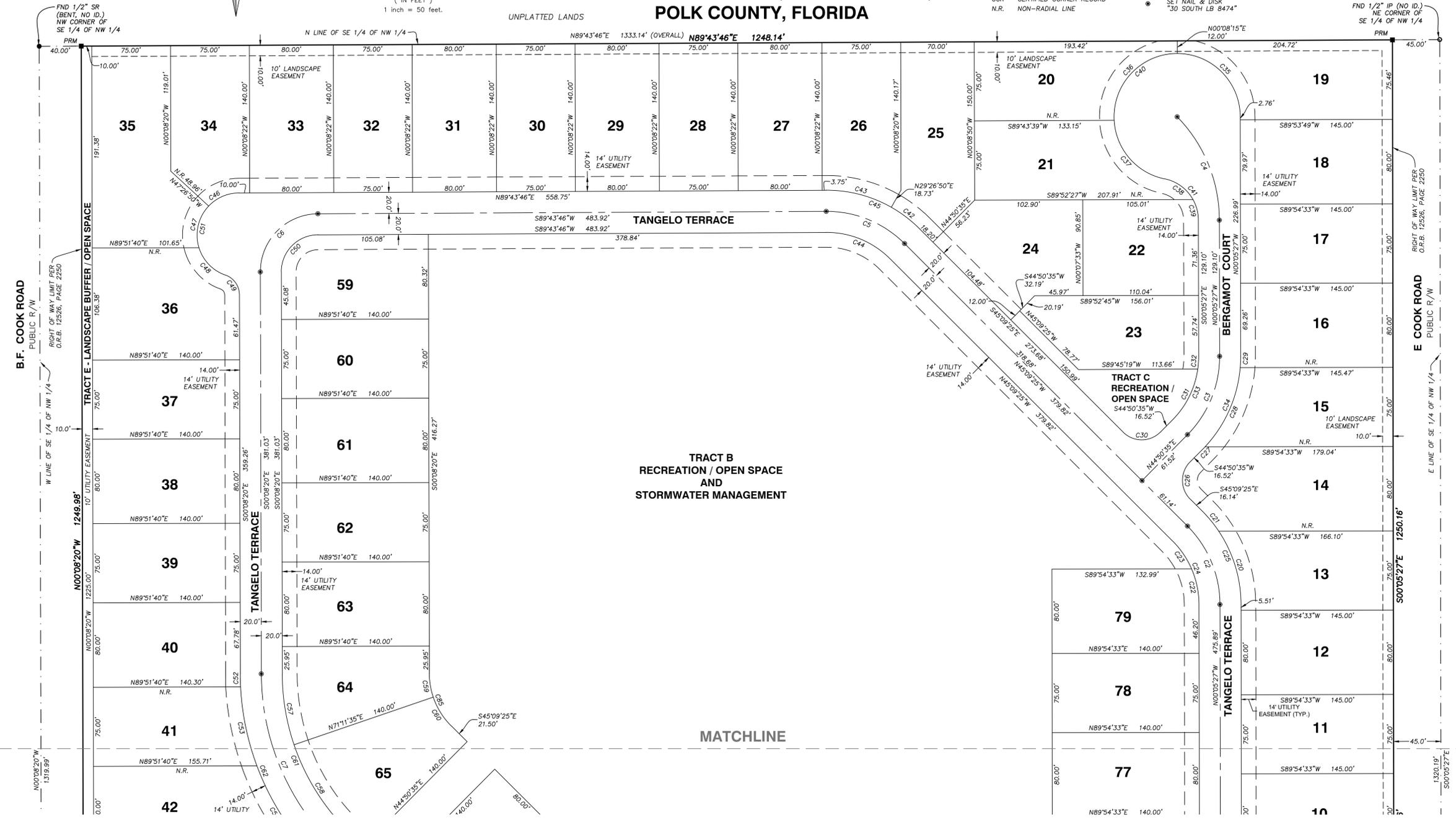
BEING LOCATED IN SECTION 29,
 TOWNSHIP 30 SOUTH, RANGE 28 EAST,
 POLK COUNTY, FLORIDA

LEGEND:

- FND FOUND
- SR STEEL ROD
- IP IRON PIPE
- CM CONCRETE MONUMENT
- RR RAILROAD
- CCR CERTIFIED CORNER RECORD
- N.R. NON-RADIAL LINE
- R/W RIGHT OF WAY
- ID. IDENTIFYING #
- O.R.B. OFFICIAL RECORDS BOOK
- PRM PERMANENT REFERENCE MONUMENT
- SET 4"x4" CM & CAP FROM LB 8474
- SET NAIL & DISK "30 SOUTH LB 8474"

PLAT BOOK
 PAGE

SHEET 3 OF 3



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C2	82.59'	105.00'	45°03'58"	N22°37'26"W	80.48'
C3	82.35'	105.00'	44°56'02"	N22°22'34"E	80.25'
C4	108.53'	140.00'	44°24'59"	N22°18'01"W	105.83'
C5	82.67'	105.00'	45°06'49"	N67°42'49"W	80.56'
C6	86.27'	55.00'	89°52'06"	S44°47'43"W	77.69'
C7	180.71'	230.00'	45°01'05"	S22°38'53"E	176.10'
C20	73.69'	125.00'	33°46'35"	N16°58'44"W	72.63'
C21	24.63'	125.00'	11°17'23"	N39°30'43"W	24.59'
C22	34.76'	85.00'	23°25'41"	S11°48'17"E	34.51'
C23	32.10'	85.00'	21°38'17"	S34°20'16"E	31.91'
C24	66.86'	85.00'	45°03'58"	S22°37'26"E	65.15'
C25	98.32'	125.00'	45°03'58"	N22°37'26"W	95.80'

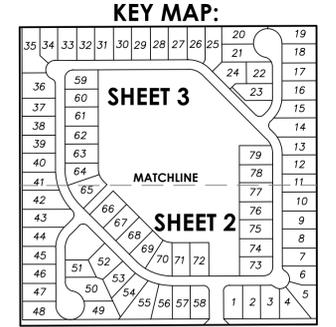
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C26	39.27'	25.00'	90°00'00"	N0°09'25"W	35.36'
C27	3.55'	125.00'	1°37'39"	N43°58'33"E	3.55'
C28	83.73'	125.00'	38°22'38"	N24°01'19"E	82.17'
C29	10.75'	125.00'	4°55'37"	N22°25'21"E	10.75'
C30	39.27'	25.00'	90°00'00"	S89°50'35"W	35.36'
C31	54.66'	85.00'	36°50'31"	S26°25'20"W	53.72'
C32	12.00'	85.00'	8°05'31"	S3°57'19"W	11.99'
C33	66.66'	85.00'	44°56'02"	S22°22'34"W	64.97'
C34	98.03'	125.00'	44°56'02"	N22°22'34"E	95.54'
C35	94.10'	60.00'	89°51'16"	N44°56'07"W	84.74'
C36	97.67'	60.00'	93°16'15"	S43°30'08"W	87.24'
C37	78.98'	60.00'	75°25'22"	S40°50'41"E	73.40'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C38	34.41'	40.00'	49°17'18"	N53°54'43"W	33.36'
C39	20.37'	40.00'	29°10'38"	N14°40'46"W	20.15'
C40	270.75'	60.00'	258°32'53"	S50°43'04"W	92.90'
C41	54.78'	40.00'	78°27'56"	N39°19'24"W	50.60'
C42	33.59'	125.00'	15°23'45"	N52°51'17"W	33.49'
C43	64.83'	125.00'	29°43'04"	N75°24'42"W	64.11'
C44	66.93'	85.00'	45°06'49"	S67°42'49"E	65.21'
C45	98.42'	125.00'	45°06'49"	N67°42'49"W	95.90'
C46	32.42'	40.00'	46°25'55"	S66°47'02"W	31.54'
C47	42.39'	40.00'	60°42'44"	S13°12'43"W	40.43'
C48	37.43'	40.00'	53°37'18"	S43°57'18"E	36.08'
C49	24.65'	20.00'	70°37'37"	S35°27'09"E	23.12'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C50	54.90'	35.00'	89°52'06"	N44°47'43"E	49.44'
C51	112.24'	40.00'	160°45'57"	S9°37'01"W	78.88'
C52	12.20'	250.00'	2°47'45"	S1°32'13"E	12.20'
C53	76.89'	250.00'	17°37'21"	S11°44'45"E	76.59'
C57	68.42'	210.00'	18°40'05"	S9°28'23"E	68.12'
C58	96.58'	210.00'	26°21'00"	S31°58'55"E	95.73'
C59	22.81'	70.00'	18°40'05"	S9°28'23"E	22.71'
C60	32.19'	70.00'	26°21'00"	S31°58'55"E	31.91'
C61	165.00'	210.00'	45°01'05"	S22°38'53"E	160.79'
C62	191.87'	250.00'	43°58'25"	S22°07'33"E	187.20'
C85	55.00'	70.00'	45°01'05"	S22°38'53"E	53.60'

SURVEYOR'S NOTES:

- 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°43'46" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA AS SHOWN HEREON IS HELD AS A BEARING REFERENCE.
- ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATION "P 738", HAVING AN ELEVATION OF 142.38'
- PROPERTY IS LOCATED IN FLOOD ZONE "X - AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 121050735G, WITH AN EFFECTIVE DATE OF 12/22/16.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER 8721-3, REVISION 3, COMMITMENT DATE OCTOBER 24, 2022 DOES NOT LIST ANY EASEMENTS/RESTRICTIONS ON THE PLATTED PROPERTY.
- A 5/8" STEEL ROD AND CAP STAMPED "30 SOUTH CORNER" HAS BEEN SET AT ALL LOT CORNERS NOT ALREADY OCCUPIED BY A PRM.
- 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.
- 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 SEWER SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.



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