

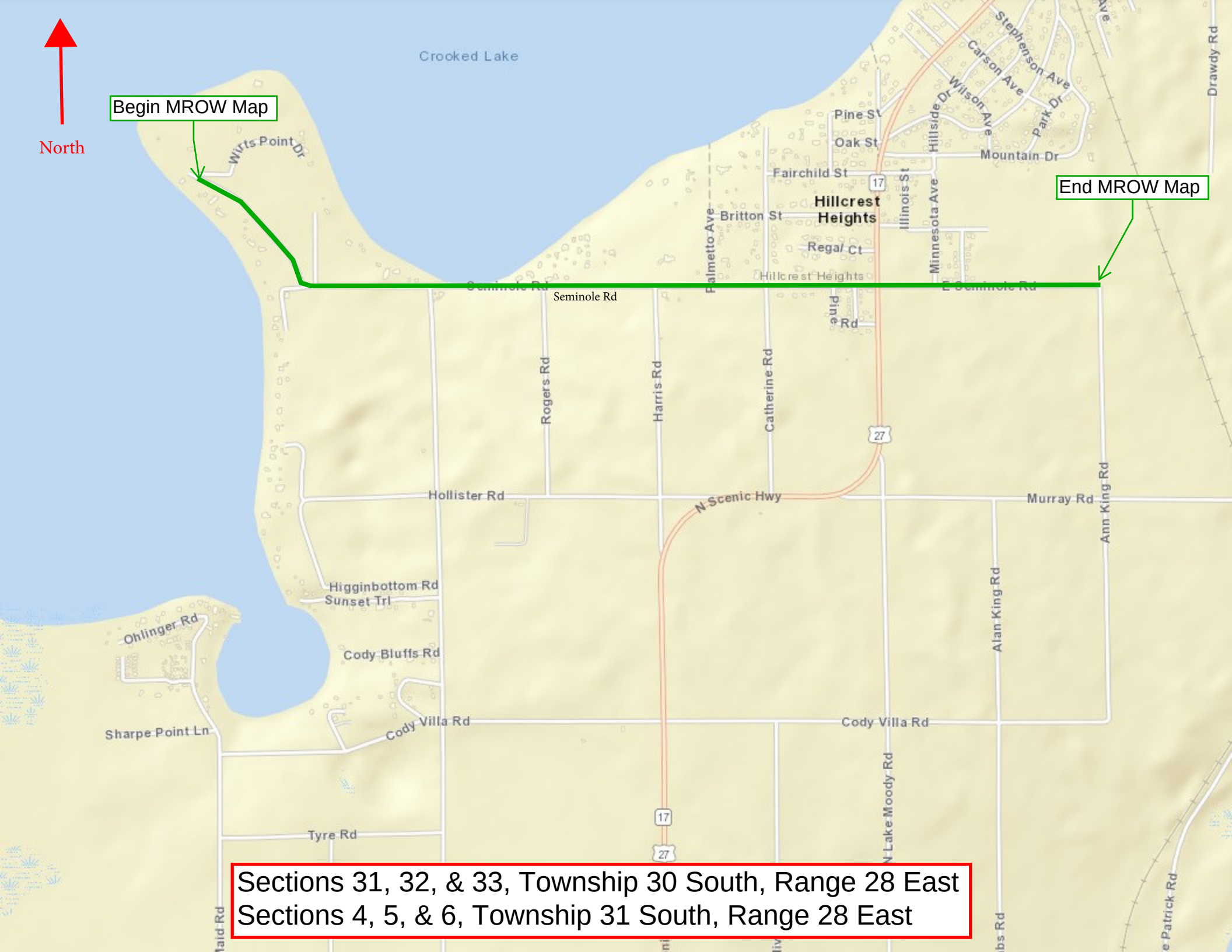


North

Begin MROW Map

End MROW Map

Sections 31, 32, & 33, Township 30 South, Range 28 East
Sections 4, 5, & 6, Township 31 South, Range 28 East



POLK COUNTY ROADS AND DRAINAGE DIVISION / SURVEYING AND MAPPING SECTION

MAINTAINED RIGHT-OF-WAY MAP FOR
SEMINOLE ROAD
POLK COUNTY, FLORIDA

CERTIFICATE

I hereby certify that the maintained right-of-way as shown on this map has been:

_____ Maintained or repaired for four or more years by Polk County maintenance forces, _____ road having been constructed by Polk County; or

_____ Maintained or repaired for seven or more years by Polk County maintenance forces.

Area Maintenance Manager _____
(Print)

Area Maintenance Manager _____
(Signature)

It is certified that the lands depicted upon this map lying between the lines marked "maintained right-of-way" are vested in Polk County, Florida, pursuant to the provisions of Section 95.361, Florida Statutes, by virtue of said road having been constructed and/or maintained by Polk County as required by Section 95.361.

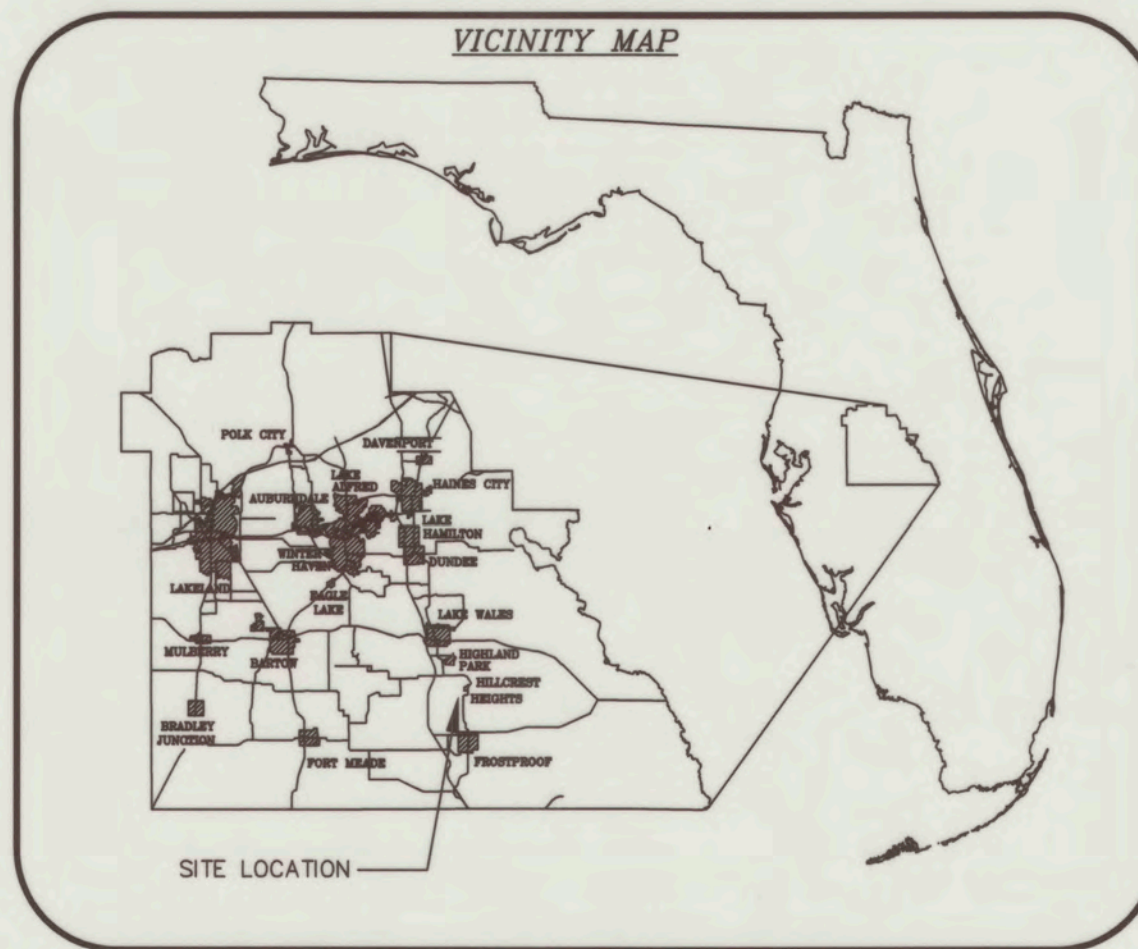
Chairman: _____

Clerk: _____

Approved for Recording: _____
Real Estate Service Director Date

Filed for record in the office of the Clerk of the Circuit Court for the County of Polk, State of Florida, in Map Book _____ Page(s) _____
on the _____ day of _____, 20____.

Clerk of Circuit Court
Polk County, Florida



INDEX	
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2-17	M/R/W DETAIL

SURVEY NOTES:

1. All surveyed and calculated bearings, distances, stationing and coordinates shown hereon are grid values referenced to the State Plane Coordinate System, Florida West Zone North American Datum of 1983, adjustment of 2011.
2. This maintained right-of-way map is an update of a previously recorded map filed in Map Book 7, Pages 328-334, Public Records of Polk County, Florida. This map supplements the previous map, and shows all relevant information from said map, as well as updated right-of-way information.
3. All parcel lines and section lines shown hereon are for illustrative purposes only.
4. All found monumentation shown hereon are for information purposes only, additional survey work may be required to determine actual section corners, subdivision corners, or parcel corners.
5. The maintained right-of-way lines shown on this map were field located according to mow lines, constructed roads, edge of dirt roads being graded, or areas being maintained with existing boundaries as being fences, power pole lines, or any obstacle establishing a maintenance boundary. These boundaries are all determined by the unit maintenance supervisor.
6. The original of this map was plotted on mylar and contains original signatures. Attention is directed to the fact that this map may have been altered in size by reproduction if acquired from any other source. This must be considered when obtaining scaled data.

LEGEND:

(C) = CALCULATED
CO. = COUNTY
D.B. = DEED BOOK
(F) = FIELD
FIR = FOUND IRON ROD
FND. = FOUND
L = LEFT
MB = MAP BOOK
M/R/W = MAINTAINED RIGHT-OF-WAY
NGS = NATIONAL GEODETIC SURVEY
(P) = PLAT
P.B. = PLAT BOOK
PG(S). = PAGE(S)
P.I. = POINT OF INTERSECTION
P.O.L. = POINT ON LINE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

R = RIGHT
TRAV. = TRAVERSE
SIRC = SET IRON ROD AND CAP
SMND = SET MAG NAIL AND DISK
STA = STATION

● = IRON ROD
⊙ = NAIL
△ = RAILROAD SPIKE
--- EXISTING M/R/W
--- M/R/W

ASPHALT

DIRT ROAD

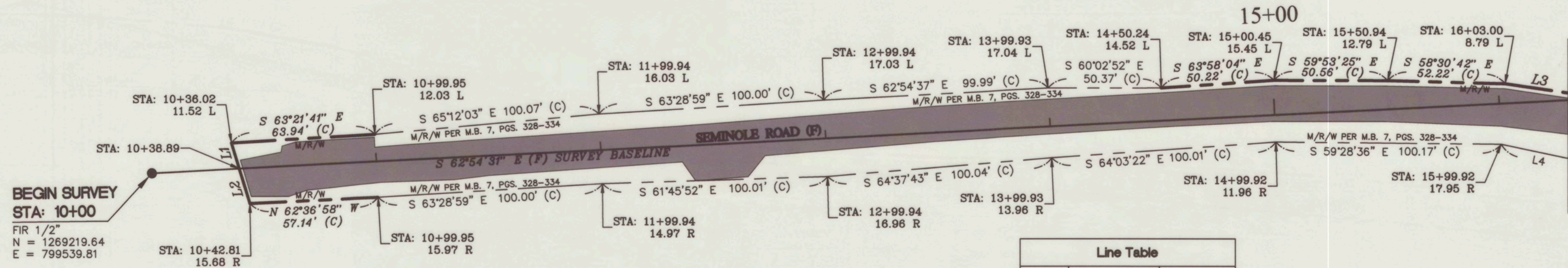
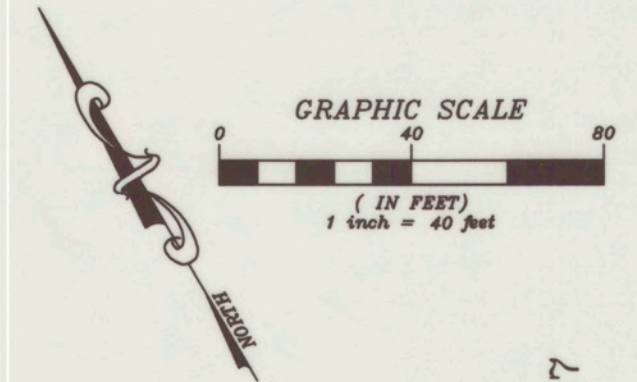
11-4-2025
Date

BRYAN C. ZELENENKI, P.S.M.
Florida Registration #7140
Polk County Surveying & Mapping Section

THIS MAINTAINED RIGHT-OF-WAY MAP WAS REVIEWED UNDER MY SUPERVISION

POLK COUNTY SURVEYING AND MAPPING 3000 SHEFFIELD ROAD, WINTER HAVEN, FL. 33880 PH. 863-535-2200				
Polk County Maintained Right-of-Way Map of:		SEMINOLE ROAD		Field By: JM 8/04/17
Township 30&31 S., Range 28 E.	Maintenance Unit:	6	Field Book No. 08-10	Drawn By: RWY 8/04/20
Sections 4,5,6,31,32,&33	County Road Number:	083102		Checked By: BCZ 7/25/25

SECTION 31, TOWNSHIP 30 SOUTH, RANGE 28 EAST

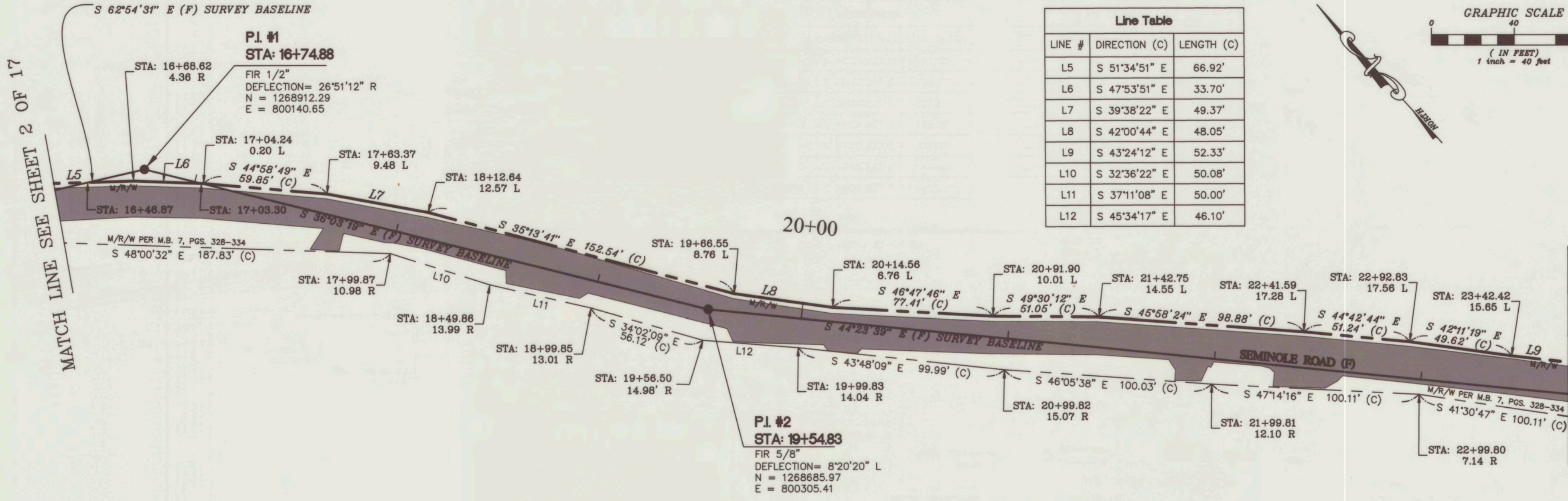


Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	N 13°03'47" E	11.88'
L2	N 13°03'47" E	16.16'
L3	S 51°34'51" E	66.92'
L4	S 48°00'32" E	187.83'

MATCH LINE SEE SHEET 3 OF 17

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 31, TOWNSHIP 30 SOUTH, RANGE 28 EAST

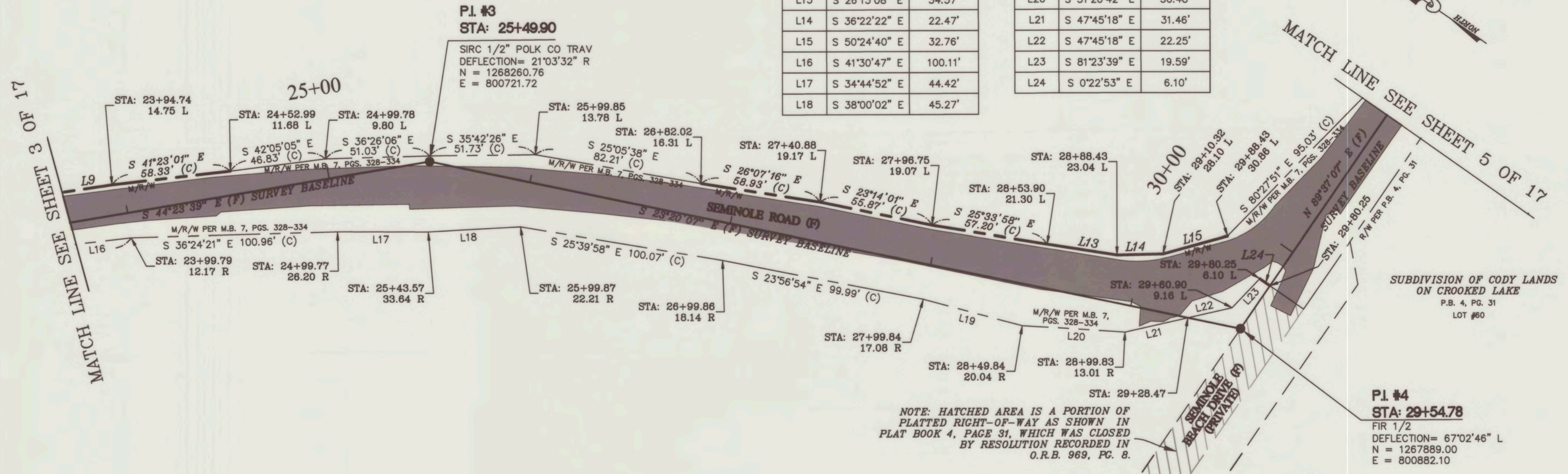
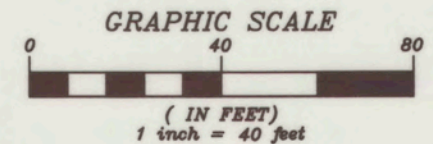


SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 31, TOWNSHIP 30 SOUTH, RANGE 28 EAST

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L9	S 43°24'12" E	52.33'
L13	S 26°13'08" E	34.57'
L14	S 36°22'22" E	22.47'
L15	S 50°24'40" E	32.76'
L16	S 41°30'47" E	100.11'
L17	S 34°44'52" E	44.42'
L18	S 38°00'02" E	45.27'

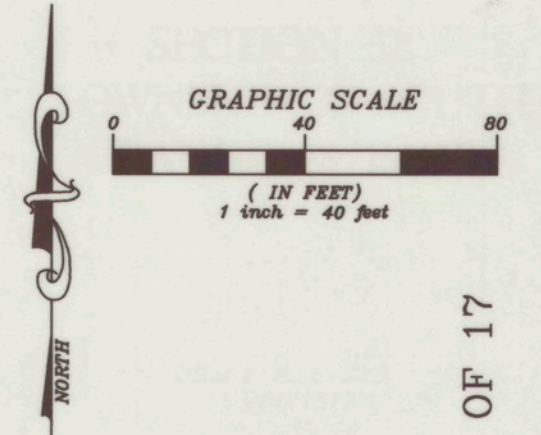
Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L19	S 19°56'31" E	50.08'
L20	S 31°20'42" E	50.48'
L21	S 47°45'18" E	31.46'
L22	S 47°45'18" E	22.25'
L23	S 81°23'39" E	19.59'
L24	S 0°22'53" E	6.10'



SECTION 06, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 31, TOWNSHIP 30 SOUTH, RANGE 28 EAST



MATCH LINE SEE SHEET 4 OF 17

JAMES HUSTEAD
DRIVE (F)
(PRIVATE)

STA: 30+82.04
14.49 L

N 88°26'23" E 179.91' (C)
M/R/W

STA: 32+61.91
18.19 L

N 89°11'17" E 307.79' (C)

35+00

STA: 35+69.68
20.51 L

N 89°35'25" E 288.16' (C)

M/R/W

SEMINOLE ROAD (F)

N 89°37'07" E (F) SURVEY BASELINE

R/W PER P.B. 4, PG. 31

LOT #60

LOT #59

LOT #58

LOT #57

LOT #56

LOT #55

LOT #54

LOT #53

R/W PER P.B. 4, PG. 31

SUBDIVISION OF CODY LANDS
ON CROOKED LAKE
P.B. 4, PG. 31

MATCH LINE SEE SHEET 6 OF 17

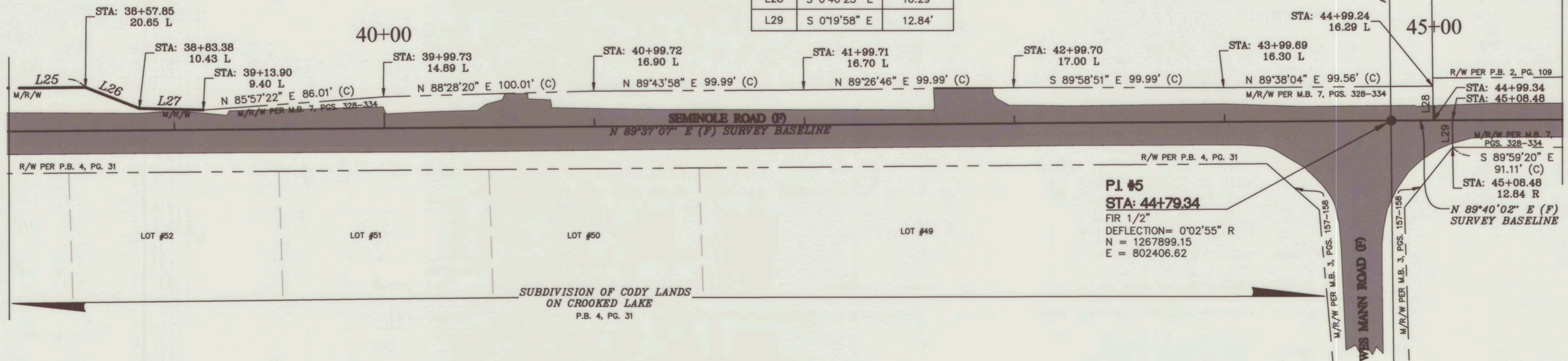
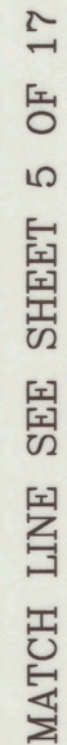
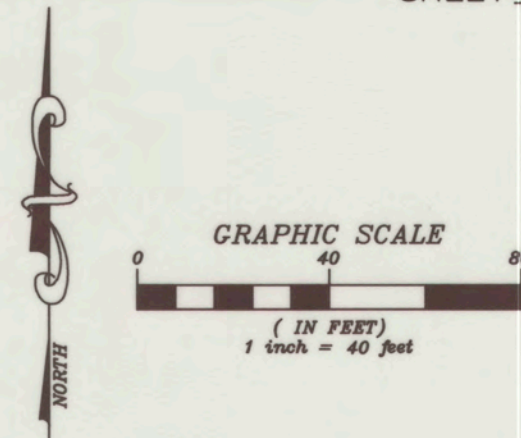
SECTION 06, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 31, TOWNSHIP 30 SOUTH, RANGE 28 EAST

SECTION 32,
TOWNSHIP 30 SOUTH,
RANGE 28 EAST

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L25	N 89°35'25" E	288.16'
L26	S 68°34'24" E	27.50'
L27	S 88°26'28" E	30.53'
L28	S 0°40'23" E	16.29'
L29	S 0°19'58" E	12.84'



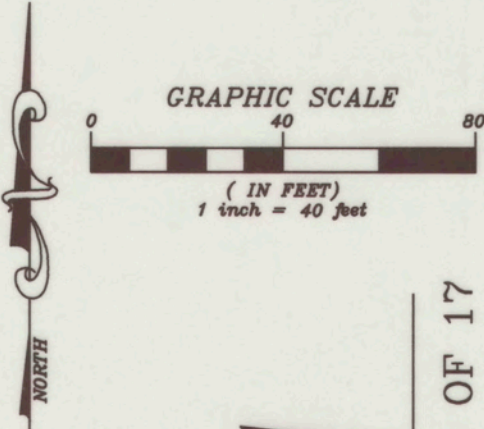
SECTION 06, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

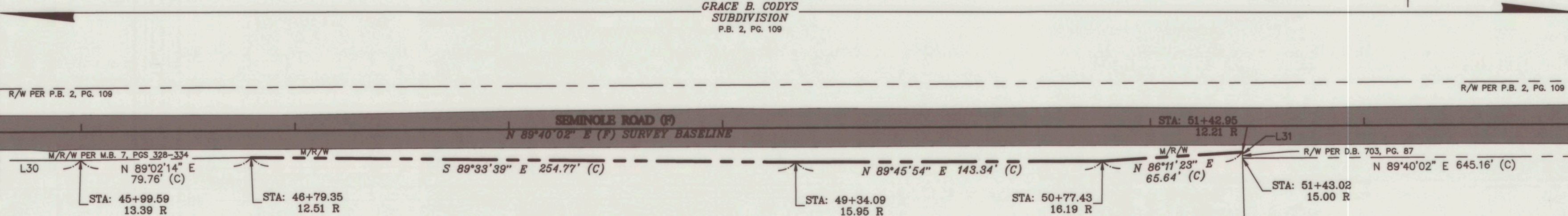
SECTION 05,
TOWNSHIP 31 SOUTH,
RANGE 28 EAST

MATCH LINE SEE SHEET 7 OF 17

SECTION 32, TOWNSHIP 30 SOUTH, RANGE 28 EAST



MATCH LINE SEE SHEET 6 OF 17



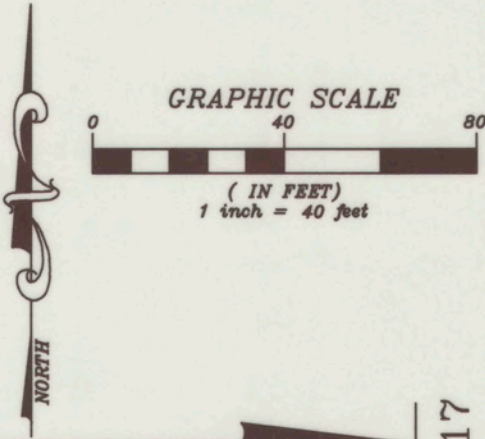
MATCH LINE SEE SHEET 8 OF 17

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L30	S 89°59'20" E	91.11'
L31	S 1°41'50" E	2.79'

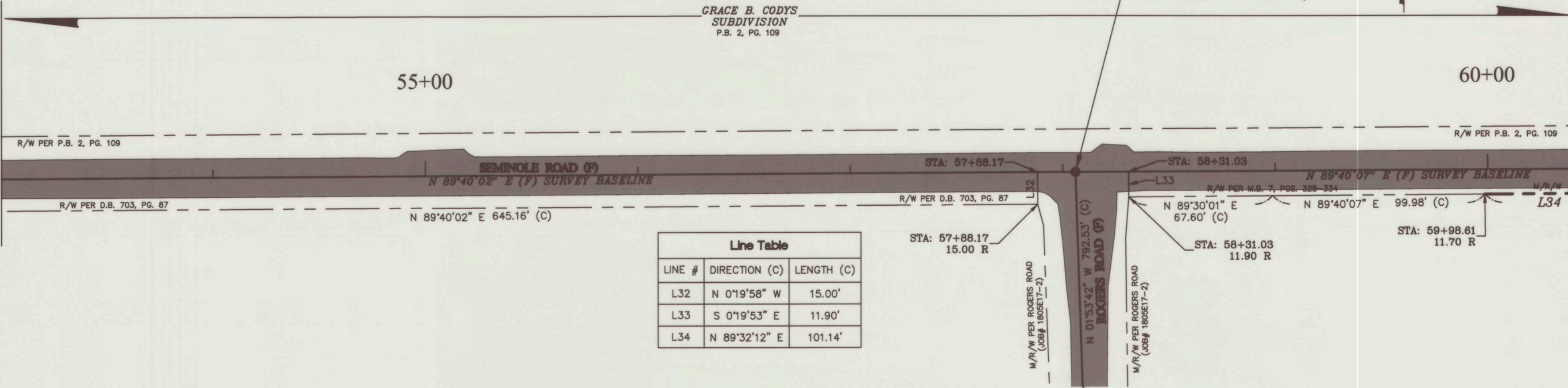
SECTION 05, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 32, TOWNSHIP 30 SOUTH, RANGE 28 EAST



MATCH LINE SEE SHEET 7 OF 17



Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L32	N 0°19'58" W	15.00'
L33	S 0°19'53" E	11.90'
L34	N 89°32'12" E	101.14'

PI.# 6
STA: 58+05.98
FIR 1/2"
DEFLECTION= 0°00'05" R
N = 1267906.85
E = 803733.25
(ROGERS ROAD JOB# 1805E17-2
END SURVEY STA: 35+02.26)

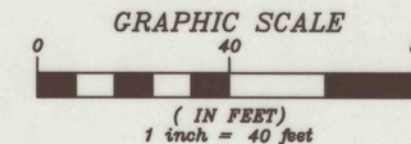
ROGERS ROAD
(JOB# 1805E17-2)
PI 2
STA: 27+09.73
SMND "POLK CO. TRAV."
FOR ROGERS ROAD

SECTION 05, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

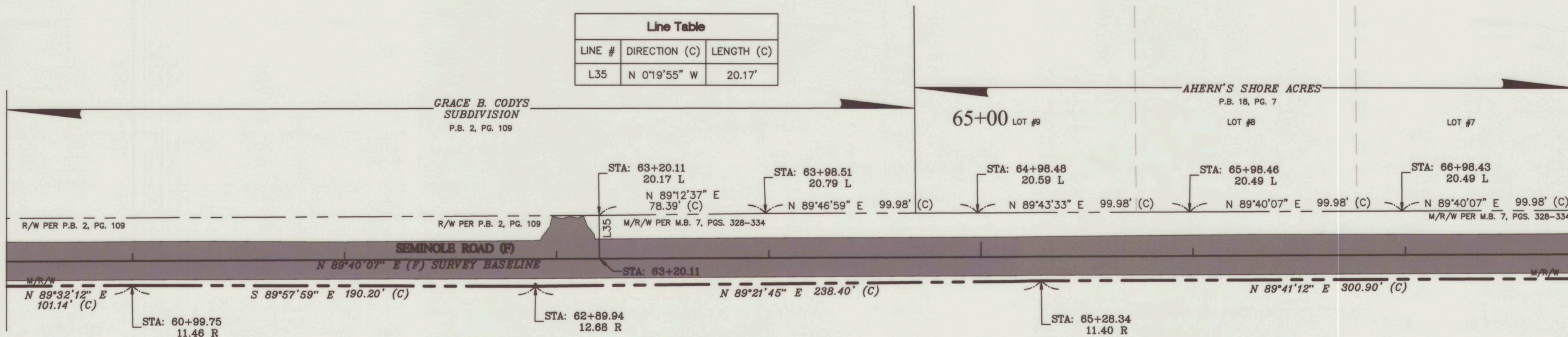
MATCH LINE SEE SHEET 9 OF 17

SECTION 32, TOWNSHIP 30 SOUTH, RANGE 28 EAST



Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L35	N 0°19'55" W	20.17'

MATCH LINE SEE SHEET 8 OF 17



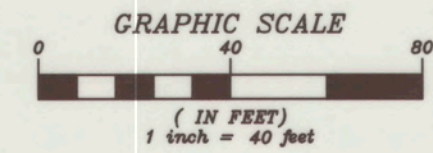
MATCH LINE SEE SHEET 10 OF 17

NORTH

SECTION 05, TOWNSHIP 31 SOUTH, RANGE 28 EAST

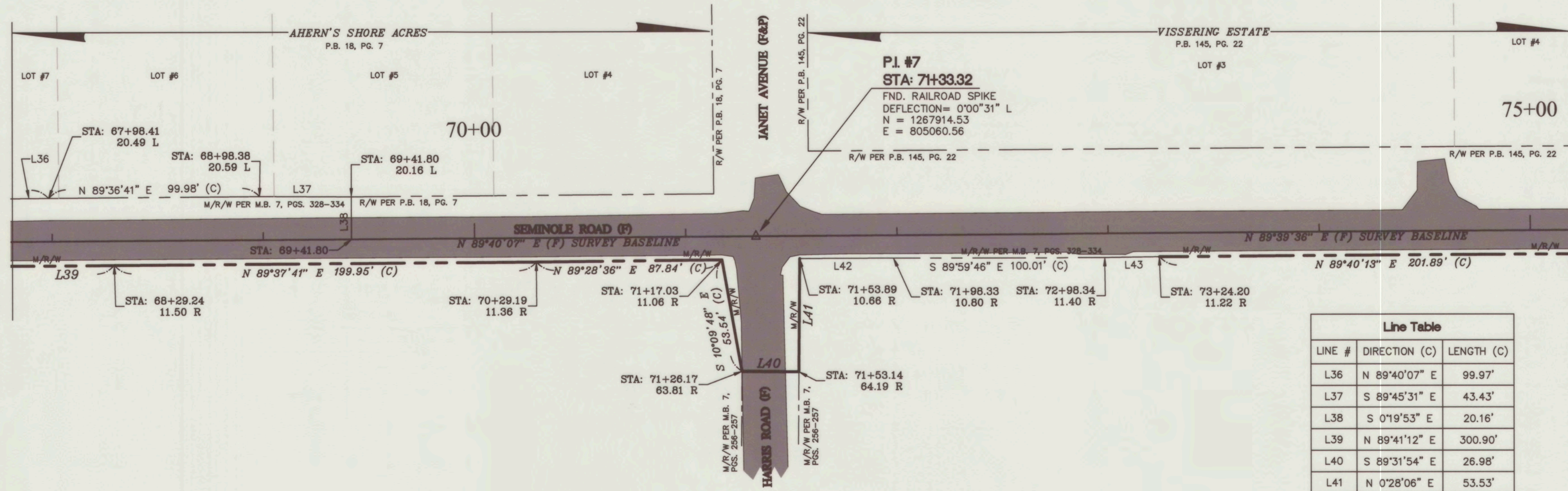
SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 32, TOWNSHIP 30 SOUTH, RANGE 28 EAST



MATCH LINE SEE SHEET 9 OF 17

MATCH LINE SEE SHEET 11 OF 17

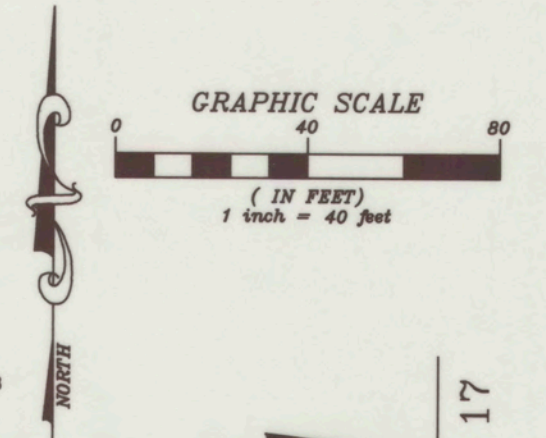


Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L36	N 89°40'07" E	99.97'
L37	S 89°45'31" E	43.43'
L38	S 0°19'53" E	20.16'
L39	N 89°41'12" E	300.90'
L40	S 89°31'54" E	26.98'
L41	N 0°28'06" E	53.53'
L42	N 89°50'13" E	44.43'
L43	N 89°15'33" E	25.86'

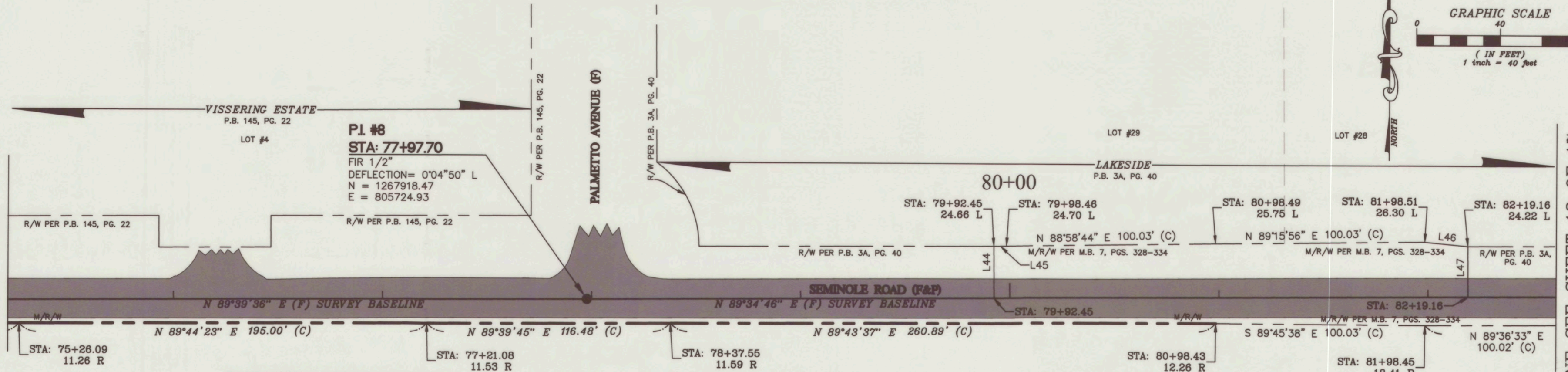
SECTION 05, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 32, TOWNSHIP 30 SOUTH, RANGE 28 EAST



MATCH LINE SEE SHEET 10 OF 17



Line Table		
LINE #	DIRECTION (C)	LENGTH (C)

MATCH LINE SEE SHEET 12 OF 17

SECTION 05, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

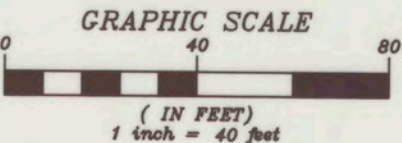
SECTION 32, TOWNSHIP 30 SOUTH, RANGE 28 EAST

SHEET 12 OF 17 M.B. PG.

SOUTHERN LAND COMPANY
P.B. 4, PG. 27

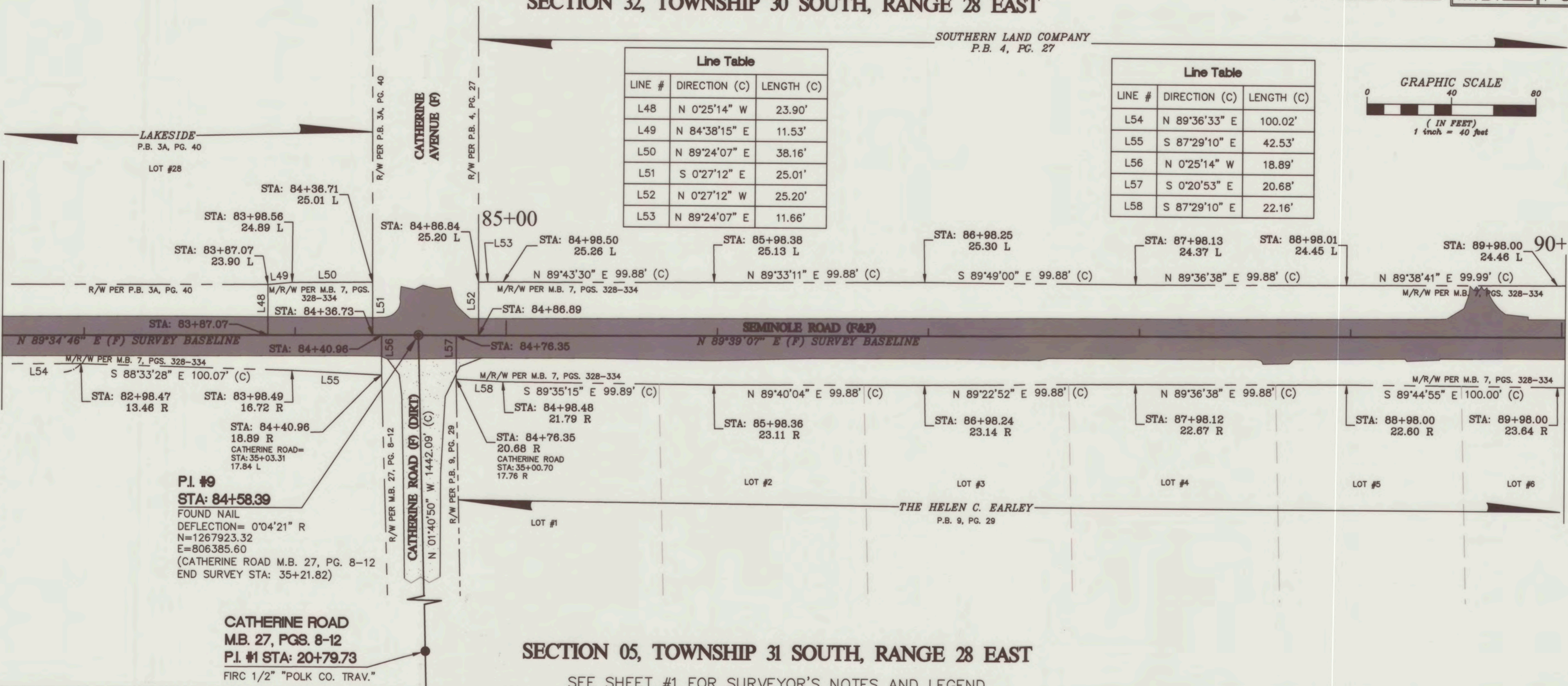
Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L48	N 0°25'14" W	23.90'
L49	N 84°38'15" E	11.53'
L50	N 89°24'07" E	38.16'
L51	S 0°27'12" E	25.01'
L52	N 0°27'12" W	25.20'
L53	N 89°24'07" E	11.66'

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L54	N 89°36'33" E	100.02'
L55	S 87°29'10" E	42.53'
L56	N 0°25'14" W	18.89'
L57	S 0°20'53" E	20.68'
L58	S 87°29'10" E	22.16'

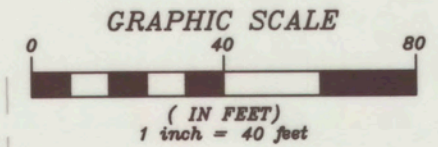


MATCH LINE SEE SHEET 11 OF 17

MATCH LINE SEE SHEET 13 OF 17



SECTION 32, TOWNSHIP 30 SOUTH, RANGE 28 EAST



SOUTHERN LAND COMPANY
P.B. 4, PG. 27

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L59	S 0°20'53" E	23.63'
L60	N 89°36'19" E	28.08'
L61	N 0°20'53" W	23.94'

HILLCREST HEIGHTS ESTATES
UNIT THREE
P.B. 73, PG. 30
LOT #27

LOT #29

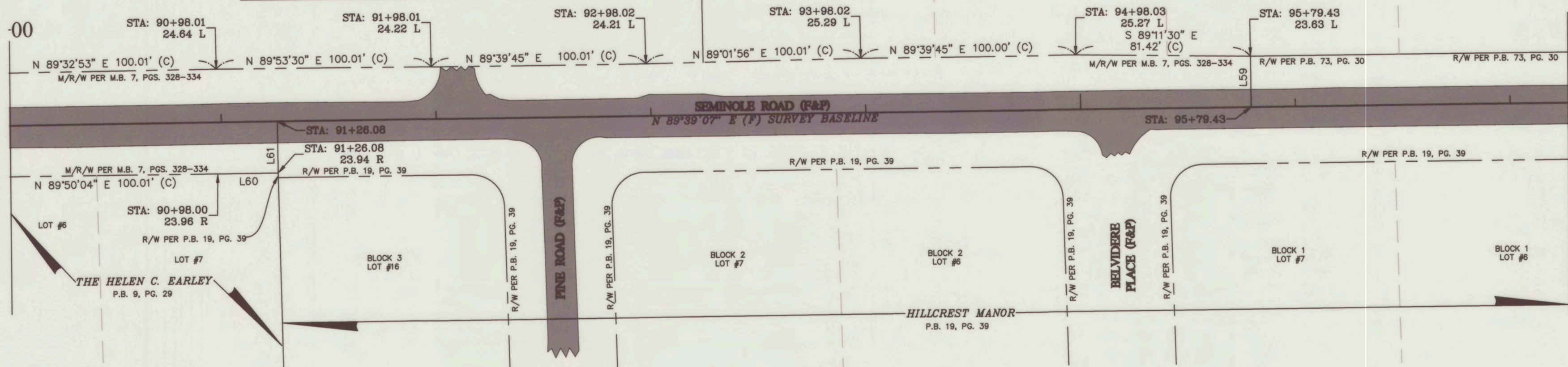
LOT #28

LOT #26

95+00

MATCH LINE SEE SHEET 12 OF 17

MATCH LINE SEE SHEET 14 OF 17

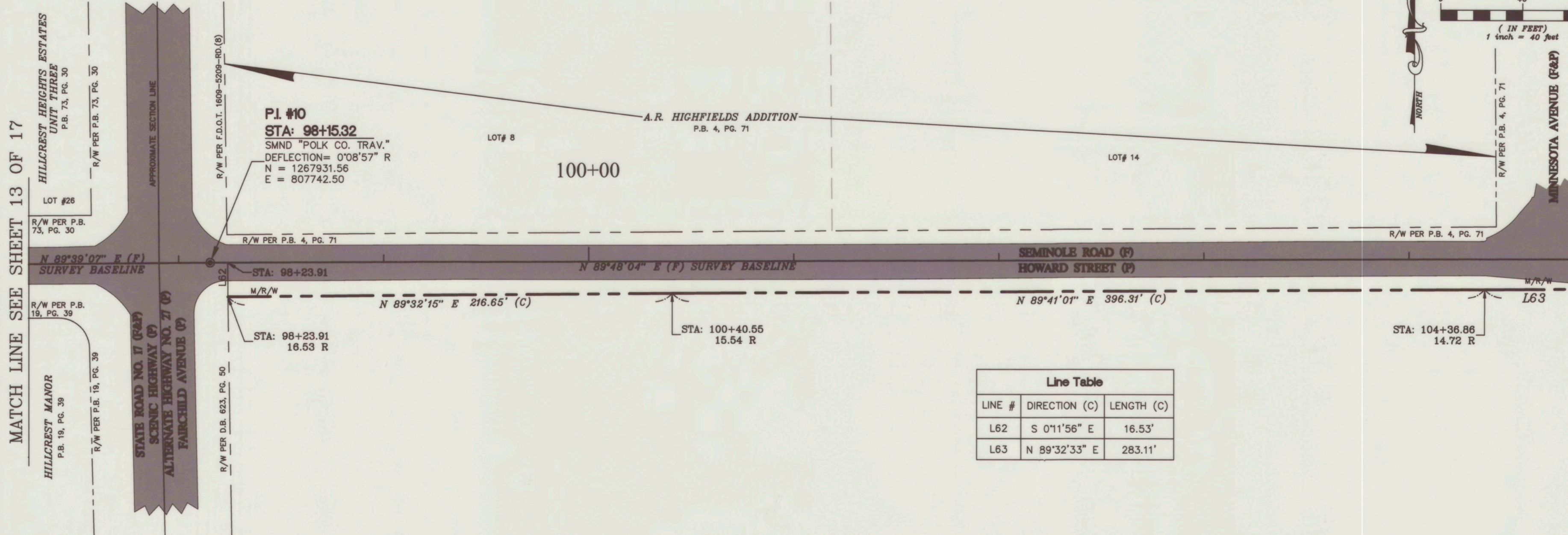
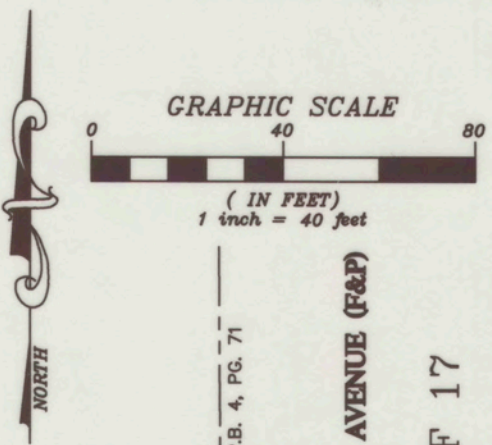


SECTION 05, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 32,
TOWNSHIP 30 SOUTH,
RANGE 28 EAST

SECTION 33, TOWNSHIP 30 SOUTH, RANGE 28 EAST



P.I. #10
STA: 98+15.32
SMND "POLK CO. TRAV."
DEFLECTION= 0°08'57" R
N = 1267931.56
E = 807742.50

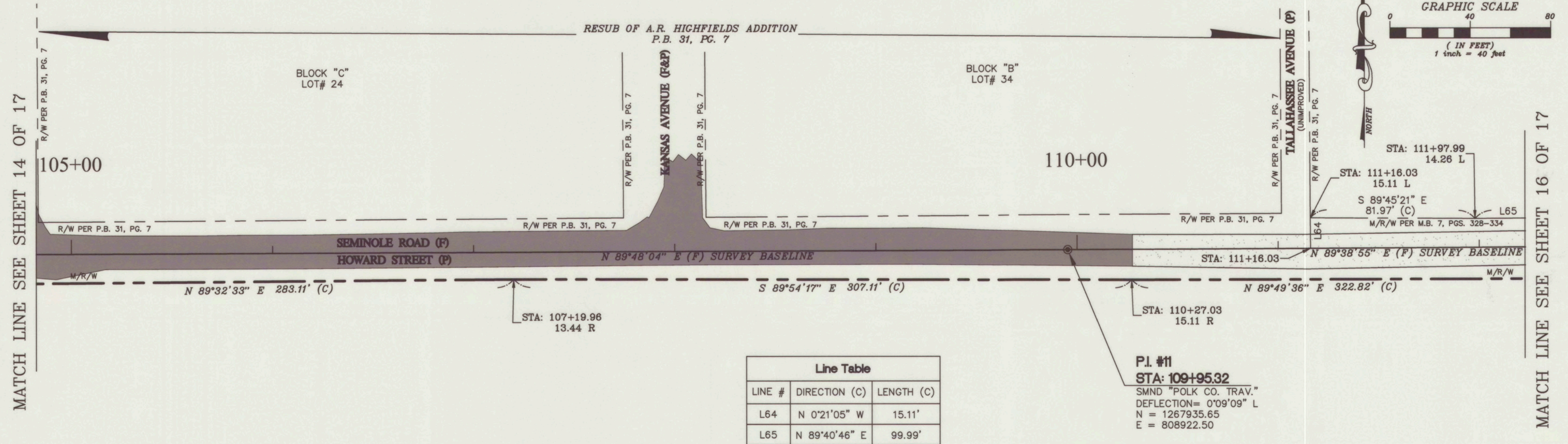
Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L62	S 0°11'56" E	16.53'
L63	N 89°32'33" E	283.11'

SECTION 05,
TOWNSHIP 31 SOUTH,
RANGE 28 EAST

SECTION 04, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

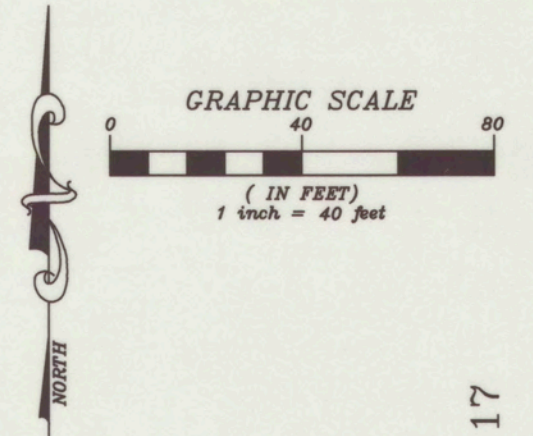
SECTION 33, TOWNSHIP 30 SOUTH, RANGE 28 EAST



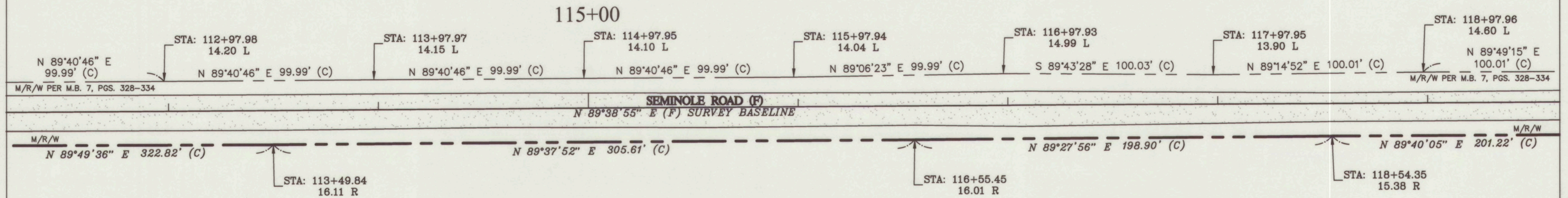
SECTION 04, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 33, TOWNSHIP 30 SOUTH, RANGE 28 EAST



MATCH LINE SEE SHEET 15 OF 17



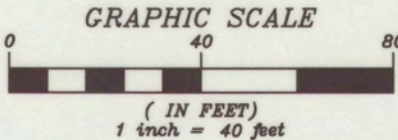
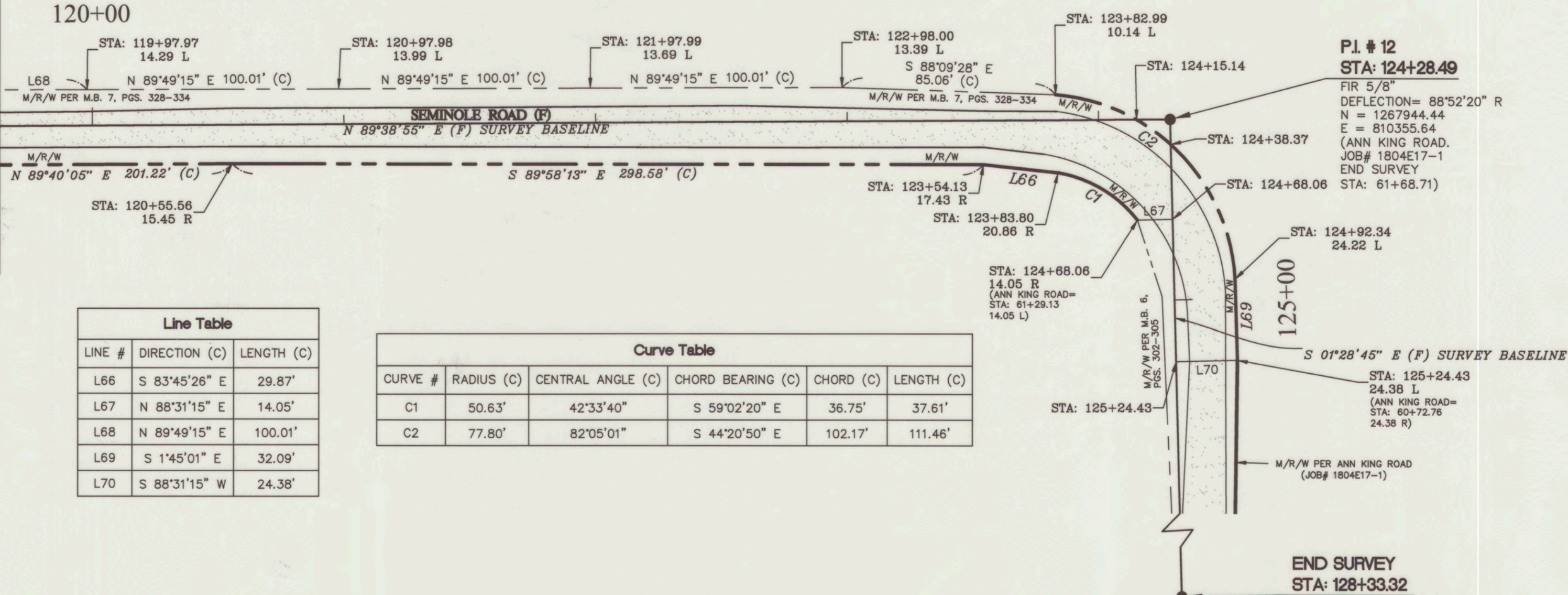
MATCH LINE SEE SHEET 17 OF 17

SECTION 04, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 33, TOWNSHIP 30 SOUTH, RANGE 28 EAST

MATCH LINE SEE SHEET 16 OF 17



Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L66	S 83°45'26" E	29.87'
L67	N 88°31'15" E	14.05'
L68	N 89°49'15" E	100.01'
L69	S 1°45'01" E	32.09'
L70	S 88°31'15" W	24.38'

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	50.63'	42°33'40"	S 59°02'20" E	36.75'	37.61'
C2	77.80'	82°05'01"	S 44°20'50" E	102.17'	111.46'

SECTION 04, TOWNSHIP 31 SOUTH, RANGE 28 EAST

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND