

LAKE REEDY GROVES

A PORTION OF SECTION 26, TOWNSHIP 31 SOUTH,
RANGE 28 EAST, POLK COUNTY, FLORIDA

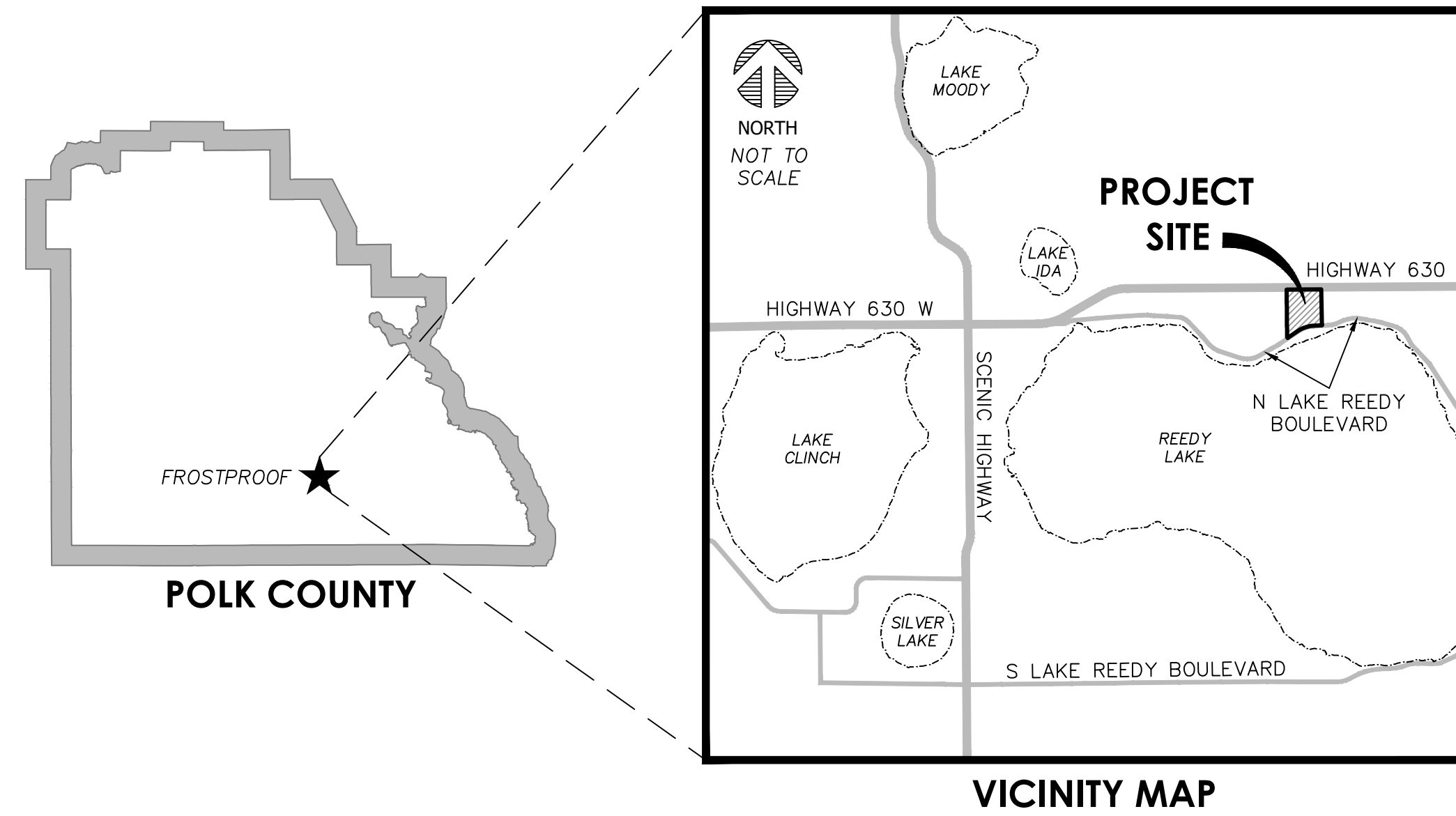
PLAT BOOK: _____ PAGE: _____

Legal Description:

All of the Southeast 1/4 of the Northwest 1/4, and that part of the Northeast 1/4 of the Northwest 1/4 lying South of State Road Number 630, AND that part of the Northeast 1/4 of the Southwest 1/4 (United States Government Lot 3), lying North of North Lake Reedy Boulevard, all being in Section 26, Township 31 South, Range 28 East, Polk County, Florida.

Surveyor's Notes:

1. North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD'83) 2011 adjustment. The bearing of North 89°38'17" East along the South Right of Way line of Highway 630 E as shown hereon is held as reference for all bearings. All measurements are in U.S. Survey Feet.
2. 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.
3. Computational rounding may cause a slight cumulative difference in overall lengths vs. individual lot totals.
4. A 5/8" iron rod with cap stamped "CORNER LB 8366" has been set at all corners that do not require a Permanent Reference Monument unless noted otherwise.
5. Portions of the subject parcel falls in Flood Zone "X" - Area of Minimal Flood Hazard and in Flood Zone "A" - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood according to the Federal Emergency Management Agency - Flood Insurance Rate Map Number 12105C0765G with an effective date of December 22, 2016.



**COUNTY COMMISSIONERS CONDITIONAL APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK**

This Plat is conditionally approved this _____ day of _____, A.D. 2024 in open meeting of the Board of County Commissioners of Polk County, Florida. The plat will not receive final approval, nor can it be recorded until all conditions have been satisfied.

BOARD OF COUNTY COMMISSIONERS: _____ ATTEST: _____
By: _____ Chairperson By: _____ 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 procedures adopted by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS: _____ ATTEST: _____
By: _____ Chairperson By: _____ Clerk

**LAND DEVELOPMENT DIVISION APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK**

This plat is hereby approved by the Polk County Land Development Division

By: _____ Land Development Division Director Date: _____

**POLK COUNTY ENGINEER APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK**

This plat is hereby approved by the Polk County Engineer.

By: _____ County Engineer Date: _____

**CLERK OF CIRCUIT COURT:
STATE OF FLORIDA
COUNTY OF POLK**

I, Stacy M. Butterfield, Clerk of Circuit Court of Polk County, Florida, do hereby certify that this plat

has been approved for recording on this _____ day of _____, A.D., 2024.

Clerk of Circuit Court

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that INNOVATIVE FARM SOLUTIONS, LLC, a Limited Liability Company, organized and existing under the laws of the State of Florida, owners of the land shown hereon, has caused this plat of LAKE REEDY GROVES to be made and hereby dedicates said Plat for the purposes stated herein.

INNOVATIVE FARM SOLUTIONS, LLC _____
Witness Signature
BRIAN L. SHOOP _____
Witness Printed Name
WILLIAM MARTINEZ _____
Witness Signature

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 Brian L. Shoop of Innovative Farm Solutions, LLC, who is _____ personally known to me or _____ has produced _____, as identification.

(AFFIX NOTARY SEAL) Notary Public _____
Print Name _____
My Commission Expires _____

**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 William Martinez of Innovative Farm Solutions, LLC, who is _____ personally known to me or _____ has produced _____, as identification.

(AFFIX NOTARY SEAL) Notary Public _____
Print Name _____
My Commission Expires _____

**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 Chapter 177, Part 1, and found it to be substantially in compliance with the provisions of said Statute.

RICHARD M. "MIKE" BENTON, PSM DATE
FLORIDA LICENSE #6760
FLORIDA LICENSE #6447

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed and that the plat was prepared under my direction and supervision and complies with the requirements of chapter 177, Florida statutes and that permanent reference monuments have been set in accordance with the requirements of said chapter 177.

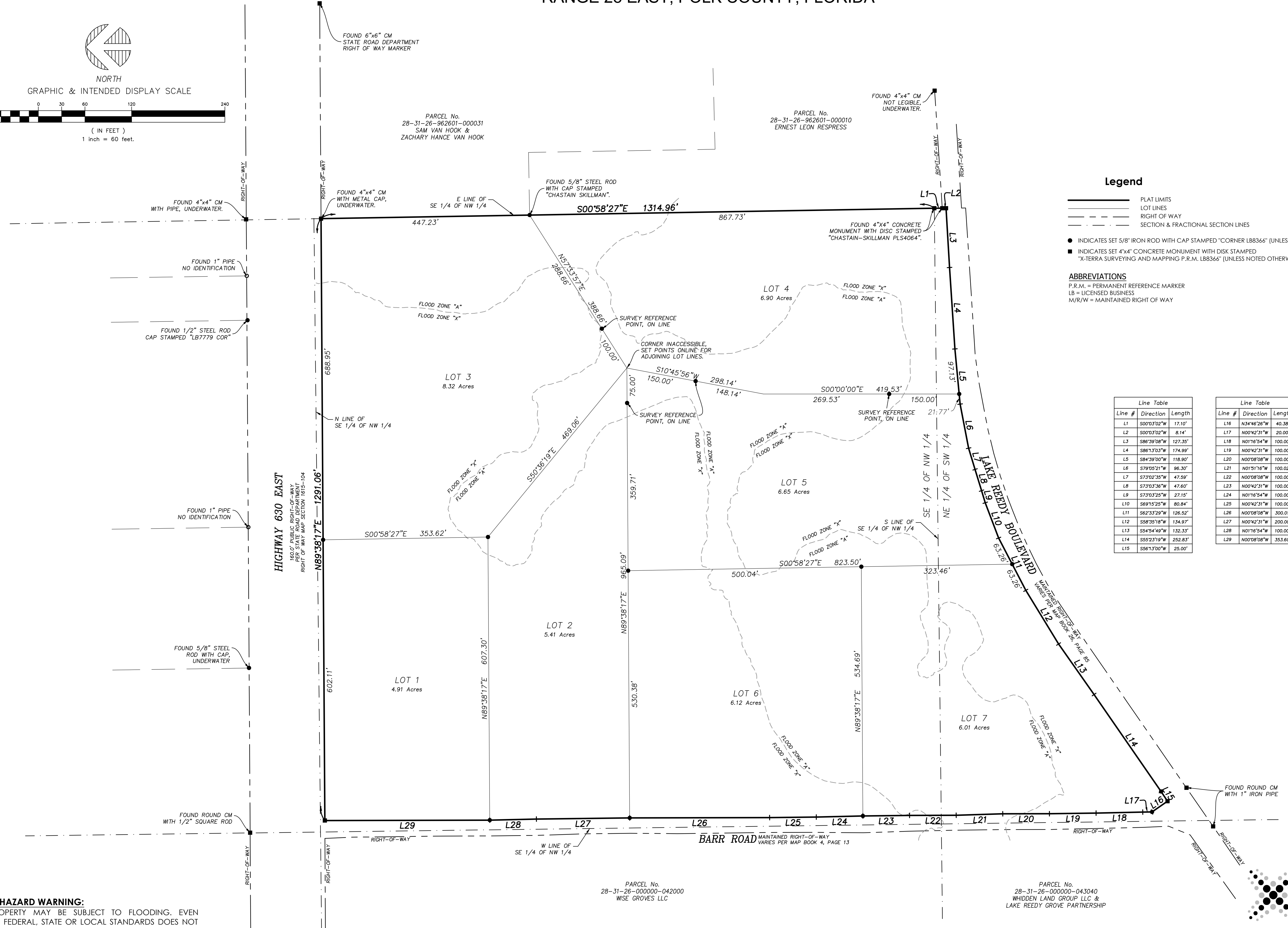
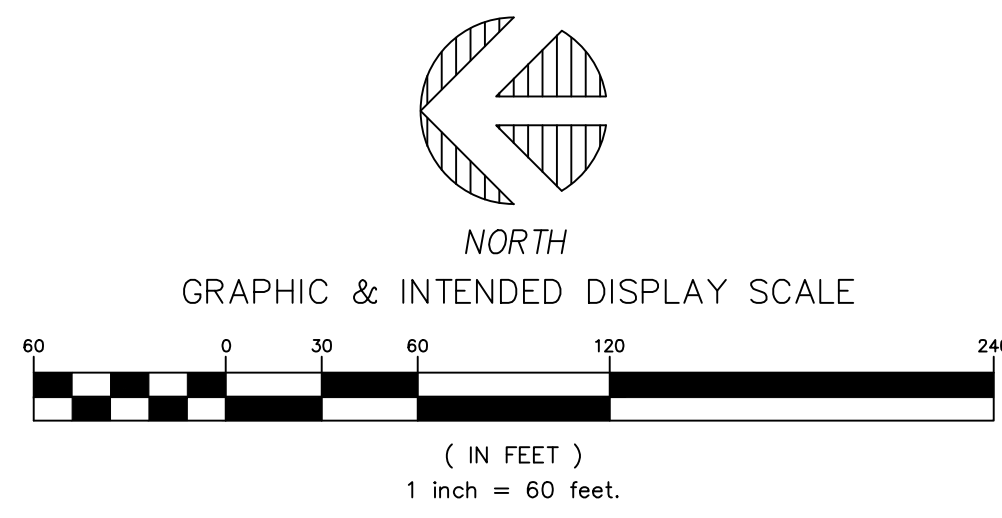
BART COMEAUX, PSM DATE
FLORIDA LICENSE #6760
X-TERRA SURVEYING AND MAPPING, INC.
LICENSED BUSINESS #8366



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 SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

LAKE REEDY GROVES

A PORTION OF SECTION 26, TOWNSHIP 31 SOUTH,
RANGE 28 EAST, POLK COUNTY, FLORIDA



Legend

- PLAT LIMITS
- - - LOT LINES
- - - RIGHT OF WAY
- - - SECTION & FRACTIONAL SECTION LINES
- INDICATES SET 5/8" IRON ROD WITH CAP STAMPED "CORNER LB8366" (UNLESS NOTED OTHERWISE)
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "X-TERRA SURVEYING AND MAPPING P.R.M. LB8366" (UNLESS NOTED OTHERWISE)

ABBREVIATIONS

- P.R.M. = PERMANENT REFERENCE MARKER
- LB = LICENSED BUSINESS
- M/R/W = MAINTAINED RIGHT OF WAY

Line #	Direction	Length
L1	S00°03'02"W	17.10'
L2	S00°03'02"W	8.14'
L3	S86°39'08"W	127.35'
L4	S86°33'03"W	174.99'
L5	S84°39'00"W	118.90'
L6	S79°05'21"W	96.30'
L7	S73°02'35"W	47.59'
L8	S73°03'36"W	47.60'
L9	S73°03'25"W	27.15'
L10	S69°15'25"W	80.84'
L11	S62°33'29"W	126.52'
L12	S58°33'18"W	134.97'
L13	S54°54'49"W	132.33'
L14	S55°23'19"W	252.83'
L15	S56°13'00"W	25.00'

Line #	Direction	Length
L16	N34°46'26"W	40.38'
L17	N00°42'31"W	20.00'
L18	N01°16'54"W	100.00'
L19	N00°42'31"W	100.00'
L20	N00°08'08"W	100.00'
L21	N01°51'16"W	100.02'
L22	N00°08'08"W	100.00'
L23	N00°42'31"W	100.00'
L24	N01°16'54"W	100.00'
L25	N00°42'31"W	100.00'
L26	N00°08'08"W	300.01'
L27	N00°42'31"W	200.00'
L28	N01°16'54"W	100.00'
L29	N00°08'08"W	353.60'

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 SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

PARCEL No. 28-31-26-000000-042000
WISE GROVES LLC

PARCEL No. 28-31-26-000000-043040
WHODDEN LAND GROUP LLC & LAKE REEDY GROVE PARTNERSHIP

PREPARED BY:
X-TERRA
Surveying and Mapping
1255 SCOTTSLAND DRIVE
LAKELAND, FL 33813
(863)777-2355
FLORIDA LICENSED SURVEY BUSINESS No. 8366