

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
○ "PCP LB-8135" - UNLESS OTHERWISE NOTED  
□ PRM - PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT OR 1"IRON PIPE AND CAP "PRM LB-8135"  
■ FCM - FOUND CONCRETE MONUMENT AS NOTED  
● FIR - FOUND IRON ROD AS NOTED  
○ FIP - FOUND IRON PIPE AS NOTED  
▲ RRS - FOUND RAILROAD SPIKE AS NOTED  
(12) = CURVE - SEE CURVE DATA  
& = AND  
(RAD) = RADIAL  
(NR) = NON-RADIAL  
NO./# = NUMBER  
I.D. = IDENTIFICATION  
O.R. = OFFICIAL RECORDS  
PB = PLAT BOOK  
R/W = RIGHT-OF-WAY  
CONC. = CONCRETE  
D/A = CENTRAL ANGLE (DELTA)  
R = RADIUS  
L = ARC LENGTH  
T = TANGENT LENGTH  
CH = CHORD DISTANCE  
CB = CHORD BEARING  
± = MORE OR LESS / PLUS OR MINUS  
N&D = NAIL AND DISK  
PG = PAGE  
PGS = PAGES  
PK = PARKER-KALON NAIL OR "MAG-NAIL"  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION  
(L) = INFORMATION PER LEGAL DESCRIPTION  
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

SURVEYOR'S NOTES:

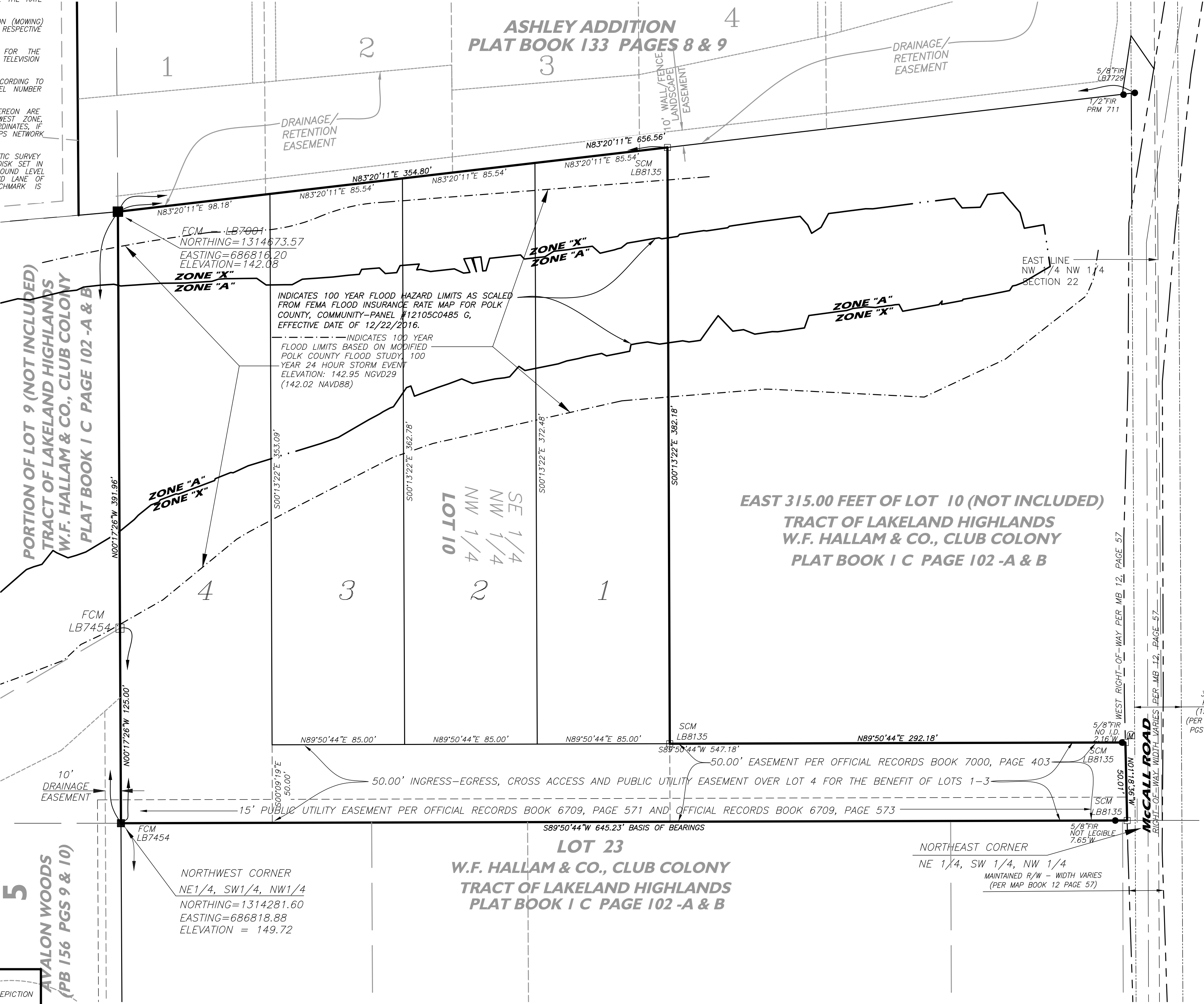
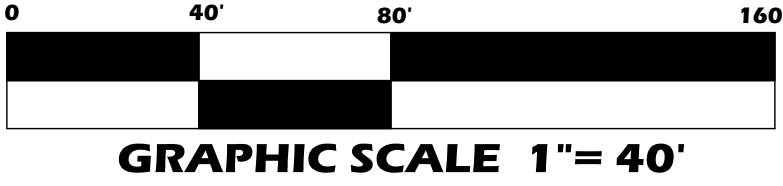
1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SUBJECT PARCEL BEING ASSUMED S89°50'44"W BETWEEN FIELD MONUMENTATION.  
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.  
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.  
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" - UNLESS OTHERWISE NOTED.  
5. 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.  
6. 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.  
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).  
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 12105C0485 G, EFFECTIVE DATE OF 12/22/2016.  
6. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENZEMANN CORPORATION.  
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY CONTROL POINT "B 742" (PID: D01951), BEING A STANDARD SURVEY DISK SET IN THE TOP OF A ROUND CONCRETE MONUMENT 0.3 FEET BELOW GROUND LEVEL LOCATED 45.9 FEET SOUTH OF THE CENTERLINE OF THE EASTBOUND LANE OF COUNTY ROAD 540A. THE PUBLISHED ELEVATION FOR THIS BENCHMARK IS ELEVATION 137.78, NORTH AMERICAN VERTICAL DATUM OF 1988.

McCALL ROAD ESTATES

A REPLAT OF A PORTION OF LOT 10, W.F. HALLAM & COMPANY, CLUB COLONY TRACT AS RECORDED IN PLAT BOOK 1, PAGE 102A IN SECTION 22, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, STATE OF FLORIDA

LEGAL DESCRIPTION

THAT PART OF LOT 10 IN SECTION 22, TOWNSHIP 29 SOUTH, RANGE 24 EAST, OF W.F. HALLAM & COMPANY, CLUB COLONY TRACT RECORDED IN PLAT BOOK 1, PAGE 102A OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA (SAID LOT 10 ALSO BEING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22), LYING SOUTH OF ASHLEY ADDITION AS RECORDED IN PLAT BOOK 133, PAGES 8 AND 9 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 315.00 FEET THEREOF, TOGETHER WITH THE SOUTH 50.00 FEET OF THE EAST 315.00 FEET OF SAID LOT 10 IN SECTION 22, TOWNSHIP 29 SOUTH, RANGE 24 EAST OF W.F. HALLAM & COMPANY, CLUB COLONY TRACT AS RECORDED IN PLAT BOOK 1, PAGE 102A OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



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 SUPERPLANTED 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.

PLAT BOOK PAGE SHEET 1 OF 1

APPROVAL: REVIEWED FOR CONFORMITY

STATE OF FLORIDA, COUNTY OF POLK  
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS.

RICHARD M. "MIKE" BENTON, PSM  
COUNTY SURVEYOR  
FLORIDA REGISTRATION No. LS 6447

APPROVAL: COUNTY ENGINEER

STATE OF FLORIDA, COUNTY OF POLK  
THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER.

COUNTY ENGINEER DATE: APPROVAL: LAND DEVELOPMENT DIVISION

STATE OF FLORIDA, COUNTY OF POLK  
THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION.

LAND DEVELOPMENT DIRECTOR DATE:

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

BY: CHAIRMAN ATTEST: 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 PROCEDURE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.  
BOARD OF COUNTY COMMISSIONERS

BY: CHAIRMAN ATTEST: CLERK

CERTIFICATION:

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 \_\_\_\_, 2025.

CLERK OF THE CIRCUIT COURT

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK  
KNOW ALL MEN BY THESE PRESENTS THAT McCall Road Estates, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "McCall Road Estates" TO BE MADE AND HEREBY DEDICATES TO PROVIDERS OF PUBLIC UTILITIES FOREVER, THE PUBLIC UTILITY EASEMENT SHOWN HEREON; AND HEREBY DEDICATES TO THE FUTURE OWNERS OF LOTS 1, 2, AND 3, THE 50.00' INGRESS-EGRESS, CROSS ACCESS AND PUBLIC UTILITY EASEMENT SHOWN HEREON FOR THE PURPOSES INDICATED.

McCall Road Estates, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS  
PRINTED NAME:  
WITNESS  
PRINTED NAME:

BY:  
WILLIAM H. WAKEMAN, III  
AUTHORIZED MEMBER OF McCall Road Estates, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

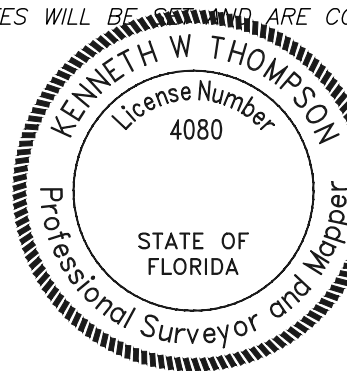
STATE OF FLORIDA, COUNTY OF POLK  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_, 2025, BY WILLIAM H. WAKEMAN, III, AS AUTHORIZED MEMBER OF McCall Road Estates, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEHALF OF THE COMPANY, WHO \_\_\_\_ IS PERSONALLY KNOWN TO ME OR \_\_\_\_ HAS PRODUCED \_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC  
PRINTED NAME:

MY COMMISSION EXPIRES:

SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF POLK  
I HEREBY CERTIFY THAT THIS PLAT OF "McCall Road Estates" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES. ALL LOT SIZES AND LOT DIMENSIONS ARE CORRECTLY SHOWN HEREON. ALL NECESSARY PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS REQUIRED BY PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SHOWN AND ARE CORRECTLY SHOWN HEREON.



KENNETH W. THOMPSON  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4080



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M., AS EVIDENCED BY HIS SIGNATURE AFFIXED HERETO.

6700 South Florida Avenue, Suite 4, Lakeland, Florida 33813  
(863) 712-2110 — kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135

KENNETH W. THOMPSON  
REGISTRATION NO. 4080