

NOTES AND LEGEND

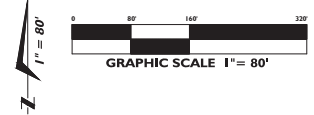
- PCP = PERMANENT CONTROL POINT - SET PK NAIL & DISK
- PRM = PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT ON 1" WOOD
- FCM = FOUND CONCRETE MONUMENT AS NOTED
- FIR = FOUND IRON ROD AS NOTED
- FIP = FOUND IRON PIPE AS NOTED
- ▲ FRS = FOUND RAILROAD SPIKE AS NOTED
- ⊙ = CURVE - SEE CURVE DATA
- 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
- N&D = NAIL AND DISK
- △ = AND
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- (N/S) = NUMBER
- LD = IDENTIFICATION
- LSR = OFFICIAL RECORDS
- FB = PLAT BOOK
- P = PAGES
- PK = PARSER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (T) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- ± = MORE OR LESS / PLUS OR MINUS

PINE POINTE AT ASTONIA

A PLAT OF A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, STATE OF FLORIDA

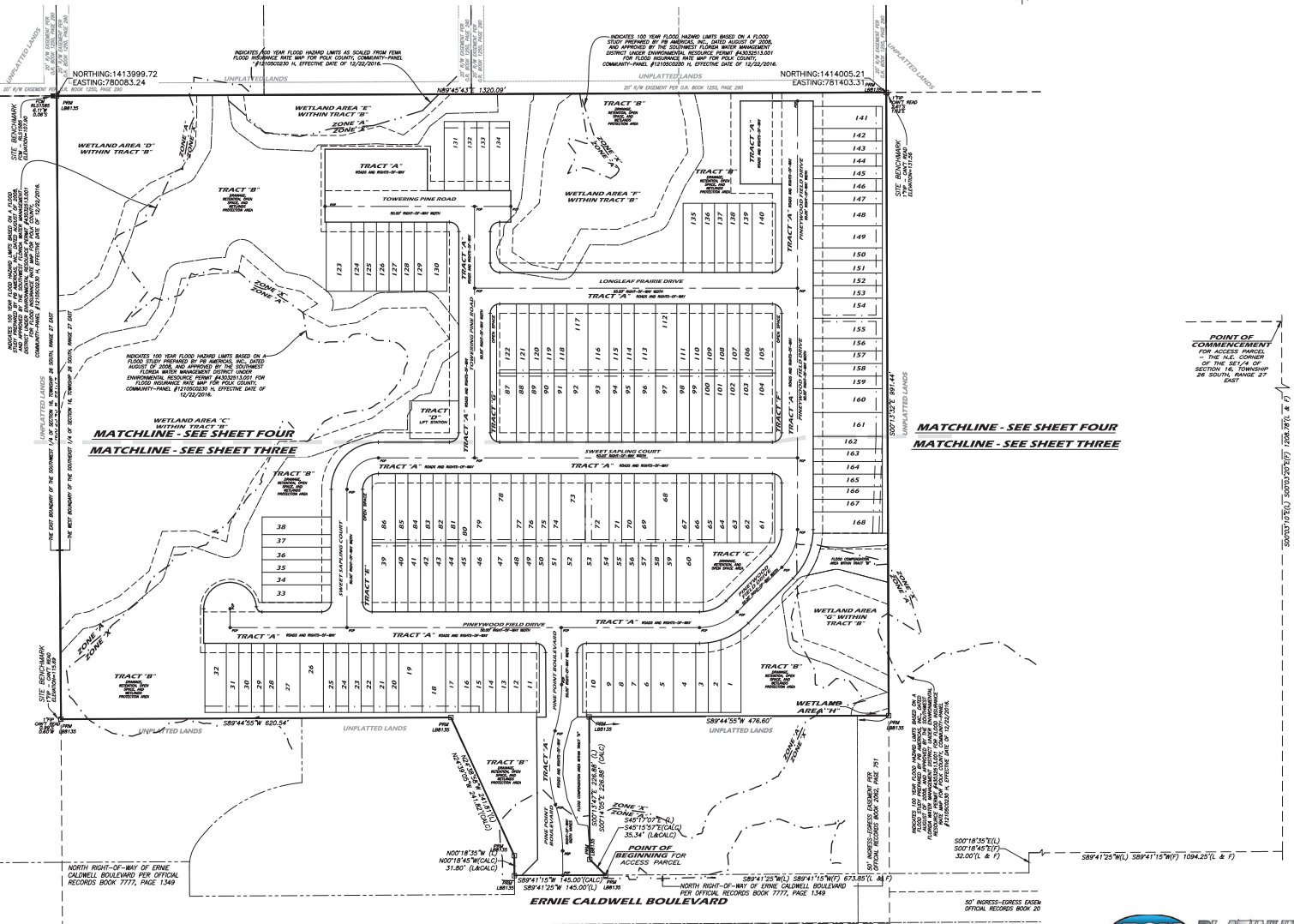
KEY MAP AND OVERALL BOUNDARY

PLAT BOOK PAGE
SHEET 2 OF 4



SURVEYOR'S NOTES:

- BEARINGS BASED ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 27, RANGE 27 EAST HAVING A GRID BEARING OF S89°45'34" W BETWEEN FIELD MONUMENTATION.
- UNLESS OTHERWISE NOTED, A 5/8" IRON ROD AND CAP "18-8157" MONUMENTATION SET AT ALL CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PIN OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- PLAT'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISK "18-8157" - 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 (INCLUDING IN THE RETENTION AREAS AND DRAINAGE SWALES) WITHIN THEIR RESPECTIVE LOT AND THIS DESIGN IS TO BE LEFT UNCHANGED.
- ALL PLATTED UTILITY EXAMINERS SHALL ALSO BE RESPONSIBLE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 377.591 (S8).
- THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A" & "C" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 121050230 N, EFFECTIVE DATE OF 12/22/2016.
- COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DENOTED 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-1/C 695 NETWORK ESTABLISHED AND MAINTAINED BY LEUKEMANN CORPORATION.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "7441" (100-FOOT BENCH MARK - STANFORD FLORIDA GOVERNMENT CENTER ENVIRONMENTAL PROTECTION SURVEY CONTROL POINT "744" 2716.95) IN A ROUND CONCRETE MONUMENT IN THE WEST RIGHT-OF-WAY OF COUNTY ROAD 847 AT ROAD LINE, PUBLISHED ELEVATION = 111.16 NORTH AMERICAN DATUM OF 1983 (NAD83). THE MONUMENT WAS RELOCATED REFERENCED TO NATIONAL GEODETIC SURVEY CONTROL POINT "744" (PD-IN1171), PUBLISHED ELEVATION = 111.12 Meters VERSUS FIELD ELEVATION = 111.10 (-0.02).

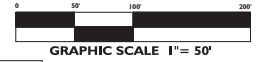


NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY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

PINE POINTE AT ASTONIA

A PLAT OF A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16,
TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, STATE OF FLORIDA

PLAT BOOK PAGE
SHEET 3 OF 4



NOTES AND LEGEND

- PCP = PERMANENT CONTROL POINT - SET PK NAIL & DISK
- PRM = PERMANENT REFERENCE MONUMENT - SET
- FCM = FOUND CONCRETE MONUMENT AS NOTED
- FIR = FOUND IRON ROD AS NOTED
- FIP = FOUND IRON PIPE AS NOTED
- ARS = FOUND RAILROAD SPIKE AS NOTED
- C = CURVE - SEE CURVE DATA
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (L) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- (C) = MORE OR LESS / PLUS OR MINUS

- 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
- NAD = NAIL AND DISK
- ▲ = ANGLE
- (RAD) = RADIAL
- (W) = NON-RADIAL
- NO./# = NUMBER
- LID = IDENTIFICATION
- O.A. = OFFICIAL RECORDS
- PK = PLAT BOOK
- PG = PAGE
- PGS = PAGES

SURVEYOR'S NOTES:

- BEARINGS BASED ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17A OF SECTION 8, TOWNSHIP 27, RANGE 27 EAST HAVING A GRID BEARING OF N89°45'34"W 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 179, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISK "LB-8135" - UNLESS OTHERWISE NOTED.

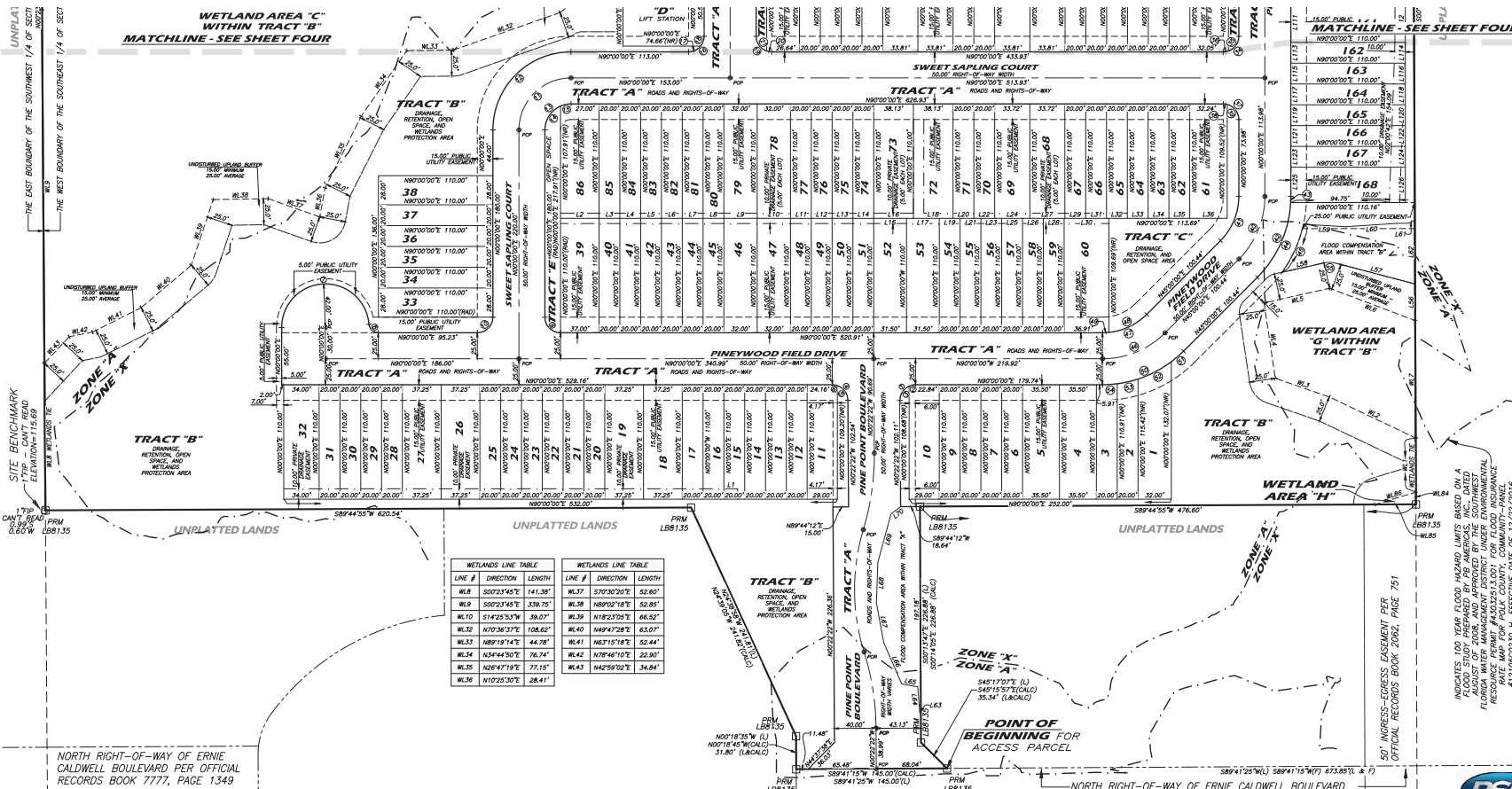
SURVEYOR'S NOTES: (CONTINUED)

- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STAGNANT WATER WHEN CONDITIONS DEGRADE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (TREES) 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 CONNECTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (CFL).
- THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "X" & "Y" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 1210502030 H, EFFECTIVE DATE OF 12/22/2016.
- COORDINATES SHOWN HEREIN, IF ANY, AND BEARINGS DEPICTED HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83) WITH AN ELEVATION OF 1011.1 FEET. COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY ELDORADO CORPORATION.
- ELEVATIONS SHOWN HEREIN ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "244" (PK-00815) IN SECTION 8, TOWNSHIP 27, RANGE 27 EAST HAVING A GRID BEARING OF N89°45'34"W. POINT "244" HAS A GRID ELEVATION OF 116.14 FEET. NATIONAL GEODETIC SURVEY CONTROL POINT "744" (PK-00815) HAS A GRID ELEVATION OF 116.14 FEET. NATIONAL GEODETIC SURVEY CONTROL POINT "744" (PK-00815) HAS A GRID ELEVATION OF 116.14 FEET. NATIONAL GEODETIC SURVEY CONTROL POINT "744" (PK-00815) HAS A GRID ELEVATION OF 116.14 FEET.

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	080°22'32"	15.00'	23.66'	21.28'	S44°44'49"W
2	02°41'52"	15.00'	6.35'	6.30'	S77°52'14"W
3	066°06'49"	15.00'	17.31'	16.36'	S32°41'03"W
4	089°33'58"	15.00'	23.46'	21.14'	N45°11'11"W
5	070°48'29"	15.00'	18.54'	17.38'	N35°44'36"W
6	018°49'09"	15.00'	4.93'	4.90'	N82°35'25"W
7	175°35'18"	42.00'	128.71'	83.94'	S87°47'39"W
8	085°30'18"	8.90'	13.20'	12.10'	S47°02'46"W
9	080°00'00"	15.00'	23.56'	21.21'	S49°00'00"W
10	080°00'00"	15.00'	23.56'	21.21'	S49°00'00"W
11	080°00'00"	15.00'	23.56'	21.21'	S49°00'00"W
12	080°00'00"	15.00'	23.56'	21.21'	S49°00'00"W
13	080°00'00"	15.00'	23.56'	21.21'	S49°00'00"W
14	066°23'19"	25.00'	28.88'	27.39'	S33°12'39"W
15	02°37'34"	25.00'	10.29'	10.22'	S78°12'39"W

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
16	080°00'00"	15.00'	23.56'	21.21'	N40°00'00"E
17	051°02'19"	15.00'	13.36'	12.92'	N64°28'50"E
18	038°57'41"	15.00'	10.20'	10.00'	N19°28'50"E
19	080°00'00"	15.00'	23.56'	21.21'	S49°00'00"E
20	018°54'38"	15.00'	4.95'	4.93'	S82°32'41"E
21	071°05'52"	15.00'	16.61'	17.44'	S35°34'41"E
22	080°00'00"	15.00'	23.56'	21.21'	N40°00'00"E
23	070°42'48"	15.00'	18.51'	17.26'	N39°12'24"E
24	019°17'12"	15.00'	5.05'	5.03'	N82°12'24"E
25	000°04'22"	110.00'	15.48'	15.48'	N49°02'56"E
26	018°52'50"	110.00'	36.24'	36.24'	N62°30'37"E
27	019°41'50"	110.00'	20.53'	20.50'	N77°12'32"E
28	007°21'37"	110.00'	14.13'	14.12'	N81°10'11"E
29	027°16'16"	25.00'	11.90'	11.79'	N69°58'24"E

LINE #	DIRECTION	LENGTH
L1	N40°00'00"E	13.23'
L2	N40°00'00"E	37.00'
L3	N40°00'00"E	20.00'
L4	N40°00'00"E	20.00'
L5	N40°00'00"E	20.00'
L6	N40°00'00"E	20.00'
L7	N40°00'00"E	20.00'
L8	N40°00'00"E	20.00'
L9	N40°00'00"E	32.00'
L10	N40°00'00"E	32.00'
L11	N40°00'00"E	20.00'
L12	N40°00'00"E	20.00'
L13	N40°00'00"E	20.00'
L14	N40°00'00"E	20.00'
L15	N40°00'00"E	31.50'
L16	N40°00'00"E	38.13'
L17	N40°00'00"E	31.50'
L18	N40°00'00"E	38.13'
L19	N40°00'00"E	20.00'
L20	N40°00'00"E	20.00'
L21	N40°00'00"E	20.00'
L22	N40°00'00"E	20.00'
L23	N40°00'00"E	20.00'
L24	N40°00'00"E	33.72'
L25	N40°00'00"E	20.00'
L26	N40°00'00"E	20.00'
L27	N40°00'00"E	33.72'
L28	N40°00'00"E	20.00'
L29	N40°00'00"E	20.00'
L30	N40°00'00"E	43.00'
L31	N40°00'00"E	20.00'
L32	N40°00'00"E	20.00'
L33	N40°00'00"E	20.00'
L34	N40°00'00"E	20.00'
L35	N40°00'00"E	20.00'
L36	N40°00'00"E	36.00'
L37	N40°13'32"W	35.17'
L38	N40°13'32"W	78.55'
L39	N40°13'32"W	48.84'
L40	N40°13'32"W	42.40'
L41	N40°13'32"W	50.02'
L42	N40°13'32"W	6.67'
L43	N40°13'32"W	1.14'
L44	S04°23'21"E	24.07'
L45	S04°23'21"E	15.53'
L46	S32°35'28"E	43.48'
L47	S12°25'40"E	38.81'
L48	S01°59'17"E	38.81'
L49	S15°12'45"W	48.30'
L50	S52°24'43"W	11.65'
L51	S00°00'00"E	38.00'
L52	N40°00'00"E	38.00'
L53	S00°00'00"E	20.00'
L54	S00°00'00"E	20.00'
L55	S00°00'00"E	20.00'
L56	S00°00'00"E	20.00'
L57	S00°00'00"E	20.00'
L58	S00°00'00"E	20.00'
L59	S00°00'00"E	20.00'
L60	S00°00'00"E	20.00'
L61	S00°00'00"E	20.00'
L62	S00°00'00"E	20.00'
L63	S00°00'00"E	20.00'
L64	S00°00'00"E	20.00'
L65	S00°00'00"E	20.00'
L66	S00°00'00"E	20.00'
L67	S00°00'00"E	20.00'
L68	S00°00'00"E	20.00'
L69	S00°00'00"E	20.00'
L70	S00°00'00"E	20.00'
L71	S00°00'00"E	20.00'
L72	S00°00'00"E	20.00'
L73	S00°00'00"E	20.00'
L74	S00°00'00"E	20.00'
L75	S00°00'00"E	20.00'
L76	S00°00'00"E	20.00'



LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
WL.8	S00°23'45"E	141.38'	WL.7	S77°30'20"E	52.60'
WL.9	S00°23'45"E	339.75'	WL.8	N89°02'18"E	52.85'
WL.10	S14°25'53"W	39.07'	WL.9	N18°23'00"E	66.52'
WL.12	N70°36'37"E	108.62'	WL.40	N49°47'28"E	63.07'
WL.13	N89°19'14"E	44.78'	WL.41	N63°15'18"E	52.44'
WL.14	N34°44'50"E	76.74'	WL.42	N78°46'10"E	22.90'
WL.15	N26°47'19"E	77.15'	WL.43	N42°59'02"E	34.84'
WL.16	N10°23'30"E	28.41'			

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT. THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PSM PLATINUM
SURVEYING & MAPPING
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HEATHER M. THOMPSON
REGISTRATION NO. 4080

