

**DEDICATION:**

STATE OF FLORIDA  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT THE MONTESCO GROUP, LLC, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED THIS PLAT OF "PERCH LAKE ROAD SUBDIVISION" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

TO THE PUBLIC: TRACT A AS ADDITIONAL RIGHT OF WAY TO PERCH LAKE ROAD;

TO THE PERCH LAKE ROAD HOMEOWNER'S ASSOCIATION: THE INGRESS-EGRESS & UTILITY EASEMENT DEPICTED HEREON;

TO THE PROVIDERS OF PUBLIC UTILITIES: AN EASEMENT FOR UTILITY SERVICES OVER THE INGRESS-EGRESS & UTILITY EASEMENT;

TO POLK COUNTY, ITS SUCCESSORS AND ASSIGNS: AN EASEMENT ACROSS THE INGRESS-EGRESS & UTILITY EASEMENT FOR EMERGENCY MAINTENANCE AND REPAIRS TO ANY 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 ANY STORMWATER MANAGEMENT FACILITIES.

MONTESCO GROUP, LLC

\_\_\_\_\_  
WITNESS SIGNATURE  
PRINTED NAME: \_\_\_\_\_

BY:

TITLE:

\_\_\_\_\_  
WITNESS SIGNATURE  
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 \_\_\_\_\_

WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS

PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC) MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
(PRINTED NAME NOTARY PUBLIC)

**MORTGAGEE JOINDER AND CONSENT TO DEDICATION:**

STATE OF FLORIDA  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT FARM CREDIT OF CENTRAL FLORIDA, ACA, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 11498, PAGE 90 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THIS DEDICATION.

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

\_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
WITNESS SIGNATURE  
PRINTED NAME: \_\_\_\_\_

BY:

TITLE:

OF FARM CREDIT OF CENTRAL FLORIDA, ACA  
\_\_\_\_\_  
WITNESS SIGNATURE  
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 \_\_\_\_\_ OF FARM CREDIT OF CENTRAL FLORIDA, ACA.

WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS

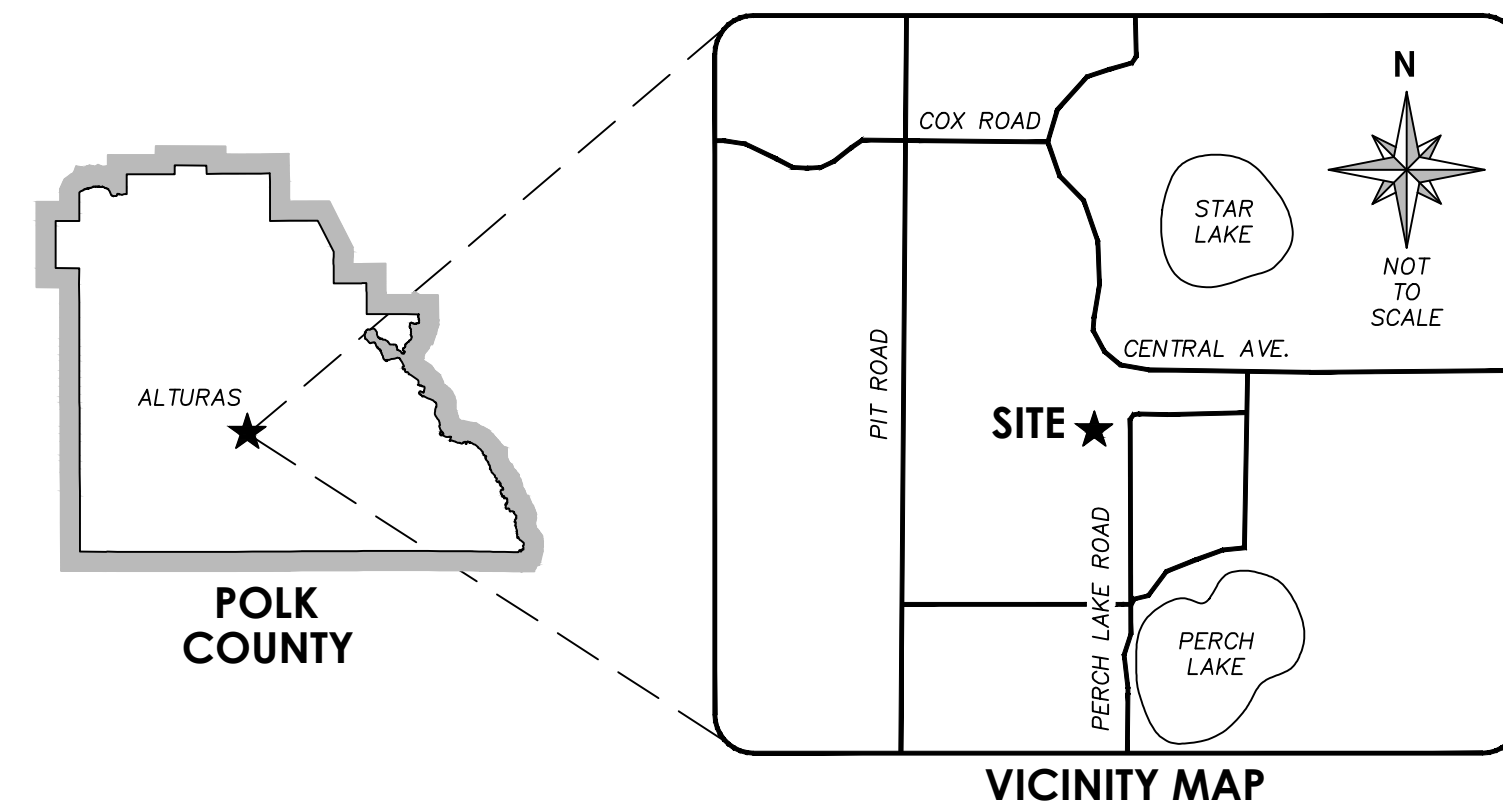
PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC) MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
(PRINTED NAME NOTARY PUBLIC)

# PERCH LAKE ROAD SUBDIVISION

BEING LOCATED IN SECTION 16,  
TOWNSHIP 30 SOUTH, RANGE 26 EAST,  
POLK COUNTY, FLORIDA



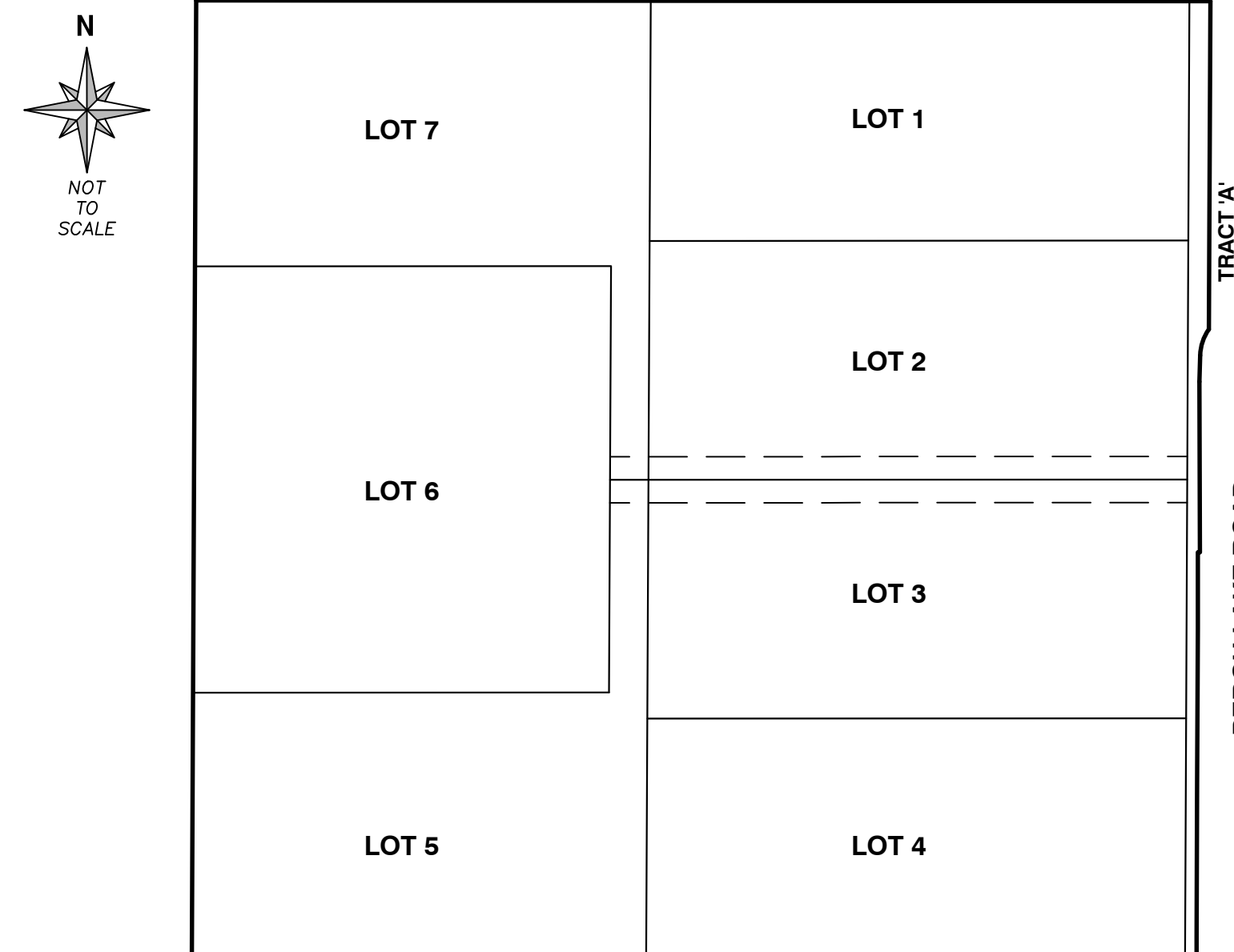
**LEGAL DESCRIPTION:**

That part of the NE 1/4 of the SW 1/4 of Section 16, Township 30 South, Range 26 East, Polk County, Florida, lying south of the CSX Railroad right of way,

LESS maintained right of way of Perch Lake Road.

TRACT A - RIGHT OF WAY

**KEY MAP - SEE SHEET 2 FOR DETAILED GEOMETRY**



**SURVEYOR'S NOTES:**

1) 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 SOUTH 89°57'37" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 26 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 24816 B, HAVING AN ELEVATION OF 148.16 FEET.

2) PROPERTY IS LOCATED IN FLOOD ZONES "X - AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN" AND "AE - SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED (154.3' NAVD88) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 12105C0705G, WITH AN EFFECTIVE DATE OF 12/22/16.

3) 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.

4) 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.

5) 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.

**REPORT OF TITLE ENCUMBRANCES:**

PER A TITLE OPINION LETTER PREPARED BY PUTNAM & CREIGHTON, P.A., REFERENCING THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE SEARCH REPORT FILE NUMBER 24127397, THE LANDS BEING PLATTED ARE SUBJECT TO THE FOLLOWING ITEMS LISTED IN THE PUBLIC RECORD:

REAL ESTATE MORTGAGE, SECURITY AGREEMENT, AND ASSIGNMENT OF LEASES, RENTS AND PROFITS RECORDED IN OFFICIAL RECORDS BOOK 11498, PAGE 90.

UCC FINANCING STATEMENT WAIVER RECORDED IN OFFICIAL RECORDS BOOK 11498, PAGE 97.

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

CLERK OF THE CIRCUIT COURT: SHEET 1 OF 2

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. 2025.

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. 2025 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. 2025 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. 2025.

\_\_\_\_\_  
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. 2025.

\_\_\_\_\_  
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.

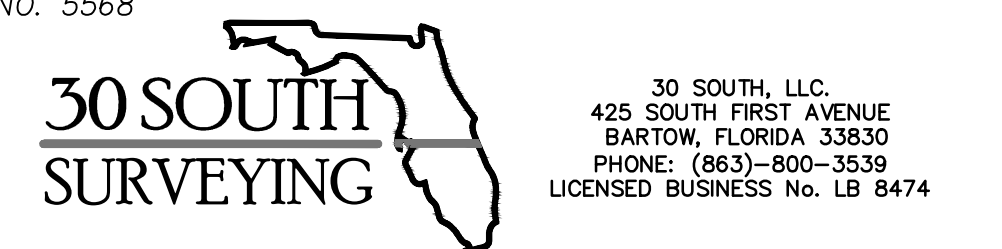
\_\_\_\_\_  
RICHARD M. "MIKE" BENTON, PSM DATE  
FLORIDA REGISTRATION NO. 6447

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA  
COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT OF "PERCH LAKE ROAD SUBDIVISION" 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 DATE  
FLORIDA REGISTRATION NO. 5568  
30 SOUTH, LLC



# PERCH LAKE ROAD SUBDIVISION

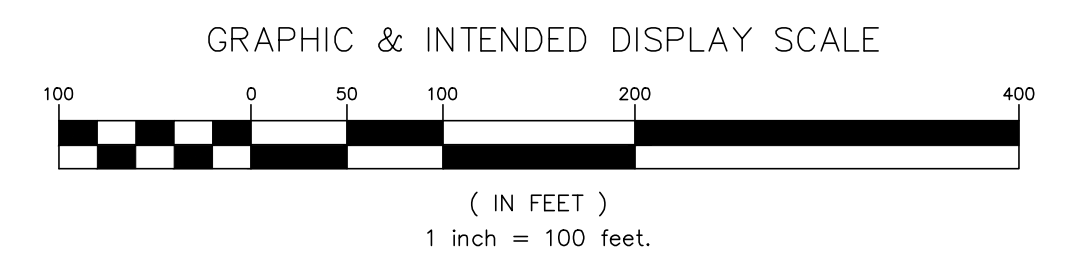
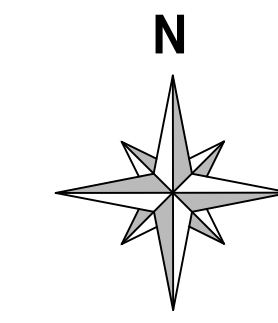
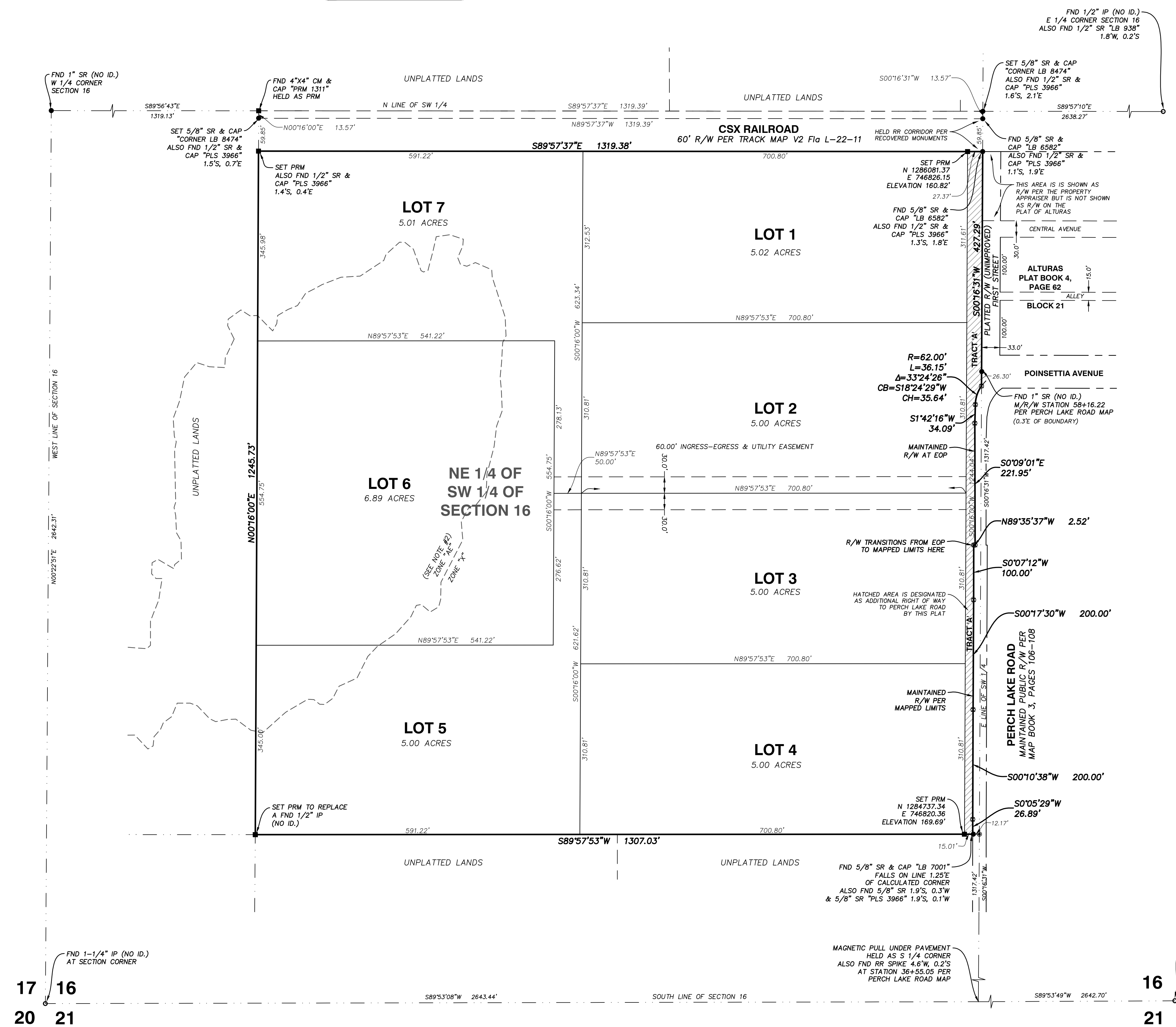
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POLK COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

SHEET 2 OF 2

TRACT A - RIGHT OF WAY



### SURVEYOR'S NOTES:

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### LEGEND:

FND	FOUND	SET PRM	SET 4"x4" CM & DISK STAMPED "PRM LB 8474"
SR	STEEL ROD		
IP	IRON PIPE		
CCR	CERTIFIED CORNER RECORD	R	RADIUS
RR	RAILROAD	L	ARC LENGTH
R/W	RIGHT OF WAY	Δ	INTERNAL ANGLE
ID.	IDENTIFYING #	CB	CHORD BEARING
PRM	PERMANENT REFERENCE MONUMENT	CH	CHORD LENGTH
EOP	EDGE OF PAVEMENT		

17 16  
20 21

16 15  
21 22