

ONE COLLEGE PLACE II

A REPLAT OF LOTS 37 THROUGH 44, INCLUSIVE OF ONE COLLEGE PLACE, IN SECTION 02, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 200, PAGES 1-4 OF THE PUBLIC RECORDS OF POLK COUNTY, STATE OF FLORIDA.

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, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS.

RICHARD M. BENTON, PSM #6447 DATE: COUNTY SURVEYOR

APPROVAL: COUNTY ENGINEER STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER THIS DAY OF 2024.

COUNTY ENGINEER

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

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION THIS DAY OF 2024.

LAND DEVELOPMENT DIRECTOR

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL: STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS DAY OF A.D. 2024 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. 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: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 2024.

CLERK OF THE CIRCUIT COURT

DEDICATION: STATE OF FLORIDA, COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT COLLEGE PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "ONE COLLEGE PLACE II" TO BE MADE AND HEREBY DEDICATES TO THE OAK CREEK PRESERVE TOWNHOMES OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER, 1/4% COLLEGE PLACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., THE DRAINAGE EASEMENT SHOWN HEREON FOR THE PURPOSE INDICATED; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES INDICATED.

WITNESS PRINTED NAME: COLLEGE PLACE PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: CENTER STATE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER BY: HRB LAND INVESTMENTS, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS PRINTED NAME: BY: HAROLD R. BAXTER TITLE: MANAGER

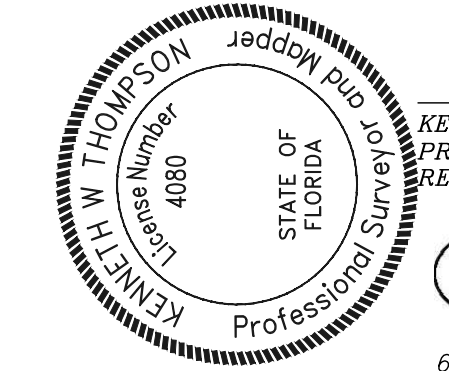
ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS DAY OF 2024, BY HAROLD R. BAXTER AS MANAGER (TITLE OF OFFICER) OF HRB LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF COLLEGE PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON 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 STATE THAT THIS PLAT OF "ONE COLLEGE PLACE II" 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 ALL P.C.P.'S, AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.



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



6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813 (863) 904-4599 - kthompson@platinumsurveying.com STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135 KENNETH W. THOMPSON REGISTRATION NO. 4080

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.

NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK
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
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
PCS = 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:

- BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 24 EAST HAVING A GRID BEARING OF NORTH 89°55'13" EAST BETWEEN FIELD MONUMENTATION.
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.
THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-8135" - UNLESS OTHERWISE NOTED.
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.
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).
THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0485 G, EFFECTIVE DATE OF 12/22/2016.
THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO THE COORDINATE VALUES PUBLISHED IN CERTIFIED CORNER RECORD #101735 FOR THE NORTHWEST CORNER OF SECTION 2 AND IN CERTIFIED CORNER RECORD #091821 FOR THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, BOTH IN TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "E 746" (PID D02022), BEING A STANDARD SURVEY DISK SET IN A CONCRETE MONUMENT STAMPED "E 746 2010"; PUBLISHED ELEVATION = 104.43, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
NOTICE: THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED IN PUBLIC RECORD AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

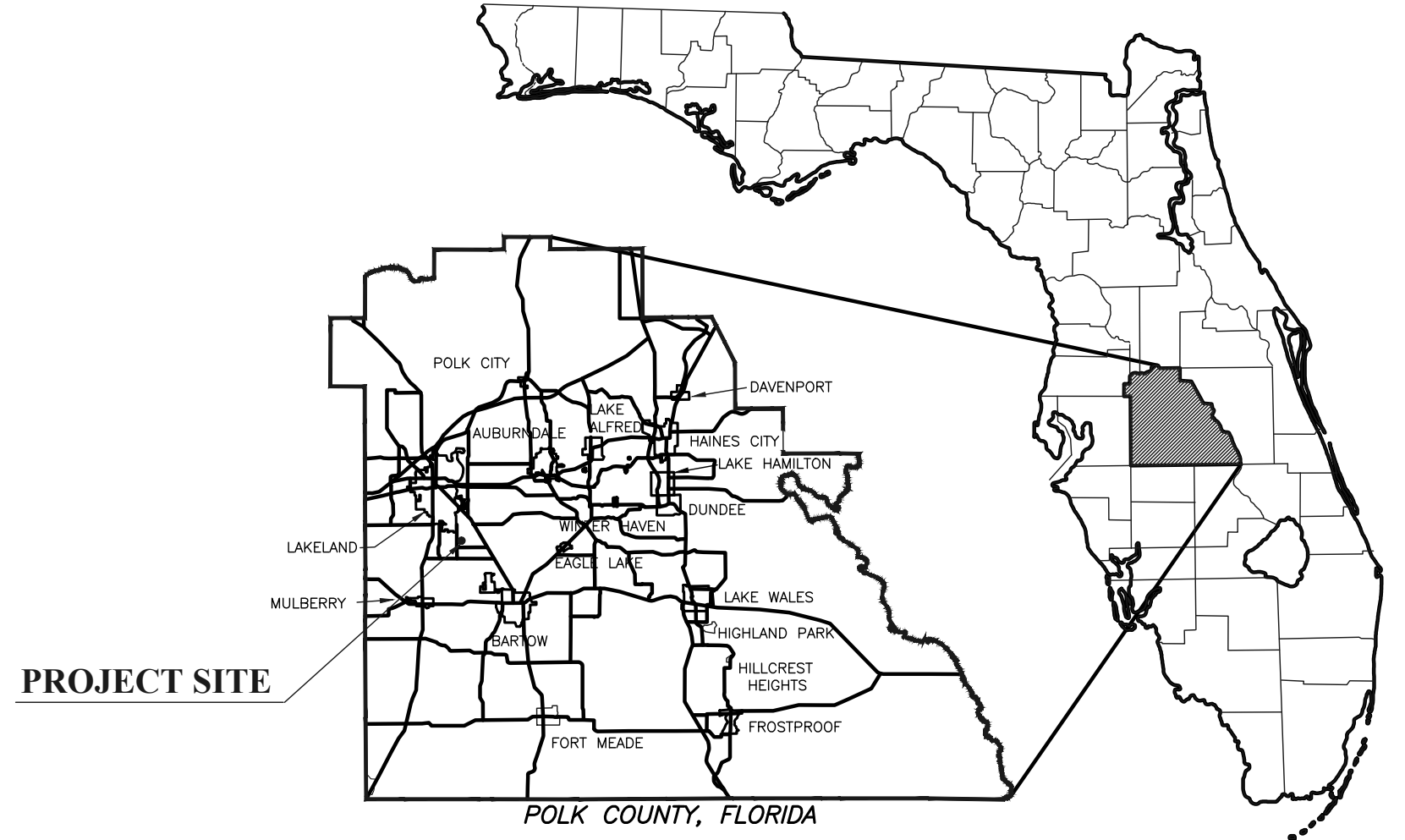
PRIVATE ROAD & MAINTENANCE NOTE:

MAINTENANCE OF THE PRIVATE ROADS, RIGHTS-OF-WAY AND TRACTS CONTAINED WITHIN THE ORIGINAL PLAT OF ONE COLLEGE PLACE, AS RECORDED IN PLAT BOOK 200, PAGES 1-4 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, REMAINS THE SOLE RESPONSIBILITY OF THE OAK CREEK PRESERVE TOWNHOMES OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER, F/K/A COLLEGE PLACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

SURVEYOR'S REPORT OF TITLE ISSUES:

- AS OF FEBRUARY 01, 2024, THE LANDS BEING PLATTED HEREON ARE AFFECTED BY THE FOLLOWING FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA:
1. MORTGAGE AND SECURITY AGREEMENT AND COLLATERAL ASSIGNMENT OF RENTS TO CENTENNIAL BANK FROM COLLEGE PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED MAY 26, 2021, RECORDED JUNE 2, 2021 IN OFFICIAL RECORDS BOOK 11741, PAGE 548. MORTGAGEE APPROVAL TO THE OWNER'S DEDICATION INCLUDED BELOW.
2. NOTICE OF FUTURE ADVANCE, MODIFICATION OF MORTGAGE AND PROMISSORY NOTE AND LOAN DOCUMENT, TO CENTENNIAL BANK FROM COLLEGE PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED NOVEMBER 6, 2022, RECORDED DECEMBER 20, 2022 IN OFFICIAL RECORDS BOOK 12924, PAGE 2001. MORTGAGEE APPROVAL TO THE OWNER'S DEDICATION INCLUDED BELOW.
3. STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM TO CENTENNIAL BANK FROM COLLEGE PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JUNE 2, 2021 IN OFFICIAL RECORDS BOOK 11741, PAGE 564. CANNOT BE GRAPHICALLY SHOWN.
4. CONSENSUAL LIEN FOR DEPOSIT FROM COLLEGE PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO MARONDA HOMES, LLC OF FLORIDA, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JULY 22, 2022 IN OFFICIAL RECORDS BOOK 12349, PAGE 1714. LIENHOLDER APPROVAL TO THE OWNER'S DEDICATION INCLUDED BELOW.
5. ALL MATTERS CONTAINED ON THE PLAT OF ONE COLLEGE PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 200, PAGES 1 THROUGH 4. ALL ADJOINING PLATTED EASEMENTS ARE GRAPHICALLY SHOWN.
6. RIGHT OF ENTRY AND HOLD HARMLESS AGREEMENT FOR DEBRIS REMOVAL ON FUTURE PRIVATE ROADS AND RIGHTS-OF-WAY TO POLK COUNTY, FLORIDA RECORDED FEBRUARY 1, 2022 IN OFFICIAL RECORDS BOOK 12098, PAGE 1020. CANNOT BE GRAPHICALLY SHOWN. BLANKET IN NATURE.
7. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ONE COLLEGE PLACE RECORDED JULY 13, 2023 IN OFFICIAL RECORDS BOOK 12760, PAGE 985; FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ONE COLLEGE PLACE RECORDED AUGUST 31, 2023 IN OFFICIAL RECORDS BOOK 12821, PAGE 994; AND ARTICLES OF AMENDMENT RECORDED AUGUST 31, 2023 IN OFFICIAL RECORDS BOOK 12821, PAGE 991. BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.
8. INTERCREDITOR AND LENDER RECOGNITION AGREEMENT BETWEEN CENTENNIAL BANK, MARONDA HOMES, LLC OF FLORIDA AND COLLEGE PLACE PROPERTIES, LLC DATED JULY 20, 2022, RECORDED JULY 22, 2022 IN OFFICIAL RECORDS BOOK 12349, PAGE 1718. CANNOT BE GRAPHICALLY SHOWN.
9. FIRST AMENDMENT TO INTERCREDITOR AND LENDER RECOGNITION AGREEMENT BETWEEN CENTENNIAL BANK, MARONDA HOME, LLC OF FLORIDA AND COLLEGE PLACE PROPERTIES, LLC DATED DECEMBER 14, 2022, RECORDED DECEMBER 20, 2022 IN OFFICIAL RECORDS BOOK 12324, PAGE 2009. CANNOT BE GRAPHICALLY SHOWN.
10. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED FEBRUARY 23, 2022 IN OFFICIAL RECORDS BOOK 12129, PAGE 1469. CANNOT BE GRAPHICALLY SHOWN.

THIS PLAT LIES WITHIN A PRIVATE ROAD SUBDIVISION



VICINITY MAP NOT TO SCALE

MORTGAGEE APPROVAL

STATE OF FLORIDA, COUNTY OF POLK KNOW ALL MEN BY THESE PRESENTS THAT CENTENNIAL BANK, MORTGAGEE OF THE LANDS SHOWN HEREON DOES HEREBY CONSENT TO AND JOIN WITH THE OWNER'S DEDICATION AS STATED HEREON.

WITNESS PRINTED NAME: CENTENNIAL BANK

WITNESS PRINTED NAME: BY: MELISSA OVERTON TITLE: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

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 MELISSA OVERTON, AS SENIOR VICE PRESIDENT (TITLE OF OFFICER) OF CENTENNIAL BANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC PRINTED NAME:

MY COMMISSION EXPIRES:

LIENHOLDER APPROVAL

STATE OF FLORIDA, COUNTY OF POLK KNOW ALL MEN BY THESE PRESENTS THAT MARONDA HOMES LLC OF FLORIDA, A FLORIDA LIMITED LIABILITY COMPANY, HOLDER OF THAT CERTAIN CONSENSUAL LIEN RECORDED IN OFFICIAL RECORDS BOOK 12349, PAGE 1714 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN WITH THE OWNER'S DEDICATION AS STATED HEREON.

WITNESS PRINTED NAME: MARONDA HOMES, LLC OF FLORIDA A FLORIDA LIMITED LIABILITY COMPANY

WITNESS PRINTED NAME: BY: SCOTT HOWARD TITLE: PRESIDENT

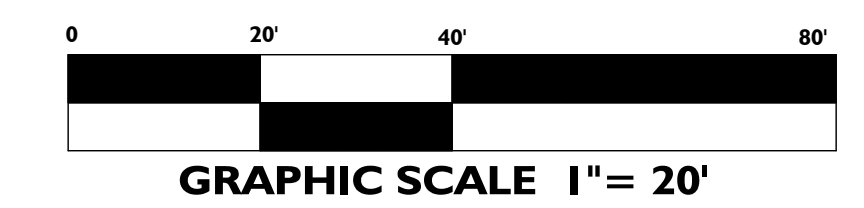
ACKNOWLEDGEMENT:

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 SCOTT HOWARD, AS PRESIDENT (TITLE OF OFFICER) OF MARONDA HOMES, LLC OF FLORIDA, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC PRINTED NAME:

MY COMMISSION EXPIRES:

STATE ACTIVE/CENTER STATE DEVELOPMENT/ONE COLLEGE PLACE II - LOTS 37-44 repair/02-06-2024.dwg/28/2024 8:12 AM, Ken Thompson



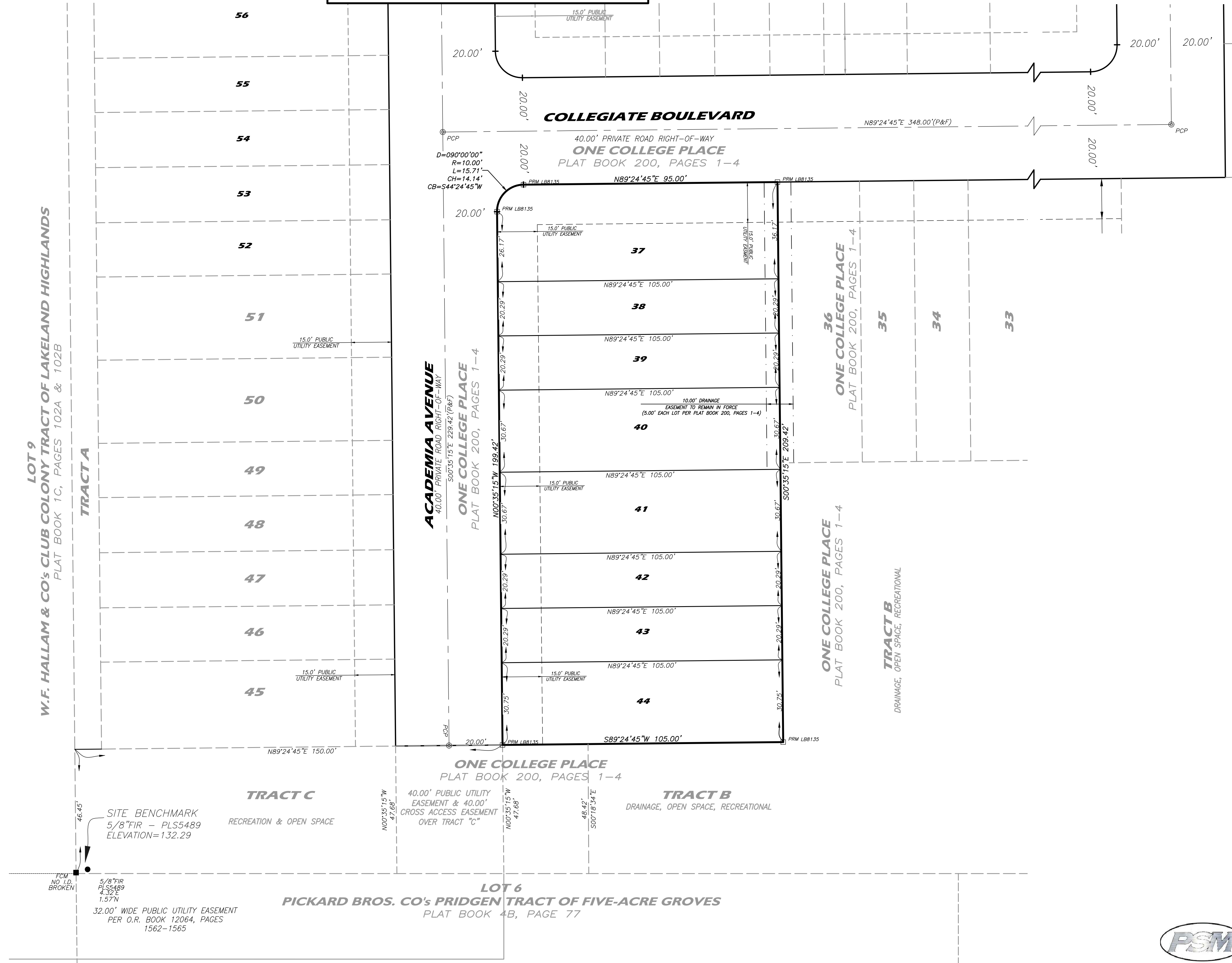
ONE COLLEGE PLACE II

A REPLAT OF LOTS 37 THROUGH 44, INCLUSIVE OF ONE COLLEGE PLACE, IN SECTION 02, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 200, PAGES 1-4 OF THE PUBLIC RECORDS OF POLK COUNTY, STATE OF FLORIDA.

- 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
 - 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
 - R/W = RIGHT-OF-WAY
 - CONC. = CONCRETE
 - D/Δ = 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

- SURVEYOR'S NOTES:**
1. BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 24 EAST HAVING A GRID BEARING OF NORTH 89°55'13" EAST 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 PK-NAIL AND 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 (2b).
 8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0485 G, EFFECTIVE DATE OF 12/22/2016.
 9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO THE COORDINATE VALUES PUBLISHED IN CERTIFIED CORNER RECORD #101735 FOR THE NORTHWEST CORNER OF SECTION 2 AND IN CERTIFIED CORNER RECORD #094821 FOR THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, BOTH IN TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.
 10. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "E 746" (RD 002022), BEING A STANDARD SURVEY DISK SET IN A CONCRETE MONUMENT STAMPED "E 746 2010", PUBLISHED ELEVATION = 104.43, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 11. NOTICE: THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED IN PUBLIC RECORD AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

PRIVATE ROAD & MAINTENANCE NOTE:
MAINTENANCE OF THE PRIVATE ROADS, RIGHTS-OF-WAY AND TRACTS CONTAINED WITH THE ORIGINAL PLAT OF ONE COLLEGE PLACE, AS RECORDED IN PLAT BOOK 200, PAGES 1-4 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, REMAINS THE SOLE RESPONSIBILITY OF THE OAK CREEK PRESERVE TOWNHOMES OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER, F/K/A COLLEGE PLACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.



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.

S:\ACTIVE\INTERSTATE DEVELOPMENT\ONE COLLEGE PLACE II - LOTS 37-44.dwg, 2/6/2024 9:08 AM, Ken Thompson