

MAMMOTH GROVE SOUTH

PLAT BOOK: _____ PAGE: _____

SHEET 1 of 3

SECTION 35, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA. BEING A REPLAT OF LOTS 23, 24 & 25 BLOCK 18 AND LOTS 11,12,13, & 14, BLOCK 19, FIRST PLAT OF TEMPLETOWN GROVES AND VILLA LOTS, PLAT BOOK 6, PAGE 57, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Legal Description:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, 500°30'27"E A DISTANCE OF 1330.48 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF MAMMOTH GROVE ROAD, ALSO BEING THE NORTHWEST CORNER OF LOT 11, FIRST PLAT OF TEMPLETOWN GROVES AND VILLA LOTS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID WEST LINE OF THE NORTHWEST 1/4 AND WEST LINE OF LOT 11, 500°30'27"E A DISTANCE OF 1277.06 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED BY CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5101, PAGE 487, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID NORTH LINE THE FOLLOWING SEVEN COURSES: (1) N89°48'37"E A DISTANCE OF 950.98 FEET; (2) S00°11'07"E A DISTANCE OF 34.83 FEET; (3) N89°48'27"E A DISTANCE OF 1586.43 FEET; (4) S00°10'30"E A DISTANCE OF 59.01 FEET; (5) N89°47'40"E A DISTANCE OF 155.35 FEET; (6) N00°02'23"E A DISTANCE OF 58.97 FEET; (7) N89°48'31"E A DISTANCE OF 1251.01 FEET TO THE WEST RIGHT OF WAY LINE OF SAID MAMMOTH GROVE ROAD. RUN THENCE ALONG SAID WEST RIGHT OF WAY LINE N00°10'18"W A DISTANCE OF 5.73 FEET TO THE SOUTHEAST CORNER OF LOT 30 OF SAID FIRST PLAT OF TEMPLETOWN GROVES AND VILLA LOTS; THENCE ALONG THE SOUTH LINE OF SAID LOT 30, S89°45'27"W A DISTANCE OF 1292.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE ALONG THE WEST LINE OF SAID LOT 30, N00°25'44"W A DISTANCE OF 330.84 FEET TO THE NORTHWEST CORNER LOT SAID LOT 30; THENCE ALONG THE NORTH LINE OF SAID LOT 30, ALSO BEING THE SOUTH LINE OF LOTS 23, 24, AND 25 OF SAID FIRST PLAT OF TEMPLETOWN GROVES AND VILLA LOTS, N89°48'09"E A DISTANCE OF 1293.48 FEET TO SAID WEST RIGHT OF WAY LINE OF MAMMOTH GROVE ROAD AND THE NORTHEAST CORNER OF LOT 30, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 25; RUN THENCE ALONG SAID WEST RIGHT OF WAY LINE AND EAST LINE OF LOT 25, N00°10'18"W A DISTANCE OF 803.49 FEET; CONTINUE THENCE ALONG THE APPARENT RIGHT OF WAY LINE OF MAMMOTH GROVE ROAD, SAID LINE RUNNING PARALLEL AND 15 FOOT OFFSET FROM THE CENTERLINE OF MAMMOTH GROVE ROAD; THENCE ALONG SAID APPARENT RIGHT OF WAY LINE, THE FOLLOWING THREE COURSES: (1) N04°58'36"W A DISTANCE OF 76.35 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET; (2) DELTA ANGLE OF 83°48'56", A CHORD WHICH BEAR N46°53'03"W A CHORD DISTANCE OF 140.27 FEET; (2) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 153.60 FEET; (3) N88°47'31"W A DISTANCE OF 41.66 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 25; RUN THENCE ALONG THE NORTH LINE OF SAID LOTS 23, 24, AND 25, AND SOUTH RIGHT OF WAY OF MAMMOTH GROVE ROAD, S89°46'57"W A DISTANCE OF 1147.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF MAMMOTH GROVE ROAD, S89°48'34"W A DISTANCE OF 1326.81 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID FIRST PLAT OF TEMPLETOWN GROVES AND VILLA LOTS; CONTINUE THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF LOTS 11 - 14 OF SAID FIRST PLAT OF TEMPLETOWN GROVES AND VILLA LOTS, S89°48'34"W A DISTANCE OF 1326.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONTAINED IN THE STIPULATED ORDERS OF TAKING RECORDED IN O.R. BOOK 12969, PAGE 1251; O.R. BOOK 12969, PAGE 1369; O.R. BOOK 13046, PAGE 2002; AND O.R. BOOK 13051, PAGE 704, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Surveyor's Notes:

- Bearings based on Florida State Plane Coordinate System, Florida West Zone, NAD 83, 2011 adjustment for the West line of the Northwest 1/4 of Section 35, Township 29 South, Range 28 East, being 500°30'27"E.
- The elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD'88)
- 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, easements, encumbrances that are not shown on this plat that may be found in the public records of this county.
- The lands shown hereon are subject to the at Florida Power Corporation Easement recorded in Official Records Book 1724, Page 276, and Official Records Book 1726, Page 1027, Public Records of Polk County, as shown on this map.
- Lot 10 of the land shown hereon is affected by that Well and Easement Agreement recorded in Official Records Book 1728, Page 1057, together with Amendment recorded in Official Records Book 1786, Page 1519, Public Records of Polk County, Florida.
- The lands shown hereon are not subject to that Agreement recorded in Official Records Book 7543, Page 566, Public Records of Polk County, Florida. Said Agreement was executed by Dedicator UPCO, Inc. but the property line described in agreement does not lie within the bounds of the lands described hereon, lying on the East line of Section 35.

COUNTY COMMISSIONERS CONDITIONAL APPROVAL: STATE OF FLORIDA COUNTY OF POLK

This Plat is conditionally approved this ____ day of _____, A.D., 2025 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: ATTEST:

By: _____ Chairperson By: _____ 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 procedures adopted by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS: ATTEST:

By: _____ Chairperson By: _____ Clerk

DEDICATION STATE OF FLORIDA COUNTY OF POLK

KNOW ALL PERSONS BY THESE PRESENTS, that UPCO, Inc., a Florida Profit Corporation, is the lawful owner of the lands described in this MAMMOTH GROVE SOUTH plat has caused this Plat to be made and hereby dedicates Tract A to the public for right of way.

UPCO, Inc.

By: _____
Lawrence C. Updike, Director

Witness sign _____

Witness print _____

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 Lawrence C. Updike, Director of UPCO, Inc., on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL) Notary Public _____

Print Name _____

My Commission Expires _____

DEDICATION STATE OF FLORIDA COUNTY OF POLK

KNOW ALL PERSONS BY THESE PRESENTS, that Alcoma Properties LTD., a Florida Limited Partnership, is the lawful owner of the lands described in this MAMMOTH GROVE SOUTH plat has caused this Plat to be made and hereby dedicates Tract A to the public for right of way.

Alcoma Properties, LTD
By: Updike Enterprises, Inc., General Partner

By: _____
Lawrence C. Updike, Director

Witness sign _____

Witness print _____

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 Lawrence C. Updike, Director of Updike Enterprises, Inc., General Partner of Alcoma Properties, LTD., on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL) Notary Public _____

Print Name _____

My Commission Expires _____

LAND DEVELOPMENT DIVISION APPROVAL: STATE OF FLORIDA COUNTY OF POLK

This plat is hereby approved by the Polk County Land Development Division.

By: _____ Land Development Division Director Date: _____

POLK COUNTY ENGINEER APPROVAL: STATE OF FLORIDA COUNTY OF POLK

This plat is hereby approved by the Polk County Engineer.

By: _____ County Engineer Date: _____

CLERK OF CIRCUIT COURT: STATE OF FLORIDA COUNTY OF POLK

I, Stacy M. Butterfield, Clerk of Circuit Court of Polk County, Florida, do hereby certify that this plat

has been approved for recording on this ____ day of _____, A.D., 2025.

Clerk of Circuit Court

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.

RICHARD M. "MIKE" BENTON, PSM DATE
FLORIDA LICENSE #6369

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat is a true and correct representation of the lands surveyed and that the plat was prepared under my direction and supervision and complies with the requirements of chapter 177, Florida statutes and that permanent reference monuments have been set in accordance with the requirements of said chapter 177.

ROBERT E. LAZENBY, IV, PSM DATE
FLORIDA LICENSE #6369
BASEPOINT SURVEYING, INC.
LICENSED BUSINESS #8112



MAMMOTH GROVE SOUTH

SECTION 35, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA. BEING A REPLAT OF LOTS 23, 24 & 25 BLOCK 18 AND LOTS 11, 12, 13, & 14, BLOCK 19, TEMPLETOWN GROVES AND VILLA LOTS, PLAT BOOK 6, PAGE 57, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

LINE #	LENGTH	BEARING
W1	31.21'	S29° 20' 16"E
W2	30.44'	S45° 55' 32"W
W3	35.11'	N75° 13' 50"W
W4	32.24'	N18° 55' 51"W
W5	17.39'	N10° 27' 58"E
W6	16.87'	N57° 09' 30"E
W7	37.85'	S62° 46' 45"E

LINE #	LENGTH	BEARING
W8	54.61'	N65° 01' 10"W
W9	55.91'	N44° 34' 19"W
W10	40.09'	N42° 11' 40"W
W11	66.81'	N40° 36' 24"W
W12	62.29'	N15° 52' 29"W
W13	28.00'	N15° 50' 06"E
W14	50.06'	N68° 01' 33"E

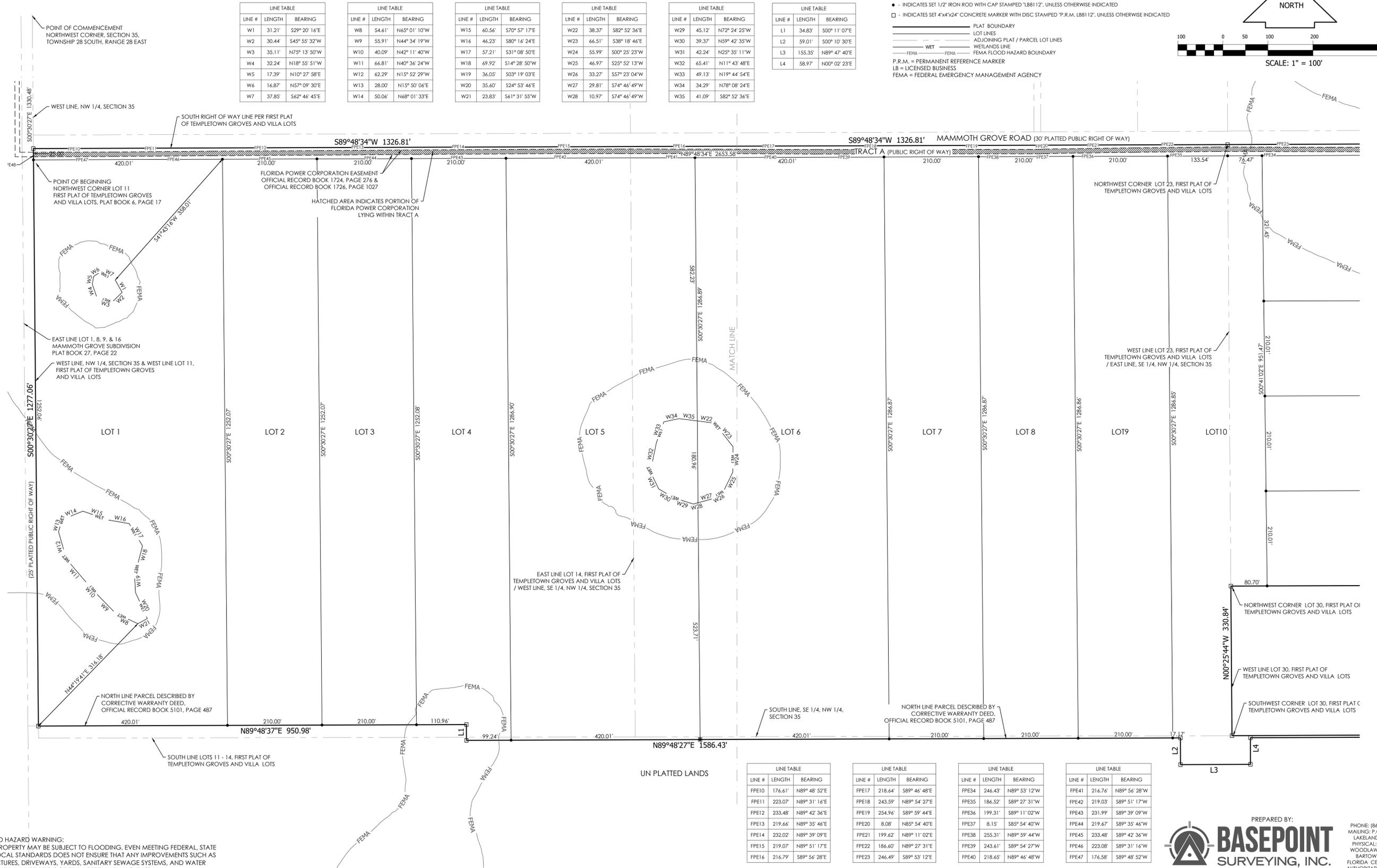
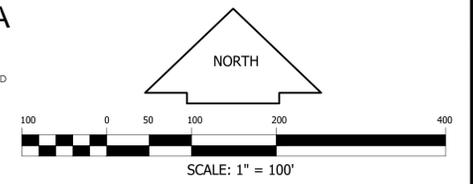
LINE #	LENGTH	BEARING
W15	60.56'	S70° 57' 17"E
W16	46.23'	S80° 16' 24"E
W17	57.21'	S31° 08' 50"E
W18	69.92'	S14° 28' 50"W
W19	36.05'	S03° 19' 03"E
W20	35.60'	S24° 53' 46"E
W21	23.83'	S61° 31' 55"W

LINE #	LENGTH	BEARING
W22	38.37'	S82° 52' 36"E
W23	66.51'	S38° 18' 46"E
W24	55.99'	S00° 25' 23"W
W25	46.97'	S25° 52' 13"W
W26	33.27'	S57° 23' 04"W
W27	29.81'	S74° 46' 49"W
W28	10.97'	S74° 46' 49"W

LINE #	LENGTH	BEARING
W29	45.12'	N72° 24' 25"W
W30	39.37'	N59° 42' 35"W
W31	42.24'	N25° 35' 11"W
W32	65.41'	N11° 43' 48"E
W33	49.13'	N19° 44' 54"E
W34	34.29'	N78° 08' 24"E
W35	41.09'	S82° 52' 36"E

LINE #	LENGTH	BEARING
L1	34.83'	S00° 11' 07"E
L2	59.01'	S00° 10' 30"E
L3	155.35'	N89° 47' 40"E
L4	58.97'	N00° 02' 23"E

- INDICATES SET 1/2" IRON ROD WITH CAP STAMPED 'LB8112', UNLESS OTHERWISE INDICATED
- INDICATES SET 4"x4"x24" CONCRETE MARKER WITH DISC STAMPED 'P.R.M. LB8112', UNLESS OTHERWISE INDICATED
- PLAT BOUNDARY
- LOT LINES
- ADJOINING PLAT / PARCEL LOT LINES
- WET WETLANDS LINE
- FEMA FEMA FLOOD HAZARD BOUNDARY
- P.R.M. = PERMANENT REFERENCE MARKER
- LB = LICENSED BUSINESS
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY



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.

LINE #	LENGTH	BEARING
FPE10	176.61'	N89° 48' 52"E
FPE11	223.07'	N89° 31' 16"E
FPE12	233.48'	N89° 42' 36"E
FPE13	219.66'	N89° 35' 46"E
FPE14	232.02'	N89° 39' 09"E
FPE15	219.07'	N89° 51' 17"E
FPE16	216.79'	S89° 56' 28"E

LINE #	LENGTH	BEARING
FPE17	218.64'	S89° 46' 48"E
FPE18	243.59'	N89° 54' 27"E
FPE19	254.96'	S89° 59' 44"E
FPE20	8.08'	N85° 54' 40"E
FPE21	199.62'	N89° 11' 02"E
FPE22	186.60'	N89° 27' 31"E
FPE23	246.49'	S89° 53' 12"E

LINE #	LENGTH	BEARING
FPE34	246.43'	N89° 53' 12"W
FPE35	186.52'	S89° 27' 31"W
FPE36	199.31'	S89° 11' 02"W
FPE37	8.15'	S85° 54' 40"W
FPE38	255.31'	N89° 59' 44"W
FPE39	243.61'	S89° 54' 27"W
FPE40	218.65'	N89° 46' 48"W

LINE #	LENGTH	BEARING
FPE41	216.76'	N89° 56' 28"W
FPE42	219.03'	S89° 51' 17"W
FPE43	231.99'	S89° 39' 09"W
FPE44	219.67'	S89° 35' 46"W
FPE45	233.48'	S89° 42' 36"W
FPE46	223.08'	S89° 31' 16"W
FPE47	176.58'	S89° 48' 52"W

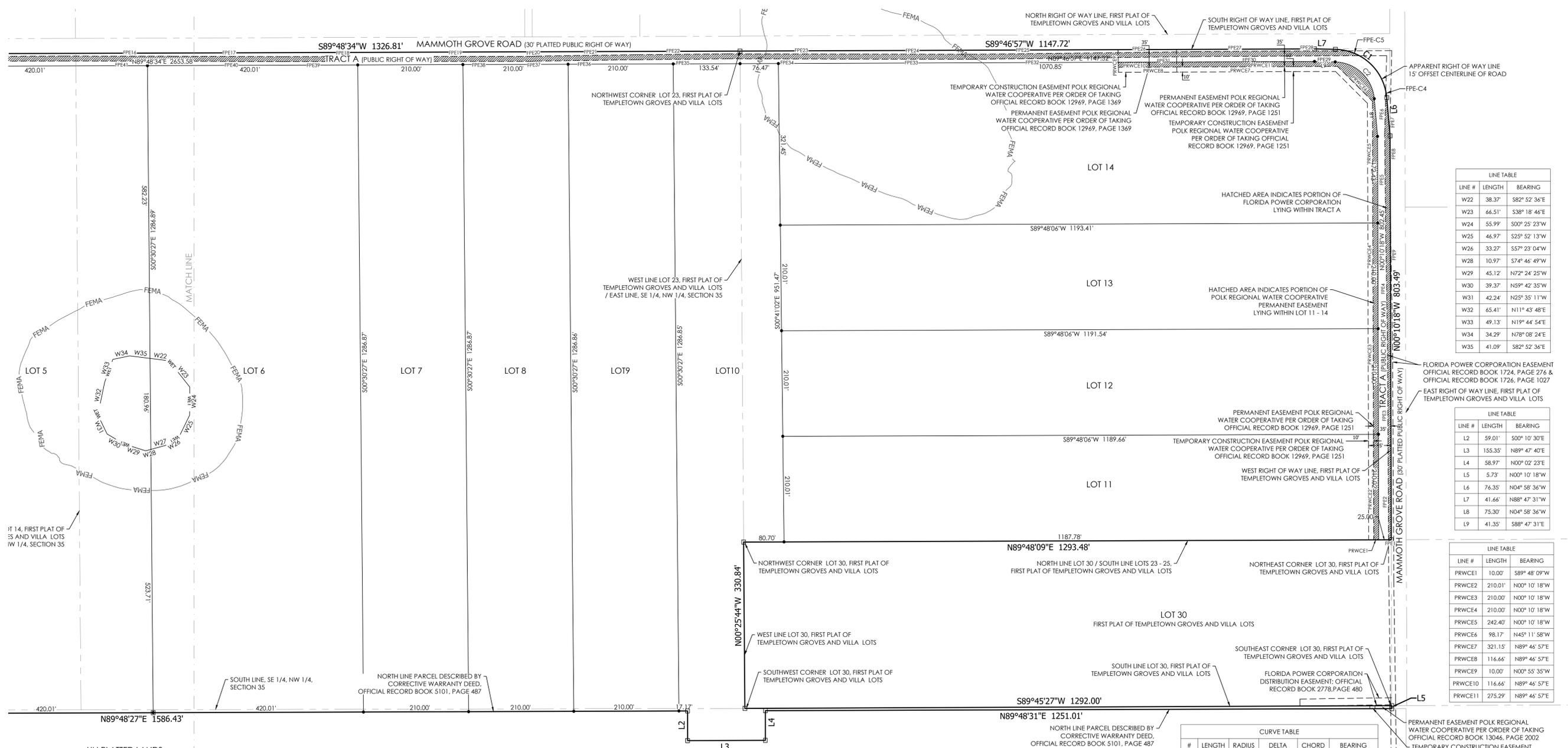
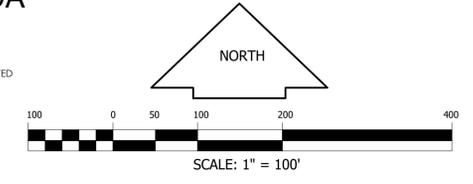
PREPARED BY:
BASEPOINT SURVEYING, INC.

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LAKELAND, FL 33807
PHYSICAL: 150 SOUTH
WOODLAWN AVENUE,
BARTOW, FL 33830
FLORIDA CERTIFICATE OF
AUTHORIZATION # LB 8112

MAMMOTH GROVE SOUTH

SECTION 35, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA. BEING A REPLAT OF LOTS 23, 24 & 25 BLOCK 18 AND LOTS 11, 12, 13, & 14, BLOCK 19, TEMPLETOWN GROVES AND VILLA LOTS, PLAT BOOK 6, PAGE 57, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

- INDICATES SET 1/2" IRON ROD WITH CAP STAMPED "LB8112", UNLESS OTHERWISE INDICATED
- INDICATES SET 4"x4"x2" CONCRETE MARKER WITH DISC STAMPED "P.R.M. LB8112", UNLESS OTHERWISE INDICATED
- PLAT BOUNDARY
- LOT LINES
- ADJOINING PLAT / PARCEL LOT LINES
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LINE #	LENGTH	BEARING
W22	38.37'	S82° 52' 36" E
W23	66.51'	S38° 18' 46" E
W24	55.99'	S00° 25' 23" W
W25	46.97'	S25° 52' 13" W
W26	33.27'	S57° 23' 04" W
W28	10.97'	S74° 46' 49" W
W29	45.12'	N72° 24' 25" W
W30	39.37'	N59° 42' 35" W
W31	42.24'	N25° 35' 11" W
W32	65.41'	N11° 43' 48" E
W33	49.13'	N19° 44' 54" E
W34	34.29'	N78° 08' 24" E
W35	41.09'	S82° 52' 36" E

LINE #	LENGTH	BEARING
L2	59.01'	S00° 10' 30" E
L3	155.35'	N89° 47' 40" E
L4	58.97'	N00° 02' 23" E
L5	5.73'	N00° 10' 18" W
L6	74.35'	N04° 58' 36" W
L7	41.66'	N88° 47' 31" W
L8	75.30'	N04° 58' 36" W
L9	41.35'	S88° 47' 31" E

LINE #	LENGTH	BEARING
PRWCE1	10.00'	S89° 48' 09" W
PRWCE2	210.01'	N00° 10' 18" W
PRWCE3	210.00'	N00° 10' 18" W
PRWCE4	210.00'	N00° 10' 18" W
PRWCE5	242.40'	N00° 10' 18" W
PRWCE6	98.17'	N45° 11' 58" W
PRWCE7	321.15'	N89° 46' 57" E
PRWCE8	116.66'	N89° 46' 57" E
PRWCE9	10.00'	N00° 55' 35" W
PRWCE10	116.66'	N89° 46' 57" E
PRWCE11	275.29'	N89° 46' 57" E

#	CURVE TABLE				
	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	153.60'	105.00'	083° 48' 56"	140.27'	N46° 53' 03" W
C2	117.03'	80.00'	083° 48' 56"	106.87'	N46° 53' 03" W

LINE #	LENGTH	BEARING
FPE1	5.40'	S89° 48' 09" W
FPE2	157.91'	N00° 18' 26" W
FPE3	245.34'	N00° 20' 27" W
FPE4	197.37'	N00° 57' 18" W
FPE5	206.69'	N00° 36' 42" W
FPE6	85.48'	N01° 27' 42" E
FPE7	68.42'	S04° 58' 36" E

LINE #	LENGTH	BEARING
FPE8	102.12'	S00° 36' 42" E
FPE9	705.07'	S00° 10' 18" E
FPE16	216.79'	S89° 56' 28" E
FPE17	218.64'	S89° 46' 48" E
FPE18	243.59'	N89° 54' 27" E
FPE19	254.98'	S89° 59' 44" E
FPE20	8.08'	N85° 54' 40" E

LINE #	LENGTH	BEARING
FPE21	199.62'	N89° 11' 02" E
FPE22	186.60'	N89° 27' 31" E
FPE23	246.49'	S89° 53' 12" E
FPE24	241.09'	S89° 54' 39" E
FPE25	246.13'	N89° 22' 28" E
FPE26	199.48'	N89° 15' 00" E
FPE27	176.62'	N89° 38' 51" E

LINE #	LENGTH	BEARING
FPE28	123.06'	N89° 46' 54" E
FPE29	148.88'	S89° 46' 54" W
FPE30	176.58'	S89° 38' 51" W
FPE31	199.46'	S89° 15' 00" W
FPE32	246.20'	S89° 22' 28" W
FPE33	241.16'	N89° 54' 39" W
FPE34	246.43'	N89° 53' 12" W

LINE #	LENGTH	BEARING
FPE35	186.52'	S89° 27' 31" W
FPE36	199.31'	S89° 11' 02" W
FPE37	8.15'	S85° 54' 40" W
FPE38	255.31'	N89° 59' 44" W
FPE39	243.61'	S89° 54' 27" W
FPE40	218.65'	N89° 46' 48" W
FPE41	216.76'	N89° 56' 28" W

FLOOD HAZARD WARNING:
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