

OAK HILL BOULEVARD

A parcel of land lying in Sections 7 and 18, Township 26 South, Range 28 East, City of Davenport, Polk County, Florida

PROPERTY INFORMATION REPORT LEGAL DESCRIPTION

A parcel of land lying in Sections 7 and 18, Township 26 South, Range 28 East, Polk County, Florida, and being described as follows:

COMMENCE at the southeast corner of the southwest 1/4 of said Section 7; thence run along the East line of the northwest 1/4 of said Section 18, South 00° 00' 17" West, 2513.82 feet, to a point on the northerly boundary line of the Greens at Providence, according to the plat thereof as recorded in Plat Book 142, pages 37 through 44, of the public records of Polk County, Florida; thence leaving said East line, run the following two (2) courses along said northerly boundary line, North 67° 44' 46" West, 1540.60 feet; thence South 50° 43' 20" West, 18.06 feet to the POINT OF BEGINNING; thence continue along said northerly boundary line, South 50° 43' 20" West, 131.47 feet to a point on the northeasterly right of way line of Providence Boulevard, according to the plat thereof as recorded in Plat Book 137, pages 39 through 40, of the public records of Polk County, Florida; thence leaving said northerly boundary line, run the following five (5) courses along said northeasterly right of way line being a point on a non-tangent curve concave to the Southwest, having a radius of 850.00 feet, a central angle of 11° 19' 55" and a chord of 167.84 feet that bears North 44° 56' 38" West; thence along the arc of said curve a distance of 168.11 feet to the point of tangency; thence North 50° 36' 36" West, 5.05 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 49° 17' 39" and a chord of 20.85 feet that bears North 25° 57' 46" West; thence along the arc of said curve a distance of 21.51 feet to the point of reverse curvature of a curve to the left, having a radius of 90.00 feet, a central angle of 101° 46' 57" and a chord of 139.67 feet that bears North 52° 12' 25" West; thence along the arc of said curve a distance of 159.88 feet to the point of reverse curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 46° 14' 47" and a chord of 19.64 feet that bears North 79° 58' 30" West; thence along the arc of said curve a distance of 20.18 feet to a point on the easterly boundary line of Drayton-Preston Woods at Providence, according to the plat thereof as recorded in Plat Book 138, pages 29 through 36, of the public records of Polk County, Florida; thence leaving said northeasterly right of way line, run the following eight (8) courses along said easterly boundary line, North 54° 51' 50" East, 26.85 feet; thence North 31° 15' 54" East, 394.08 feet to the point of curvature of a curve to the left, having a radius of 290.00 feet, a central angle of 38° 33' 20" and a chord of 191.49 feet that bears North 11° 59' 14" East; thence along the arc of said curve a distance of 195.15 feet to the point of tangency; thence North 07° 17' 26" West, 74.79 feet to the point of curvature of a curve to the right, having a radius of 360.00 feet, a central angle of 22° 07' 13" and a chord of 138.12 feet that bears North 03° 46' 11" East; thence along the arc of said curve a distance of 138.99 feet to the point of tangency; thence North 14° 49' 47" East, 249.93 feet to the point of curvature of a curve to the left, having a radius of 310.00 feet, a central angle of 18° 04' 36" and a chord of 97.40 feet that bears North 05° 47' 29" East; thence along the arc of said curve a distance of 97.80 feet; thence North 00° 45' 32" West, 304.02 feet to a point on the southerly boundary line of lands described in Official Records Book 7504, Page 1313, of the Public Records of Polk County, Florida; thence leaving said easterly boundary line, run the following two (2) courses along said southerly boundary line, South 89° 52' 27" East, 425.73 feet to the point of curvature of a curve to the left, having a radius of 300.00 feet, a central angle of 89° 59' 59" and a chord of 424.26 feet that bears North 45° 07' 34" East; thence along the arc of said curve a distance of 471.24 feet to the point of tangency, being a point on the easterly boundary line of the aforesaid Official Records Book 7504, Page 1313; thence leaving said southerly boundary line, run along said easterly boundary line, North 00° 07' 34" East, 568.00 feet to the southerly right of way line of Kinney-Harmon Road, as recorded in Official Records Book 6161, Page 570, of the Public Records of Polk County, Florida; thence leaving said easterly boundary line, run the following two (2) courses along said southerly right of way line, South 70° 55' 23" East, 41.59 feet; thence South 70° 19' 11" East, 105.39 feet to a point on a non-tangent curve concave southeasterly, having a radius of 690.48 feet, a central angle of 4° 51' 06" and a chord of 58.45 feet that bears South 17° 31' 06" West; thence leaving said southerly right of way line, run along the arc of said curve a distance of 58.47 feet; thence South 13° 19' 49" West, 16.61 feet to the point of curvature of a curve to the left, having a radius of 660.00 feet, a central angle of 13° 12' 14" and a chord of 151.76 feet that bears South 06° 43' 42" West; thence along the arc of said curve a distance of 152.10 feet to the point of tangency; thence South 00° 07' 35" West, 296.71 feet to the point of curvature of a curve to the right, having a radius of 400.00 feet, a central angle of 70° 46' 47" and a chord of 463.31 feet that bears South 35° 30' 58" West; thence along the arc of said curve a distance of 494.14 feet to the point of tangency; thence South 70° 54' 22" West, 126.80 feet to the point of curvature of a curve to the left, having a radius of 259.00 feet, a central angle of 38° 12' 29" and a chord of 169.53 feet that bears South 51° 48' 07" West; thence along the arc of said curve a distance of 172.72 feet to the point of tangency; thence South 32° 41' 52" West, 16.89 feet to the point of curvature of a curve to the left, having a radius of 250.00 feet, a central angle of 17° 59' 32" and a chord of 78.18 feet that bears South 23° 42' 07" West; thence along the arc of said curve a distance of 78.51 feet to the point of tangency; thence South 14° 42' 21" West, 20.45 feet; thence South 75° 17' 45" East, 6.74 feet; thence South 14° 42' 15" West, 16.67 feet; thence North 75° 17' 45" West, 6.74 feet; thence South 14° 42' 21" West, 6.74 feet to a point on a non-tangent curve concave northwesterly, having a radius of 325.60 feet, a central angle of 38° 25' 12" and a chord of 214.32 feet that bears South 35° 19' 51" West; thence along the arc of said curve a distance of 218.39 feet to the point of reverse curvature of a curve to the left, having a radius of 205.00 feet, a central angle of 12° 58' 05" and a chord of 46.30 feet that bears South 48° 03' 24" West; thence along the arc of said curve a distance of 46.40 feet to the point of tangency; thence South 41° 34' 21" West, 14.43 feet to the point of curvature of a curve to the left, having a radius of 203.00 feet, a central angle of 48° 52' 09" and a chord of 167.94 feet that bears South 17° 08' 17" West; thence along the arc of said curve a distance of 173.14 feet to the point of tangency; thence South 07° 17' 48" East, 78.09 feet to the point of curvature of a curve to the right, having a radius of 447.00 feet, a central angle of 21° 22' 05" and a chord of 165.74 feet that bears South 03° 23' 15" West; thence along the arc of said curve a distance of 166.71 feet; thence South 00° 08' 15" West, 542.84 feet to the POINT OF BEGINNING.

Said Parcel contains 10.72 acres, more or less.

LEGEND & ABBREVIATIONS

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225 E. Robinson Street
Suite 300

Orlando, FL 32801

407.839.4006

Certificate of Authorization

Licensed Business #7153

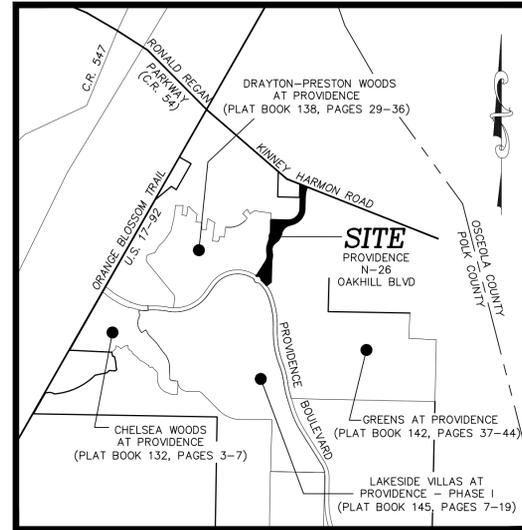
"NOTICE": THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYORS NOTES:

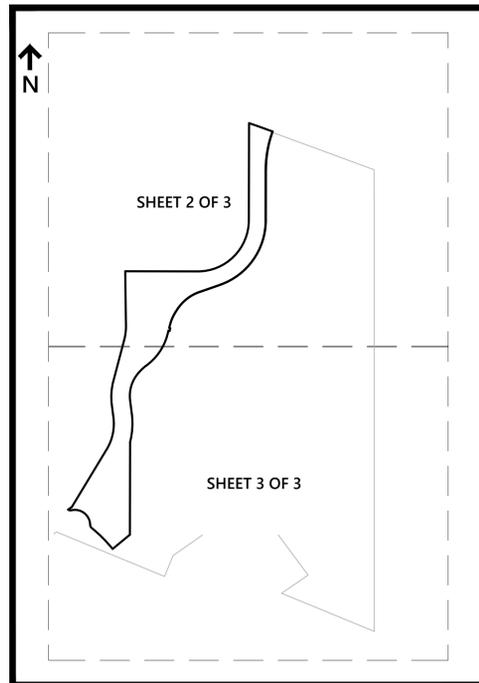
- BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE PLAT OF GREENS AT PROVIDENCE, AS HAVING A PLATTED BEARING OF N 67°44'46" W. COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON FLORIDA STATE PLANE, EAST ZONE (NAD83). ALL COORDINATES SHOWN HEREON ARE GRID VALUES IN U.S. SURVEY FEET.
- VERTICAL INFORMATION SHOWN HEREON IS BASED ON A FOUND 4"X4" CONCRETE MONUMENT PER THE PLAT OF POINCIANA PARKWAY - POLK COUNTY PORTION, PLAT BOOK 154, PAGE 43, ELEVATION = 91.20' (N.G.V.D. 29)
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THIS PLAT LIES WITHIN FLOOD ZONE "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12105C0235H, EFFECTIVE DATE 12/26/2016, REVISED TO REFLECT L.O.M.R. (LETTER OF MAP REVISION) CASE NUMBER 23-04-5421P-120261 EFFECTIVE DATE 06/13/2024.
- LAST DAY OF FIELD WORK: JANUARY 2, 2024
- THE FUTURE LAND USE CLASSIFICATION OF THE SUBJECT PROPERTY IS: RL-4X (RESIDENTIAL LOW)
- THE ZONING FOR THE SUBJECT PROPERTY IS: ORI (DEVELOPMENT OF REGIONAL IMPACT).
- THE BUILDING SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS:
 - SETBACK REQUIREMENTS:
 - DISTRICT: RL-4X
 - MINIMUM SETBACKS FROM ROAD RIGHT-OF-WAYS:
 - LIMITED ACCESS (OAK HILL BLVD): 100 FEET
 - PRINCIPAL ARTERIAL: 65 FEET
- THIS PLAT IS SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A. Underlying rights of way, easements or plats affecting said property are as follows:

- 100' Right-of-Way Easement by Oakhills Estates Partnership to Florida Power Corporation recorded July 26, 1989 in Book 2763, Page 1317. (AS SHOWN)
- Memorandum of Easement by Central Florida Pipeline Corporation evidencing that certain Easement by Oak Hills Estates Partnership to Central Florida Pipeline Corporation recorded September 11, 1996 in Book 3729, Page 2007, as affected by Development and Consent Agreement recorded in Book 10189, Page 2179. (AS SHOWN)
- Intentionally Deleted
- Drainage Easement by and between Applied Building Development Company - Oakhills, Inc., and Providence Community Association, Inc., recorded April 17, 2006 in Book 6729, Page 1452, as amended by Amendment to Drainage Easement recorded in Book 7096, Page 1427. (AS SHOWN)
- Intentionally Deleted
- Distribution Easement to Duke Energy FL Inc. dba Duke Energy by instrument recorded February 12, 2014 in Book 9175, Page 740. (AS SHOWN)
- Declaration of covenants, Restrictions and Easement recorded in Book 5449, Page 1861. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- Polk County Utilities Easement recorded in Book 10123, Page 1750. (AS SHOWN)



LOCATION MAP NOT TO SCALE



KEY MAP NOT TO SCALE

TABLE OF CONTENTS

SHEET 1 COVER, KEY MAP & SURVEY NOTES
SHEETS 2 - 3 DETAILS

No.	Revision	Date	Appvd.
0	Initial Submission	4-14-2025	IOS
1	county comments	6-16-2025	IOS

PLAT BOOK	PAGE
DEDICATION	
OAK HILL BOULEVARD	

KNOW BY ALL MEN THESE PRESENTS, Applied Building Development Company - Oak Hills, Inc., a corporation duly organized under the laws of the State of Florida, being the owner in fee simple of the tracts described in the foregoing caption to this plat, has caused this plat of OAK HILL BOULEVARD to be made and hereby dedicates said lands and this plat for the uses and purposes therein expressed. It is expressly provided, however, that the right-of-way shown on this plat is not, and shall not be deemed to be, dedicated to the public but specifically declared, created and reserved as a private roadway.

Tract 1, which includes Oak Hill Boulevard, all landscape, guard-house, gates and improvements in connection therewith, and all signage, retention pond(s) and private utility lines located within Tract 1, is hereby dedicated to and will be maintained by Providence Community Association, Inc. (the "HOA"), and shall constitute Common Property pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions for Providence, recorded in Official Records Book 6408, Page 1722, Public Records of Polk County, Florida, as amended (collectively, the "Declaration").

Utility easements shown hereon are dedicated to the providers of public utilities over, under, and across Oak Hill Boulevard for the purposes of the installation, operation, repair and maintenance of public utilities, together with a perpetual non-exclusive ingress/egress easement over Oak Hill Boulevard for the purpose of accessing said utility easements. A perpetual non-exclusive easement for ingress/egress over Oak Hill Boulevard is dedicated to Polk County, its successors and assigns, and to other applicable authorities for the benefit and delivery and pickup services, Fire Protection, emergency medical and law enforcement services and other authorities of law including but not limited to the United States mail carriers, and to the lot owners, their successors, assigns, guests, and invitees.

Applied Building Development Company - Oakhills, Inc.
131 Chadwick Drive #200
Davenport, Florida 33837

By: YUVAL BOTANSKY, PRESIDENT
Signed and sealed in the presence of:

By: _____ Notary Public, State of _____
PRINTED NAME: _____ PRINTED NAME: _____

STATE OF: Florida
COUNTY OF: POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of _____, 2025, by Yuval Botansky, President of Applied Building Development Company - Oakhills, Inc., on behalf of the corporation, who signed with a mark in the presence of these witnesses:

SIGNATURE _____
PRINT NAME _____
Notary Public, State of _____
My Commission Expires: _____
Commission Number: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed Professional Surveyor and Mapper registered in the state of Florida, does hereby certify that on December 10, 2023, she completed the survey of the said lands as shown in the foregoing plat and said survey was made under her responsible direction and supervision. The survey data complies with all the requirements of Florida statutes, Chapter 177. The permanent reference monuments (PRMs) have been placed shown herein as required by Chapter 177. The Permanent Control Points (PCPs) have been or will be placed as required by Chapter 177. The land is located in Sections 7 & 18, Township 26, South, Range 28 East, Polk County, Florida.

Signed _____ Date _____
Surveyors Name: Ivys M. Ocasio-Santiago, PSM
Registration Number: 7382
Florida Professional Surveyor and Mapper
Registration Number Of Legal Entity: L.B. 7153
Vanasse Hangen Brustlin, Inc.
225 E Robinson Street, Suite 300
Orlando, Florida 32801

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of POLK COUNTY, FLORIDA.

Chairman of the Board
Attest: _____

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

This plat is hereby approved by the Polk County, Engineer
County Engineer _____ DATE: _____

CERTIFICATE OF APPROVAL BY LAND DEVELOPMENT DIVISION

THIS IS TO CERTIFY, That on the POLK COUNTY LAND DEVELOPMENT DIVISION approved the above plat.

Land Development Division Director _____ DATE: _____

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter; provided, however, that my review does not include field verification of any of the coordinates, points, or measurements shown on this plat.

_____, P.L.S. FL. Reg. No. _____ DATE: _____
County Surveyor

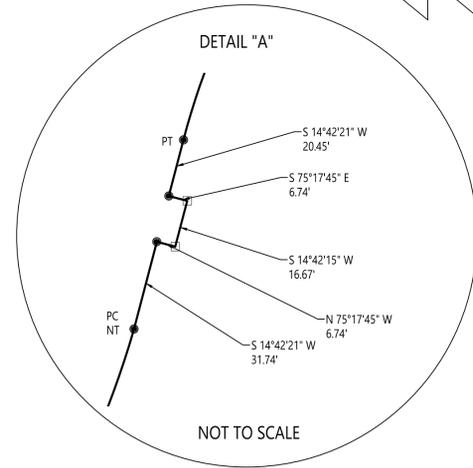
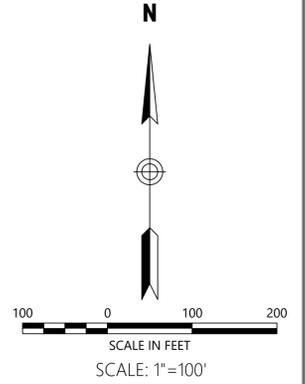
CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, that the foregoing plat was accepted for recording this _____ day of _____, 2024;

Clerk of the Circuit Court in and for POLK COUNTY, FLORIDA.

OAK HILL BOULEVARD

A parcel of land lying in Sections 7 and 18, Township 26 South, Range 28 East, City of Davenport, Polk County, Florida



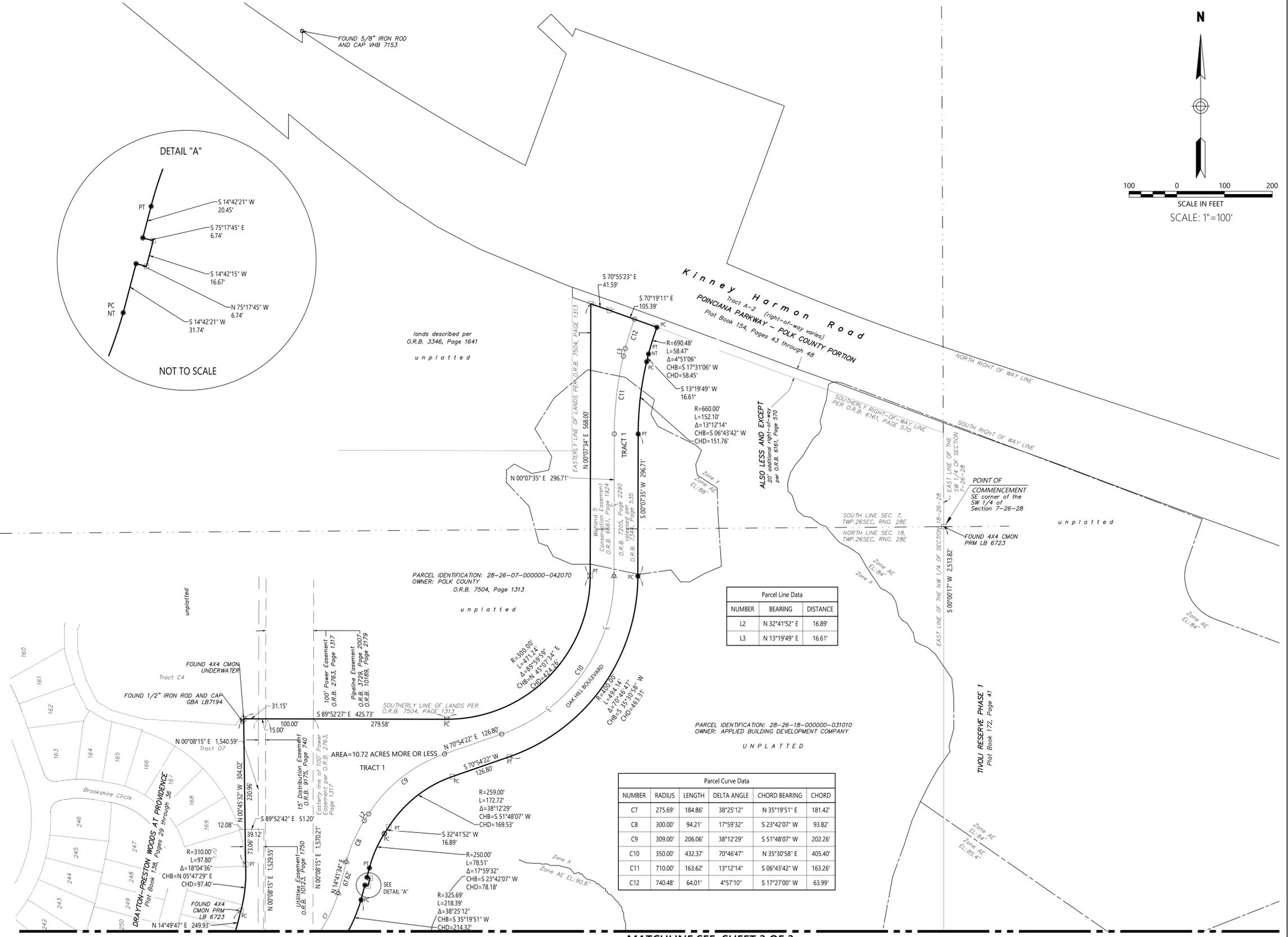
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225 E. Robison Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business #7153



Parcel Line Data		
NUMBER	BEARING	DISTANCE
L2	N 32°41'52" E	16.89'
L3	N 13°19'49" E	16.61'

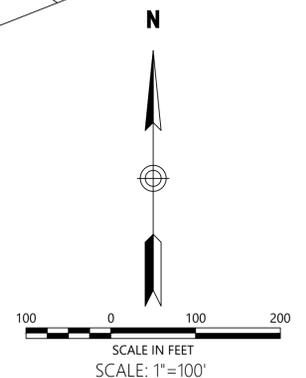
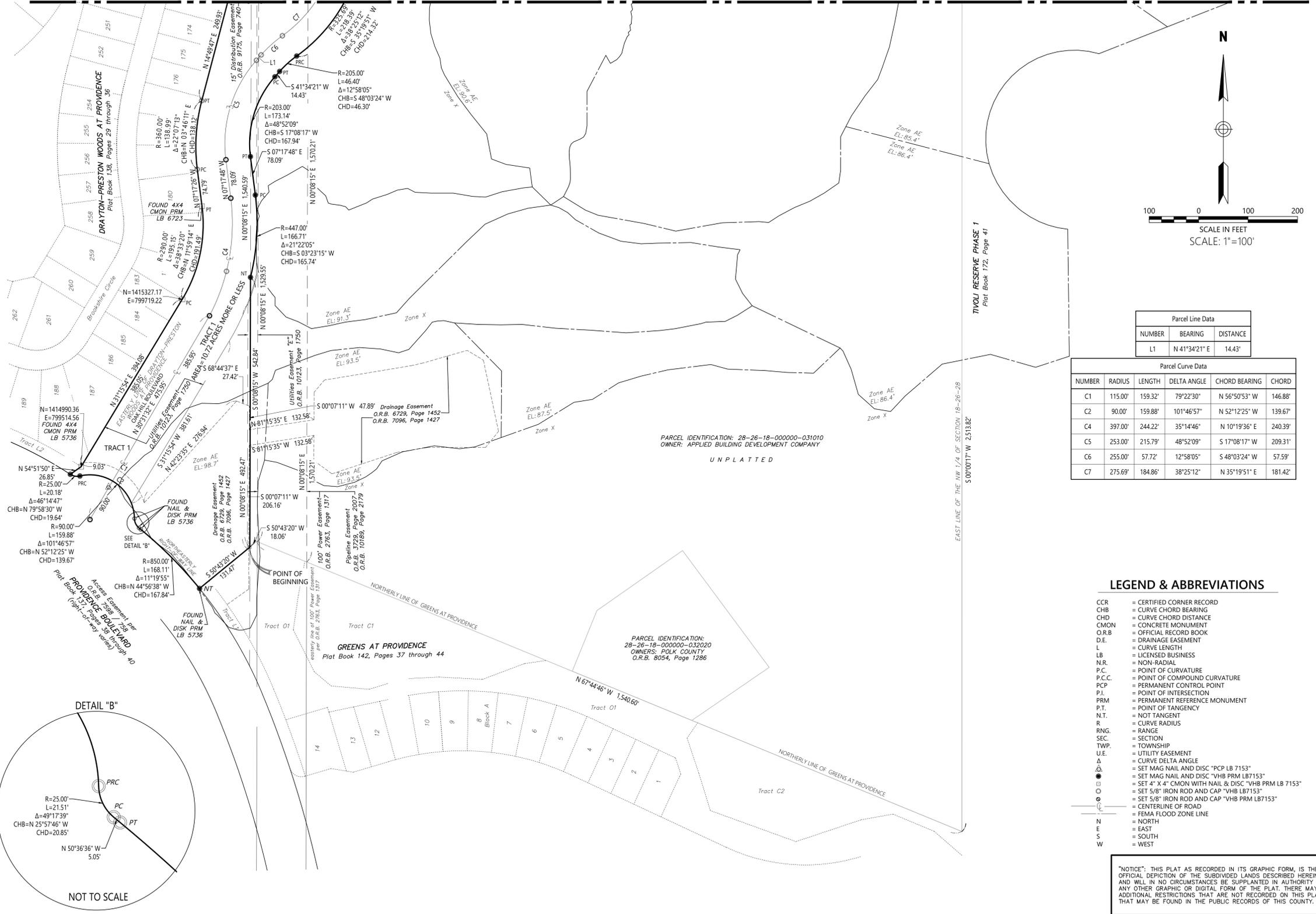
Parcel Curve Data					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C7	275.69'	184.86'	38°25'12"	N 35°19'51" E	181.42'
C8	300.00'	94.21'	17°59'32"	S 23°42'07" W	93.82'
C9	309.00'	206.06'	38°12'29"	S 51°48'07" W	202.26'
C10	350.00'	432.37'	70°46'47"	N 35°30'58" E	405.40'
C11	710.00'	163.62'	13°12'14"	S 06°43'42" W	163.26'
C12	740.48'	64.01'	4°57'10"	S 17°27'00" W	63.99'

MATCHLINE SEE SHEET 3 OF 3

OAK HILL BOULEVARD

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MATCHLINE SEE SHEET 2 OF 3



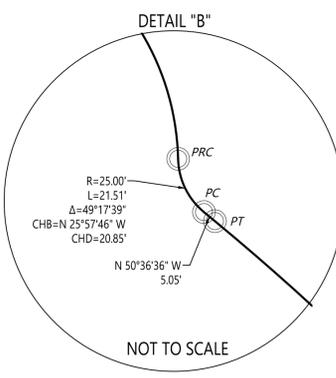
Parcel Line Data		
NUMBER	BEARING	DISTANCE
L1	N 41°34'21" E	14.43'

Parcel Curve Data					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	115.00'	159.32'	79°22'30"	N 56°50'53" W	146.88'
C2	90.00'	159.88'	101°46'57"	N 52°12'25" W	139.67'
C4	397.00'	244.22'	35°14'46"	N 10°19'36" E	240.39'
C5	253.00'	215.79'	48°52'09"	S 17°08'17" W	209.31'
C6	255.00'	57.72'	12°58'05"	S 48°03'24" W	57.59'
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