SET 5/8" IRON ROD & CAP "SURVEY MARKER LS 5919" SET P-K MASONRY NAIL & DISC - "PRM / PCP LS 5919" INCH H 20

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CALCULATED POSITION - NO MARKER FOUND OR SET FOUND 3" IRON PIPE - NO IDENTIFICATION FOUND 1/2" IRON ROD - NO IDENTIFICATION FOUND RAILROAD SPIKE - NO IDENTIFICATION

FLORIDA DEPARTMENT OF TRANSPORTATION FEDERAL EMERGENCY MANAGEMENT AGENCY GLOBAL POSITIONING SYSTEM INTERNATIONAL AGRICULTURAL CORPORATION

= IDENTIFICATION
= IRON ROD AND CAP
= LICENSED BUSINESS
= LIMITED LIABILITY COMPANY
= LICENSED SURVEYOR
= MONUMENT
= NORTH AMERICAN VERTICAL DATUM
= NORTH = ACTIONAL GEODETIC SURVEY = OFFICIAL RECORDS BOOK = PARKER-KALON MASONRY NAIL = PLUS OR MINUS / APPROXIMATE

LEGAL DESCRIPTION: (AS RECORDED IN O.R.B. 13134, PAGES 0072 -

0073, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.)

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES. BEARINGS ARE REFERENCED TO THE WESTERLY BOUNDARY OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 00° 02' 30" EAST, AS PER FIRST BEARING CALL OF THE LEGAL DESCRIPTION.

ELEVATIONS ARE BASED ON CITY OF LAKELAND BENCHMARK 140-52F, HAVING A PUBLISHED ELEVATION OF 131.706', REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, FLORIDA WEST ZONE, ADJUSTMENT OF 2011 AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "GPS 1693 AZ MK" (POINT IDENTIFICATION NUMBER AG9100).

UNLESS OTHERWISE NOTED, ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION OF LINES WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A PRM OR PCP HAVE BEEN MARKED WITH A 5/8" IRON ROD & CAP MARKED SURVEY MARKER PLS 5919. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION (MOWING) IN THE PLATTED 5' PUBLIC UTILITY EASEMENT AREA LYING WITHIN THEIR RESPECTIVE LOT.

CONSIDERATION MUST BE MADE WHEN SCALING DATA FROM THIS PLAT, AS ANY REPRODUCTION IS LIKELY TO ALTER THE SCALE. PROPERTY SHOWN HEREON APPEARS TO LIE IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12105C0480G AS PREPARED BY THE FEDERAL EMERGENCY IAGEMENT AGENCY. MAP REVISED DATE DECEMBER 22, 2016.

PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE OPINION PREPARED BY: PUTNAM & CREIGHTON, P.A., DATED: MAY 08, 2025, WHICH WAS RELIED UPON AS BEING CORRECT AND

BASED UPON A SEARCH OF TITLE TO THE PROPERTY FROM MARCH 01, 1967, THROUGH MAY 07, 2025 THE PROPERTY IS VESTED IN TOWER HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE PROPERTY IS SUBJECT TO THE FOLLOWING:

POSSIBLE UNRECORDED MATTERS AND ZONING AND OTHER GOVERNMENTAL REGULATIONS OF A. POSSIBLE UNRECORDED RIGHTS OF TENANTS OR ADVERSE CLAIMANTS IN POSSESSION; POSSIBLE UNRECORDED RIGHTS OF TENANTS OR ADVERSE CLAIMANTS IN POSSESSION;
POSSIBLE UNRECORDED EASEMENTS;
POSSIBLE UNRECORDED RIGHTS;
POSSIBLE UNRECORDED RIGHTS;
POSSIBLE MISPLACED BUILDINGS, WALLS, FENCES, AND PLANTINGS;
MATTERS WHICH WOULD BE REVEALED BY AN ACCURATE SURVEY AND PERSONAL INSPECTION OF THE LAND;
ZONING AND OTHER RESTRICTIONS, PROHIBITIONS, AND REGULATIONS IMPOSED BY GOVERNMENTAL AUTHORITIES
AND RELATED TO THE LAND USE.

ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

TAXES FOR THE YEAR 2025 AND ALL SUBSEQUENT YEARS. MENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

JEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE

JEN BY LAW AND NOT SHOWN BY THE BUBI IC BECORDS

5.DECLARATION OF RESTRICTIONS RECORDED IN O.R.B. 01115, PAGE 0889, AS AMENDED BY INSTRUMENT RECORDED IN O.R.B. 01281, PAGE 0130, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

- NO DETERMINATION HAS BEEN MADE BY THIS OFFICE REGARDING SAID DECLARATION OF RESTRICTIONS.

6. EASEMENT AGREEMENT RECORDED IN O.R.B. 01352, PAGE 0085, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

- NO DETERMINATION HAS BEEN MADE BY THIS OFFICE. SAID EASEMENT FALLS WITHIN WINDEE AVENUE RIGHT-OF-WAY. EXCEPT AS INDICATED ABOVE, OUR TITLE SEARCH OF THIS PROPERTY REVEALS NO OTHER INSTRUMENTS AFFECTING THE SUBJECT PROPERTY THROUGH MAY 07, 2025, AT 8:00 A.M. OUR OPINION OF TITLE IS BASED ON A TITLE SEARCH REPORT OBTAINED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED UNDER ITS FILE NUMBER 24113606. THE PROPERTY LIES WITHIN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND IS SUBJECT TO THE RULES AND REGULATIONS OF, AND FUTURE ASSESSMENTS, IF ANY, BY SAID DISTRICT.

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COUNTY SURVEYOR'S APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT HAS BEEN REVEYED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177,

DAY OF JUNE, A.D. 2025.

22-2-9

APPROVAL:

PLAT

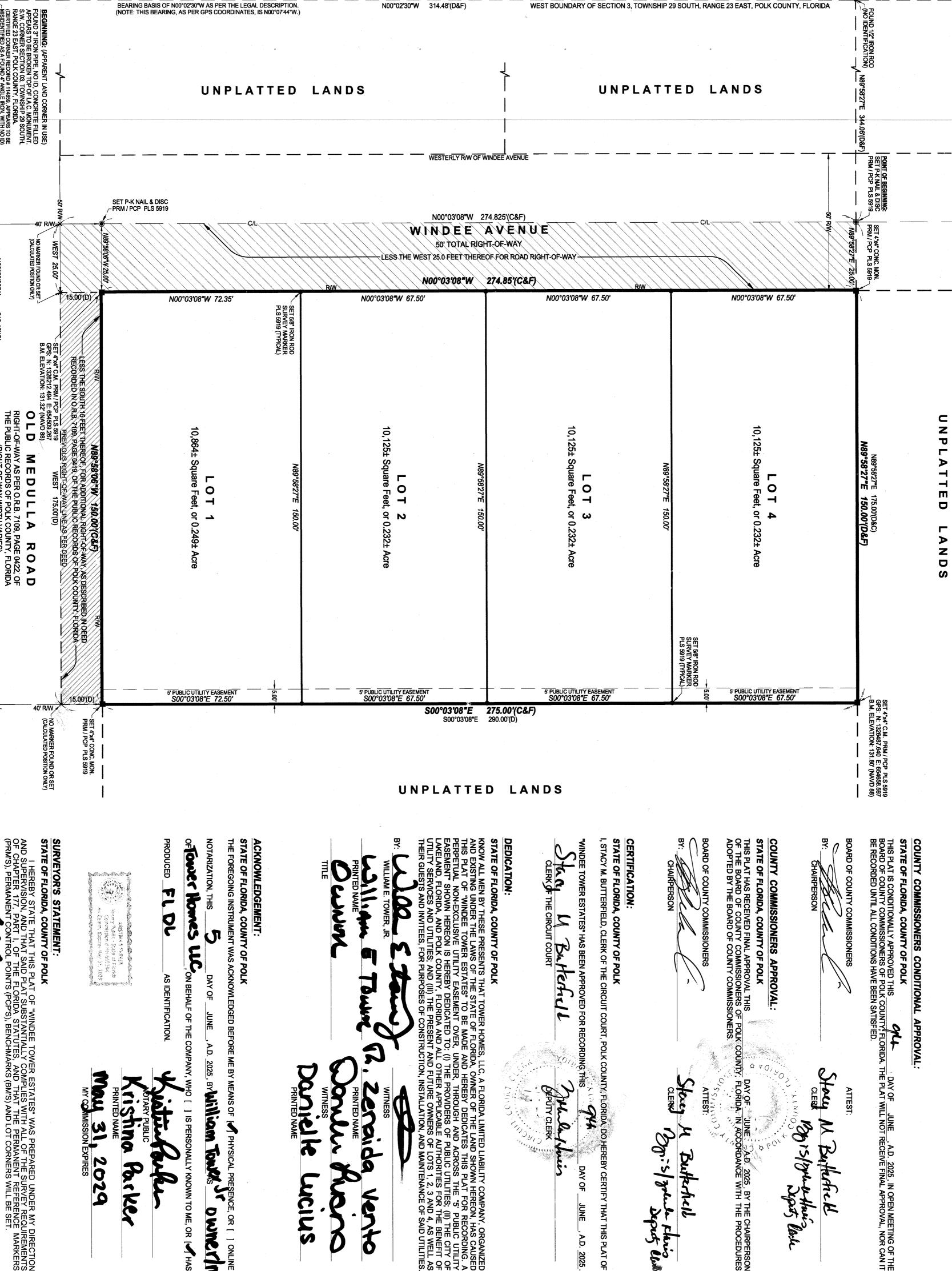
BOOK

SHEET

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**PAGE** 



M. STEWA FLORIDA PE REGISTRAT SSIONAL SURVEYOR AND MAPPER NO. 5919 DONALD

SURVEYOR'S STATEMENT: STATE OF FLORIDA, COUNTY OF POLK

MY COMMISSION EXPIRES

Krishna PRINTED NAME

Birker

T

D

ON BEHALF OF THE COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME, OR [ ] HAS

2025, BYWINIOM TOWAS DELINE

owners

J

DAY OF

JUNE 04, 2025 DATE

ut McDonald - Florida Professional Land Surveyor #5919 1425 S Combee Rd Ste 2 • Lakeland, FL 33801-7101 Phone: (863) 853-9100 • Fax: (863) 853-9300 Email: landsurveyor5919@gmail.com

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HAT TOWER HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ORGANIZED HE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, HAS CAUSED TES" TO BE MADE AND HEREBY DEDICATES THIS PLAT FOR RECORDING. A EASEMENT OVER, UNDER, THROUGH AND ACROSS THE "5' PUBLIC UTILITY OF DEDICATED TO: (I) THE PROVIDERS OF PUBLIC UTILITIES; (II) THE CITY OF Y, FLORIDA AND ALL OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF (III) THE PRESENT AND FUTURE OWNERS OF LOTS 1, 2, 3 AND 4, AS WELL AS OSES OF CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF SAID UTILITIES.

THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT OF

, A.D. 2025

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ΔΠΕST:

Stable Jane Hai

Store

30:5/20m