

# JOYNER OAKS

A PORTION OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- BEARINGS BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83), ADJUSTMENT 1990, WEST ZONE, THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 23 EAST, BEING NORTH 89°48'23" EAST.
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "PENNONI LB-8126" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A P.R.M.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE BY PENNONI ASSOCIATES, INC. IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 12105C0460 G, COMMUNITY PANEL NUMBER 120261 0460 G, EFFECTIVE DECEMBER 22, 2016.
- THE COORDINATES SHOWN HEREON, IF ANY, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
- ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "7 742", BEING 130.83 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**SURVEYOR'S REPORT:**

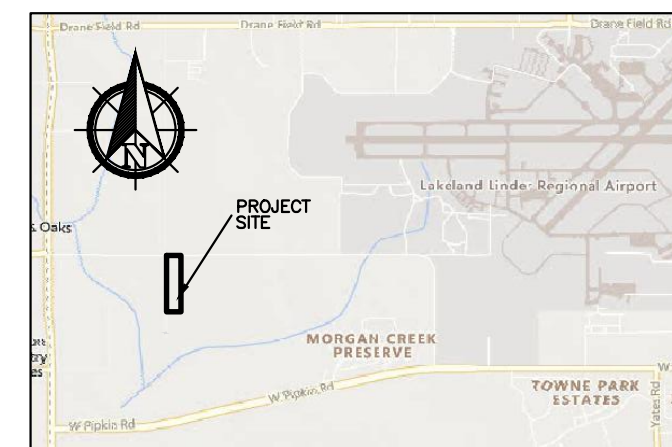
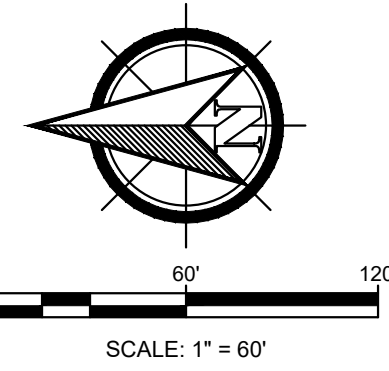
THIS PLAT WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE OPINION PREPARED BY REED, MAWHINNEY & LINK, DATED MAY 22, 2024, WHICH WAS RELED UPON AS BEING COMPLETE AND CORRECT, ACCORDING TO SAID TITLE OPINION: "THE ONLY LIENS, EASEMENTS, JUDGEMENTS, MORTGAGES AND OTHER ENCUMBRANCES ON THE PROPERTY ARE LISTED BELOW".

**ENCUMBRANCES**

- EASEMENT CONTAINED IN INSTRUMENT RECORDED NOVEMBER 25, 1981, UNDER O.R. BOOK 2053, PAGE 2122, TOGETHER WITH MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 2520, PAGE 665, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- EASEMENT IN FAVOR OF THE CITY OF LAKELAND RECORDED IN O.R. BOOK 12700, PAGE 346, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- EASEMENT AGREEMENT RECORDED IN O.R. BOOK 13041, PAGE 1920, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**LEGEND:**

- FCM - FOUND CONCRETE MONUMENT AS NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8126"
- & = AND
- ± = MORE OR LESS / PLUS OR MINUS
- C1 = CURVE LABEL (SEE CURVE TABLES)
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- CB = CHORD BEARING
- CL = CHORD LENGTH
- CONC. = CONCRETE
- C = CENTERLINE
- Δ = CENTRAL ANGLE (DELTA)
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- I.D. = IDENTIFICATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- L = ARC LENGTH
- L1 = LINE LABEL (SEE LINE TABLES)
- LB = LICENSED BUSINESS
- MB = MAP BOOK
- N&D = NAIL AND DISK
- NO./# = NUMBER
- (NR) = NON-RADIAL
- OR = OFFICIAL RECORDS
- PB = PLAT BOOK
- PG = PAGE
- PGS = PAGES
- PK = PARKER KALON NAIL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- (RAD) = RADIAL
- RNG = RANGE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- TWP = TOWNSHIP



**VICINITY MAP**  
NOT TO SCALE

LINE #	BEARING	DISTANCE
L-1	N 89°50'10" E	34.05'
L-2	N 89°48'23" E	100.00'
L-3	N 89°14'01" E	100.00'
L-4	N 89°48'23" E	87.46'

**LEGAL DESCRIPTION**

The West 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 29 South, Range 23 East, Polk County, Florida. Less Road Right of way.

Acreage 9.95 acres

**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.

**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.

**DEDICATION:**

STATE OF FLORIDA,  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT JOHN P. JOYNER AND LEA ANN JOYNER, OWNERS OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "JOYNER OAKS" TO BE MADE.

BY: \_\_\_\_\_  
WITNESS  
PRINTED NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINTED NAME: JOHN. P. JOYNER  
TITLE: OWNER

BY: \_\_\_\_\_  
WITNESS  
PRINTED NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINTED NAME: LEA ANN JOYNER  
TITLE: OWNER

**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 JOHN P. JOYNER, AS OWNER, WHO IS  PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

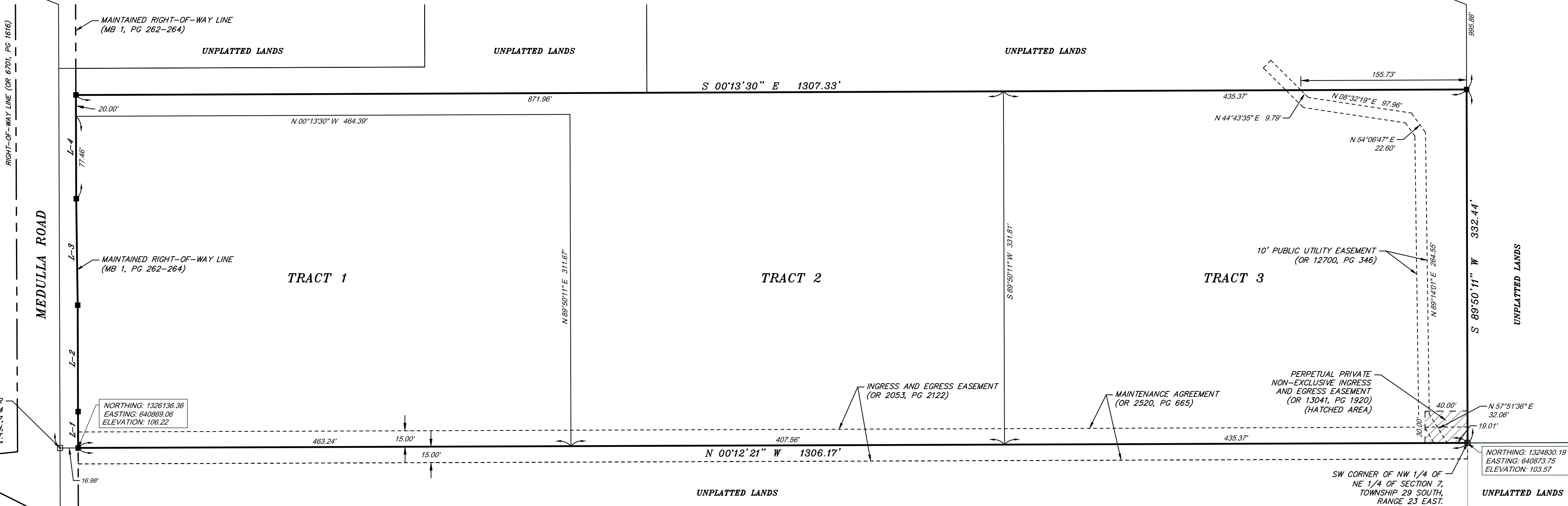
**ACKNOWLEDGMENT:**

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 LEA ANN JOYNER, AS OWNER, WHO IS  PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**COUNTY COMMISSIONER'S 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

BY: CHAIRPERSON \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CLERK

**COUNTY COMMISSIONER 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 PROCEDURE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS

BY: CHAIRPERSON \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CLERK

**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.

COUNTY SURVEYOR

RICHARD M "MIKE" BENTON, P.S.M. DATE: \_\_\_\_\_  
FLORIDA REGISTRATION NO. 6447

**COUNTY CLERK OF COURT:**

STATE OF FLORIDA,  
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CLERK OF THE CIRCUIT COURT

**PREPARING SURVEYOR'S STATEMENT:**

STATE OF FLORIDA,  
COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "JOYNER OAKS" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND THAT ALL P.R.M.'S HAVE BEEN SET AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.

ROBERT F. DuBOIS, PSM DATE: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. LS5293  
PENNONI ASSOCIATES, INC.  
REGISTRATION NO. 8126



**PENNONI ASSOCIATES INC.**  
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LB 8126