

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
PRM - PERMANENT REFERENCE MONUMENT - SET 4x4" CONCRETE MONUMENT OR 1" IRON PIPE AND CAP "PRM LB-8135"
FCM - FOUND CONCRETE MONUMENT AS NOTED
FIR - FOUND IRON ROD AS NOTED
FIP - FOUND IRON PIPE AS NOTED
RRS - FOUND RAILROAD SPIKE AS NOTED
R/W = RIGHT-OF-WAY
CONC. = CONCRETE
D/A = CENTRAL ANGLE (DELTA)
R = RADIUS
L = ARC LENGTH
T = TANGENT LENGTH
CH = CHORD DISTANCE
CB = CHORD BEARING
± = MORE OR LESS / PLUS OR MINUS
N&D = NAIL AND DISK
PG = PAGE
PCS = PAGES
PK = PARKER-KALON NAIL OR "MAG-NAIL"
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
(L) = INFORMATION PER LEGAL DESCRIPTION
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

SURVEYOR'S NOTES:

- 1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST HAVING A GRID BEARING OF NORTH 89°47'07" EAST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" 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.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. 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).
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210500705 G, EFFECTIVE DATE OF 12/22/2016. BASE FLOOD ELEVATION FOR ZONE "AE" IS 143.9, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RIK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
10. ELEVATIONS SHOWN, IF ANY, ELEVATIONS, IF ANY, SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC SURVEY CONTROL POINT "P 777" (PID 009893), BEING A STANDARD NGS SURVEY DISK SET IN TOP OF A ROUND CONCRETE MONUMENT SET IN THE SOUTHWEST QUADRANT OF WALKER LAKE ROAD AND SNEEL ROAD. THE PUBLISHED ELEVATION FOR THIS BENCHMARK IS ELEVATION 159.21, NORTH AMERICAN VERTICAL DATUM OF 1988.
11. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MAKE REFERENCE TO EASEMENTS AND/OR POTENTIAL EASEMENTS THAT ARE NOT SHOWN ON THIS PLAT. THE DECLARATIONS, COVENANTS AND CONDITIONS WILL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

SIZEMORE EAST

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, STATE OF FLORIDA

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS AND EXCEPT THE WEST 430 FEET THEREOF; AND THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 660 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN EAST ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 886 FEET; THENCE RUN NORTH 33°17'55" EAST A DISTANCE OF 572 FEET MORE OR LESS TO THE WATERS OF WALKER LAKE (AS IT EXISTED IN 1914); THENCE RUN NORTHWESTERLY ALONG THE WATER'S EDGE 255 FEET MORE OR LESS TO THE NORTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 1,015 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALL IN SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR WALKER LAKE ROAD.

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

RICHARD M. "MIKE" BENTON, PSM COUNTY SURVEYOR FLORIDA REGISTRATION No. LS 6447

APPROVAL: COUNTY ENGINEER

STATE OF FLORIDA, COUNTY OF POLK THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER.

APPROVAL: LAND DEVELOPMENT DIVISION

STATE OF FLORIDA, COUNTY OF POLK THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION.

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK THIS PLAT IS CONDITIONALLY APPROVED THIS DAY OF A.D. 2024 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.

BY: CHAIRMAN ATTEST: CLERK

COUNTY COMMISSIONERS' APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK THIS PLAT HAS RECEIVED FINAL APPROVAL THIS DAY OF A.D. 2024 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.

BY: CHAIRMAN ATTEST: CLERK

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 2024.

CLERK OF THE CIRCUIT COURT

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK KNOW ALL MEN BY THESE PRESENTS THAT GE INVESTMENTS OF POLK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "SIZEMORE EAST" TO BE MADE AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES INDICATED.

GE INVESTMENTS OF POLK, LLC A FLORIDA LIMITED LIABILITY COMPANY

BY: GE INVESTMENTS OF POLK, LLC EDWARD H. LADERER, JR., MANAGER OF GE INVESTMENTS OF POLK, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS PRINTED NAME:

WITNESS PRINTED NAME:

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2024, BY EDWARD H. LADERER, JR., AS MANAGER OF GE INVESTMENTS OF POLK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF POLK I HEREBY CERTIFY THAT THIS PLAT OF "SIZEMORE EAST" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES. ALL LOT SIZES AND LOT DIMENSIONS ARE CORRECTLY SHOWN HEREON, ALL NECESSARY PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS REQUIRED BY PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET AND ARE CORRECTLY SHOWN HEREON.



KENNETH W. THOMPSON PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4080



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY HIS SIGNATURE AFFIXED HERETO.

6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813 (863) 904-4599 - kthompson@platinumsurveying.com STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135 KENNETH W. THOMPSON REGISTRATION NO. 4080

MORTGAGEE APPROVAL

STATE OF FLORIDA, COUNTY OF POLK KNOW ALL MEN BY THESE PRESENTS THAT HANCOCK WHITNEY BANK, MORTGAGEE OF THE LANDS SHOWN HEREON DOES HEREBY CONSENT TO AND JOIN WITH THE OWNER'S DEDICATION AS STATED HEREON.

WITNESS PRINTED NAME: HANCOCK WHITNEY BANK

WITNESS PRINTED NAME: BY: TITLE:

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF POLK THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2024, BY OF HANCOCK WHITNEY BANK, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC PRINTED NAME:

MY COMMISSION EXPIRES:

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 SUPERPLANTED 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.

# SIZEMORE EAST

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, STATE OF FLORIDA



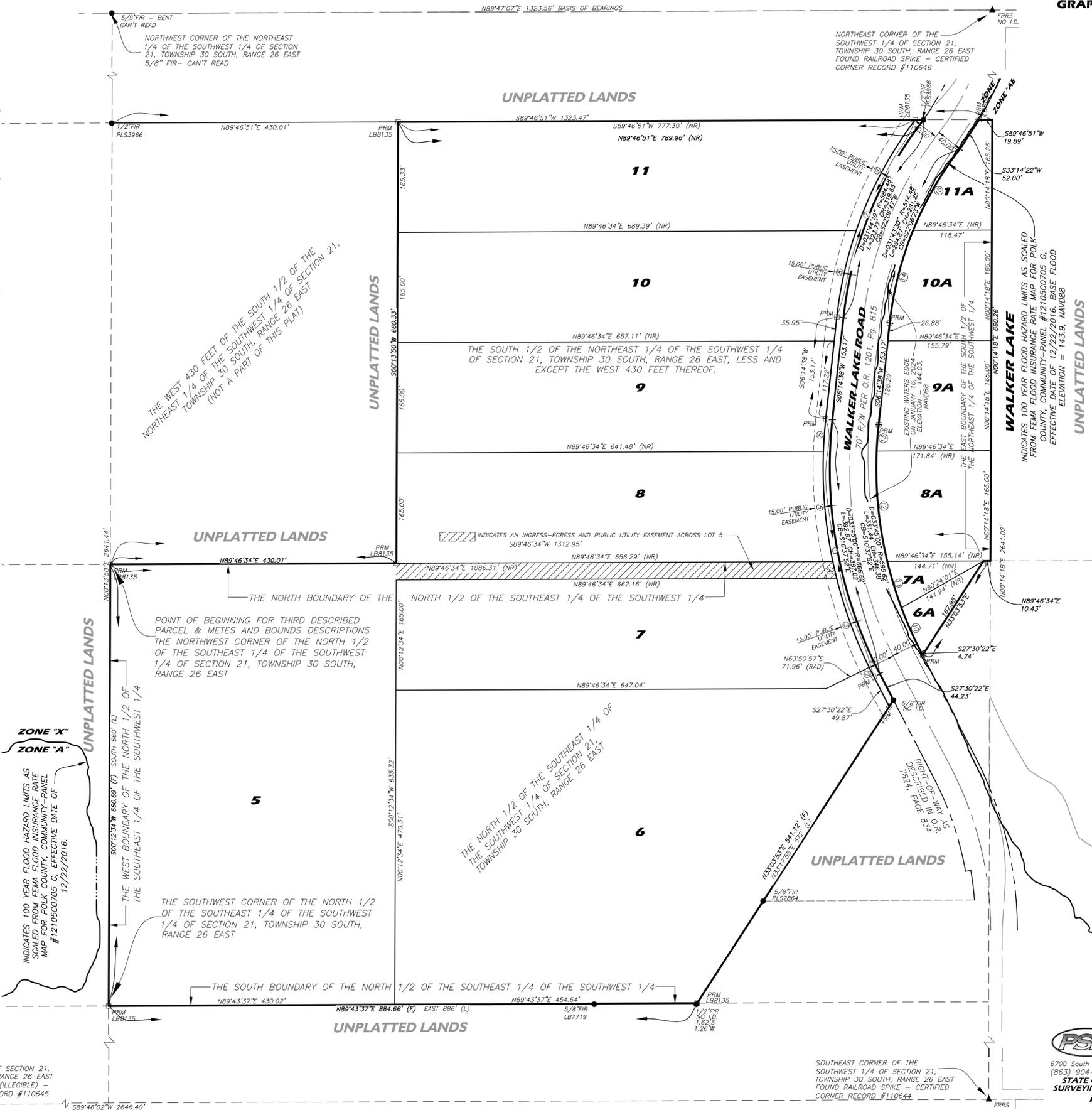
**NOTES AND LEGEND**

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET  
4"x4" CONCRETE MONUMENT OR 1" IRON  
PIPE AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ FRRS - FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE - SEE CURVE DATA
- & = AND
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO./# = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- CONC. = CONCRETE
- (Δ) = CENTRAL ANGLE (DELTA)
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK
- PG = PAGE
- PCS = PAGES
- PK = PARKER-KALON NAIL OR "MAG-NAIL"
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

**SURVEYOR'S NOTES:**

- BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST HAVING A GRID BEARING OF NORTH 89°47'07" EAST BETWEEN FIELD MONUMENTATION.
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" 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.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" - UNLESS OTHERWISE NOTED.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- 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).
- THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 1210500705 G, EFFECTIVE DATE OF 12/22/2016. BASE FLOOD ELEVATION FOR ZONE "A" IS 143.9, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
- ELEVATIONS SHOWN, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO NATIONAL GEODETIC SURVEY CONTROL POINT "P 777" (PID 009693), BEING A STANDARD NGS SURVEY DISK SET IN TOP OF A ROUND CONCRETE MONUMENT SET IN THE SOUTHWEST QUADRANT OF WALKER LAKE ROAD AND SNELL ROAD. THE PUBLISHED ELEVATION FOR THIS BENCHMARK IS ELEVATION 159.21, NORTH AMERICAN VERTICAL DATUM OF 1988.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MAKE REFERENCE TO EASEMENTS AND/OR POTENTIAL EASEMENTS THAT ARE NOT SHOWN ON THIS PLAT. THE DECLARATIONS, COVENANTS AND CONDITIONS WILL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
1	033°45'00"	676.62'	398.56'	S10°37'52"E
2	001°21'20"	676.62'	16.01'	S26°49'43"E
3	012°02'54"	676.62'	142.28'	S20°07'36"E
4	002°10'16"	676.62'	25.64'	S13°01'01"E
5	014°03'13"	676.62'	165.96'	S04°54'17"E
6	004°07'18"	676.62'	48.67'	S04°10'59"W
7	030°59'03"	594.48'	321.48'	S21°44'09"W
8	012°48'27"	594.48'	132.88'	S12°38'51"W
9	018°10'36"	594.48'	188.59'	S28°08'22"W
10	006°59'20"	596.62'	72.78'	S24°00'42"E
11	006°59'20"	596.62'	72.78'	S17°01'22"E
12	015°57'55"	596.62'	166.25'	S05°32'44"E
13	003°48'24"	596.62'	39.64'	S04°20'25"W
14	015°57'17"	514.48'	143.26'	S14°13'16"W
15	015°46'13"	514.48'	141.61'	S30°05'01"W



**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.

**PSM PLATINUM SURVEYING & MAPPING**  
6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4080

S:\ACTIVE\HERITAGE INVESTMENTS\SIZEMORE MINOR SUBDIVISION\HERITAGE-SIZEMORE EAST\PLAT-3-11-24.dwg, 3/11/2024, 1:56 PM, Ken Thompson