



VILLAGE EAST

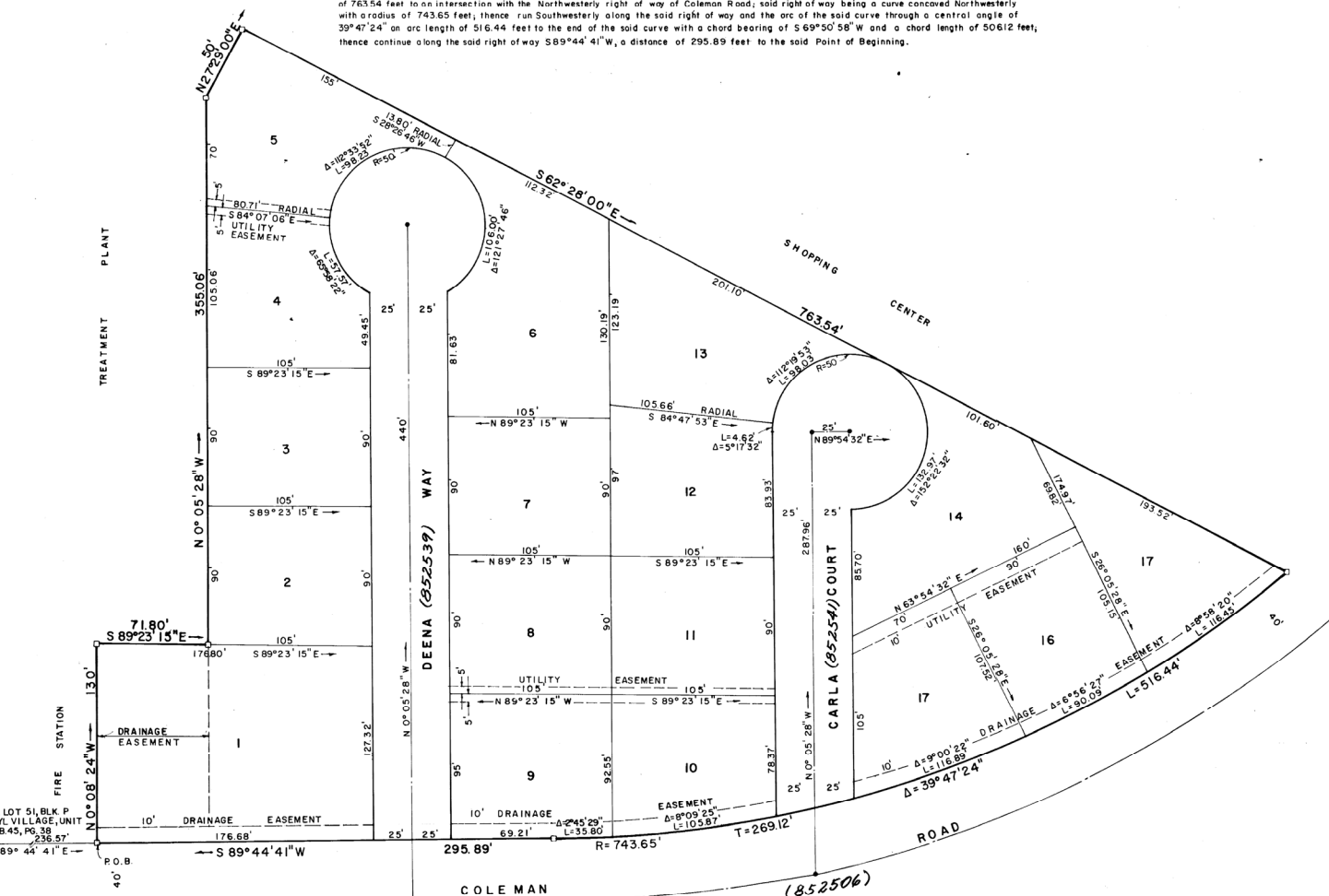
A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 28 SOUTH,
RANGE 25 EAST, POLK COUNTY, FLORIDA

DESCRIPTION

Commence at the Southeast corner of Lot 51, Block P, of Jan Phyl Village Unit 10 as recorded in plot book 45, page 38 of the Public Records of Polk County, Florida, for a point of reference, from the said point of reference run N 89° 44' 41" E along the North right of way of Coleman Road, a distance of 236.57 feet to the Eastern boundary of the Fire Station property and the Point of Beginning, from the said Point of Beginning run N 0° 08' 24" W along the said Eastern boundary of the Fire Station property, a distance of 130 feet to the Northeast corner of the said Fire Station and a point on the Southern boundary of the Sewage Treatment Plant property; thence run S 89° 23' 15" E along the said Southern boundary, a distance of 71.80 feet to the Southeast corner of the said Sewage Treatment Plant property; thence run N 0° 05' 28" W along the Eastern boundary of the said Sewage Treatment Plant property, a distance of 355.06 feet; thence continue along the said Eastern boundary N 27° 29' 00" E, a distance of 50 feet to the Southwesterly corner of the Shopping Center property; thence run S 62° 28' 00" E along the Southwesterly boundary of the said Shopping Center property, a distance of 763.54 feet to an intersection with the Northwesterly right of way of Coleman Road, said right of way being a curve concave Northwesterly with radius of 743.65 feet; thence run Southwesterly along the said right of way and the arc of the said curve through a central angle of 39° 47' 24" on an arc length of 516.44 feet to the end of the said curve with a chord bearing of S 69° 50' 58" W and a chord length of 506.12 feet; thence continue along the said right of way S 89° 44' 41" W, a distance of 295.89 feet to the said Point of Beginning.

SURVEYORS NOTES
 0 INDICATES 4" X 4" X 30" CONCRETE MARKER WITH DISC STAMPED P.M. 2260.

• INDICATES DISC IN PAVEMENT OR 4" X 4" X 30" CONCRETE MARKER STAMPED P.C.P. 2260.



APPROVAL: COUNTY ENGINEER
STATE OF FLORIDA
COUNTY OF POLK

PB 71 PG. 6

This plot is hereby approved by the Polk County Engineering Department this 27th day of January, A.D. 1981.

Harold E. Towner
County Engineer

APPROVAL: COUNTY COMMISSION
STATE OF FLORIDA
COUNTY OF POLK

This Plot, approved this 27th day of January, A.D. 1981, by the Board of County Commissioners of Polk County, Florida.

E.D. Bud Dixon
Clerk
By *Frank B. Smith Jr.*
Chairman

APPROVAL: PLANNING DEPARTMENT
STATE OF FLORIDA
COUNTY OF POLK

This plot is hereby approved by the Polk County Planning Department this 28th day of January, A.D. 1981.

George Bullman
Director

CLERK OF CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF POLK

I, E.D. Bud Dixon, Clerk of Circuit Court of Polk County, Florida, do hereby certify that this plot has been accepted for recording this 27th day of January, A.D. 1981.

E.D. Bud Dixon
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE
STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that this plot is a true and correct representation of the heron described land which was recently surveyed and plotted under my direction and supervision, and that permanent reference monuments and permanent control points have been set in accordance with Chapter 177, Florida Statutes. Survey data complies with all the requirements of Chapter 177 Florida Statutes.

ALPHA Engineering & Surveying, Inc.

Date: Jan. 27, 1981

Robert E. Longmeyer
Florida Land Surveyor
Florida Registration Number 2260

DEDICATION

STATE OF FLORIDA
COUNTY OF POLK

Known all men by these presents that Paul C. Varner, individual owner of the land shown hereon has caused this plot of Village East to be made and hereby dedicates to the use of the public forever, all streets, alleys, rights of way, and easements shown on this plot for the purposes indicated.

Witness *Paul C. Varner*
By *Paul C. Varner*
Paul C. Varner, individual

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that on this day before me, personally appeared Paul C. Varner, individual to me known to be the person who executed the foregoing dedication and he acknowledged same before me this 27th day of January, A.D. 1981.

My commission expires My Commission Expires Aug. 16, 1983

Robert Wil
Notary Public

CONSENT TO DEDICATION
STATE OF FLORIDA
COUNTY OF POLK

Known all men by these presents that Emerald Equities, Inc., a corporation organized and existing under the laws of the State of Florida, mortgagee of the land described hereon does hereby consent to the dedication to the use of the public forever, all streets, alleys, rights of way, and easements shown on this plot for the purposes indicated.

William D. Sinder
Witness
By *Ned F. Sinder*
Ned F. Sinder, President

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that on this day before me, personally appeared Ned F. Sinder to me known to be the person who executed the foregoing Dedication on behalf of said corporation and he acknowledged same before me this 27th day of January, A.D. 1981.

My commission expires My Commission Expires Aug. 16, 1983

Robert Wil
Notary Public

NO RECORDING ERROR
See U. R. Book 2001 page 1047

NOTE:
LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF VEGETATION IN DRAINAGE EASEMENTS AND FOR RETAINING DESIGN UNCHANGED.