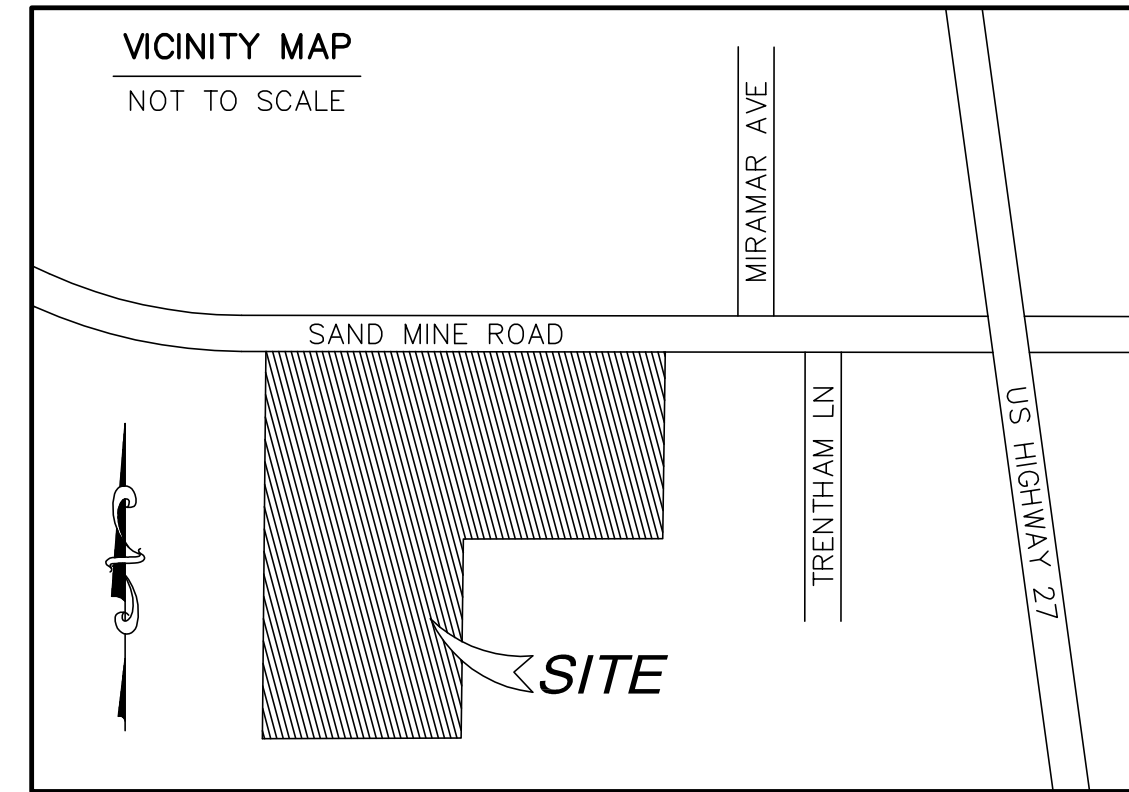


SHANNON SURVEYING, INC.  
 499 NORTH S.R. 434 — SUITE 2045  
 ALTAMONTE SPRINGS, FLORIDA, 32714  
 (407) 774-8372 LB # 6898

# ISLAND CLUB WEST TRACT L

Being a replat of Tract L, ISLAND CLUB WEST,  
 as recorded in Plat Book 115, Pages 3 through 8, Public Records of Polk County, Florida;  
 Situated in Section 14, Township 25 South, Range 26 East

PB \_\_\_\_\_ PB \_\_\_\_\_  
 SHEET ONE OF TWO



## DESCRIPTION

DESCRIPTION:

Tract L, Island Club West — Phase Two, according to the plat thereof as recorded in Plat Book 115, Pages 3 through 8, Public Records of Polk County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of Section 14, Township 25 South, Range 26, East, Polk County, Florida; thence run S00°32'10"W along the West line of said Southeast 1/4 of Section 14, a distance of 40.00 feet to the Northwest corner of said Tract L, Island Club West — Phase Two, for the Point of Beginning; thence run S89°55'28"E along the South line of Sand Mine Road, a distance of 1331.39 feet; thence run S00°50'08"W along the West line of Highlands Reserve Phase 6, according to the plat thereof as recorded in Plat Book 117, Pages 46 through 49, Public Records of Polk County, Florida, a distance of 622.92 feet; thence the next 4 courses and distances run along the perimeter of said Tract L, Island Club West — Phase Two: run S89°58'08"W, a distance of 664.08 feet; thence run S00°41'08"W, a distance of 664.24 feet; thence run S89°52'15"W, a distance of 662.36 feet; thence run N00°32'10"E along said West line of the Southeast 1/4 of Section 14, a distance of 1290.70 feet to the Point of Beginning.

Contains 1,270,767 square feet or 29.173 acres, more or less.

## NOTES

- Bearings based on the North line of the Southeast 1/4 of the Southwest 1/4 of Section 14-25-26 as being N89°55'28"W and being on state plane coordinates.
- 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.
- all lines are non-radial unless otherwise noted.
- This property is located partially in Zone A, areas with no base flood elevation determined and partially in Zone X, areas determined to be outside the 0.2% annual chance floodplain.
- Coordinates shown hereon are based on the Florida State Plane Coordinate System, West Zone, NAD 1983 (1999 adjustment).

## DEDICATION

STATE OF FLORIDA,  
 COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS, OROBAK INC., a Florida corporation, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said land and plat for the uses and purposes therein expressed and re-dedicates the 60.00' drainage easement to the perpetual use of the public.

OROBAK INC., a Florida corporation

By: \_\_\_\_\_

Signed in the presence of:

Witness: \_\_\_\_\_

Print name: \_\_\_\_\_

Witness: \_\_\_\_\_

Print name: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF FLORIDA,  
 COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS, OROBAK INC., a Florida corporation, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands, and plat for the uses and purposes therein expressed and dedicates nothing to the perpetual use of the public.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this day of \_\_\_\_\_, 2023 by \_\_\_\_\_ of OROBAK INC., a Florida corporation, 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: \_\_\_\_\_

## COUNTY COMMISSIONERS' APPROVAL

STATE OF FLORIDA,  
 COUNTY OF POLK

This plat is has received final approval this \_\_\_\_\_ day of \_\_\_\_\_, 2023 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

\_\_\_\_\_

Clerk

## APPROVAL: REVIEWED FOR CONFORMITY

STATE OF FLORIDA,  
 COUNTY OF POLK

The undersigned Professional Surveyor and Mapper, has reviewed the plat for conformity to Florida Statutes Chapter 177, Part 1, and found it to be substantially in compliance with the provisions of said statute.

By: \_\_\_\_\_

Richard M "Mike" Benton, P.S.M.  
 Florida Registration No. 6447

## COUNTY COMMISSIONERS' CONDITIONAL APPROVAL

STATE OF FLORIDA,  
 COUNTY OF POLK

This plat is has conditionally approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023 in 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 are satisfied.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

By: \_\_\_\_\_

Chairperson

\_\_\_\_\_

Clerk

## CERTIFICATE OF SURVEYOR

STATE OF FLORIDA,  
 COUNTY OF POLK

I hereby certify that this plat entitled "ISLAND CLUB WEST TRACT L" is a true and correct representation of the hereon described land which was recently surveyed and platted under my direction and supervision, and that permanent reference monuments and permanent control points have been set in accordance with Chapter 177 of Florida Statutes. This plat complies with all the requirements of Chapter 177 of the Florida Statutes.

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 accepted for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_

Clerk of the Circuit Court

JAMES R. SHANNON JR. Florida Registration No. 4671

SHANNON SURVEYING, INC.  
 499 NORTH S.R. 434 - SUITE 2045  
 ALTAMONTE SPRINGS, FLORIDA, 32714  
 (407) 774-8372 LB # 6898

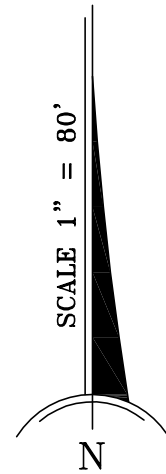
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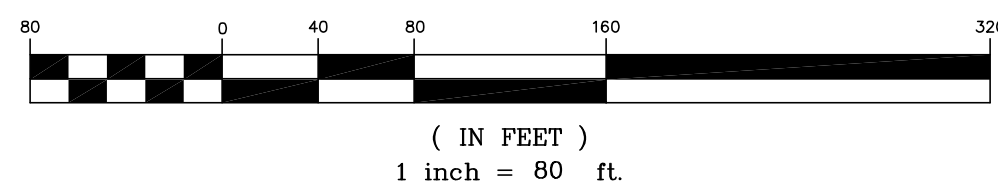
**POINT OF COMMENCEMENT**  
 NORTHWEST CORNER OF THE  
 SOUTHEAST 1/4 OF SECTION 14-25-26  
 NO CORNER RECOVERED

**POINT OF BEGINNING**  
 GRID N: 1445577.563  
 GRID E: 758568.352

NORTHEAST CORNER OF  
 THE SOUTHEAST 1/4 OF  
 SECTION 14-25-26  
 CCR# 103877  
 RECOVERED NAIL & DISK  
 "PLS 3053"



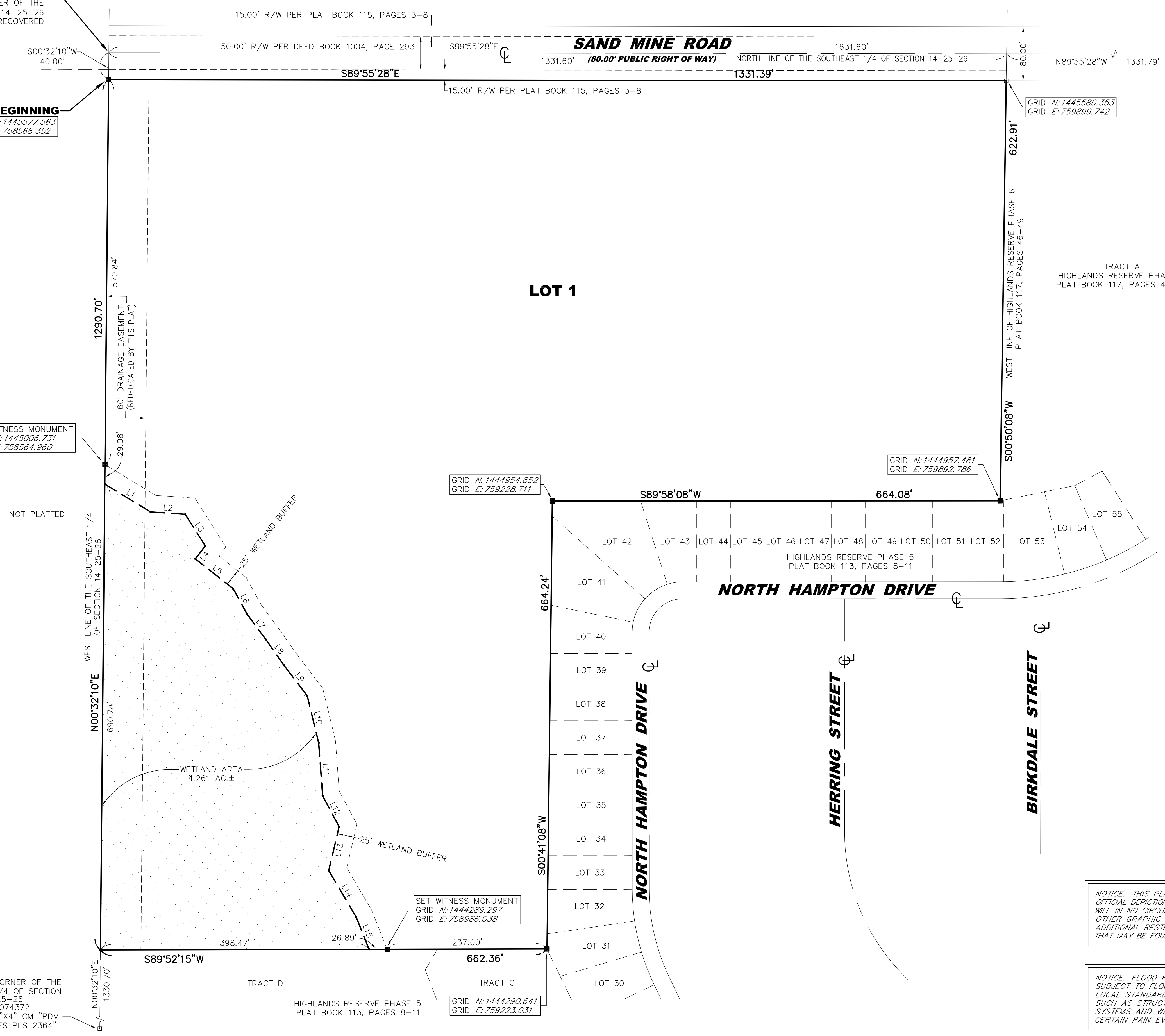
GRAPHIC SCALE



LINE	BEARING	LENGTH
L1	S58°44'56"E	79.40'
L2	S86°04'40"E	51.47'
L3	S32°26'34"E	55.63'
L4	S37°30'52"W	24.16'
L5	S51°45'56"E	71.38'
L6	S28°40'46"E	43.46'
L7	S36°31'55"E	46.47'
L8	S35°05'58"E	46.51'
L9	S37°20'07"E	57.04'
L10	S13°38'39"E	72.09'
L11	S04°17'40"E	78.62'
L12	S28°04'24"E	51.65'
L13	S13°11'13"W	66.83'
L14	S30°29'39"E	80.23'
L15	S21°45'05"E	51.40'

- LEGEND:**
- - SET 4"x4" CONCRETE MONUMENT STAMPED "PRM #4671", UNLESS OTHERWISE NOTED.
  - - RECOVERED 4"x4" CONCRETE MONUMENT AS NOTED.
  - - SET PCP NAIL & DISK STAMPED "SHANNON 4671"
  - SET 5/8" IRON STAMPED "SHANNON 4671"
  - # - NUMBER
  - CCR - CERTIFIED CORNER RECORD
  - CM - CONCRETE MONUMENT
  - LB - LICENSED BUSINESS CERTIFICATION
  - ORB - OFFICIAL RECORDS BOOK
  - PB - PLAT BOOK
  - PG - PAGE
  - PRM - PERMANENT REFERENCE MONUMENT
  - R/W - RIGHT OF WAY

SOUTHWEST CORNER OF THE  
 SOUTHEAST 1/4 OF SECTION  
 14-25-26  
 CCR# 074372  
 RECOVERED 4"x4" CM "PDMI  
 & ASSOCIATES PLS 2364"



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.

NOTICE: 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.