

# CLUBHOUSE ACRES PHASE II

A REPLAT OF TRACTS A AND B, CLUBHOUSE ACRES PHASE I, AS RECORDED IN PLAT BOOK 195, PAGE 3, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LYING WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 24 EAST

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 2

## NOTES AND LEGEND:

- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK "LB #7764 PRM COLLINS"
- FCM - FOUND CONCRETE MONUMENT 4" X 4"
- FIR - FOUND IRON ROD AS NOTED
- SIRC - SET 5/8" IRON ROD AND CAP "CORNER LB #7764"
- \* & = AND
- NO./# = NUMBER
- ID = IDENTIFICATION
- ORB = OFFICIAL RECORDS
- PB = PLAT BOOK
- PG = PAGE
- PCS = PAGES
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (D) = DEED CALL
- (C) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- (BR) = BEARING REFERENCE
- SEC = SECTION
- SRD = STATE ROAD DEPARTMENT
- N = NOTHING
- E = EASTING
- R/W = RIGHT-OF-WAY
- CONC. = CONCRETE
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK

## SURVEYOR 'S NOTES:

- NORTH, THE BEARINGS AND THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) CORRS 2011. THE BEARING OF SOUTH 89°43'30" WEST ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 540(CLUBHOUSE ROAD, POLK COUNTY, FLORIDA, AS SHOWN HEREON IS HELD AS A BEARING REFERENCE.
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL MARK BM GP5 1394 (PID AF7377), ELEVATION = 120.72 FEET.
- UNLESS OTHERWISE NOTED, A 5/8" IRON ROD AND CAP "CORNER LB #7764" MONUMENTATION SET AT ALL LOT CORNERS WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM.
- THE PLATTED LANDS ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 12105C0485G, EFFECTIVE DATE 12/22/2016.
- THIS PLAT IS BASED ON A RECENT BOUNDARY SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

## LEGAL DESCRIPTION

TRACTS A AND B, CLUBHOUSE ACRES PHASE I, AS RECORDED IN PLAT BOOK 195, PAGE 3, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

## APPROVAL: REVIEWED FOR CONFORMITY

STATE OF FLORIDA  
COUNTY OF POLK

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, COUNTY SURVEYOR FOR POLK COUNTY, FLORIDA, 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  
FLORIDA REGISTRATION NO. 6447  
COUNTY SURVEYOR

DATE

## COUNTY COMMISSIONERS' CONDITIONAL APPROVAL:

STATE OF FLORIDA  
COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.2023 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.

BY: CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CLERK

## COUNTY COMMISSIONERS' APPROVAL:

STATE OF FLORIDA  
COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.2023 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 \_\_\_\_\_, A.D. 2023.

CLERK OF THE CIRCUIT COURT

## DEDICATION:

STATE OF FLORIDA  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT PRO-BUY GSN, LLC, A NEW YORK LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF CLUBHOUSE ACRES PHASE II TO BE MADE AND HEREBY DEDICATES AN INGRESS AND EGRESS EASEMENT 20 FEET IN WIDTH OVER AND ACROSS LOT 7 FOR THE PURPOSE OF ACCESS TO LOT 8 AS SHOWN HEREON FOR THE USE BY THE OWNERS OF LOTS 7 AND 8, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE INDICATED.

PRO-BUY GSN, LLC  
A NEW YORK LIMITED LIABILITY COMPANY

WITNESS  
PRINTED NAME \_\_\_\_\_ BY: \_\_\_\_\_  
VICTOR NISSIM  
MANAGING MEMBER

WITNESS  
PRINTED NAME \_\_\_\_\_

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OF \_\_\_\_\_ ON LINE NOTARIZATION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023, BY \_\_\_\_\_ VICTOR NISSIM, AS MANAGING MEMBER OF PRO-BUY GSN, LLC, A NEW YORK 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

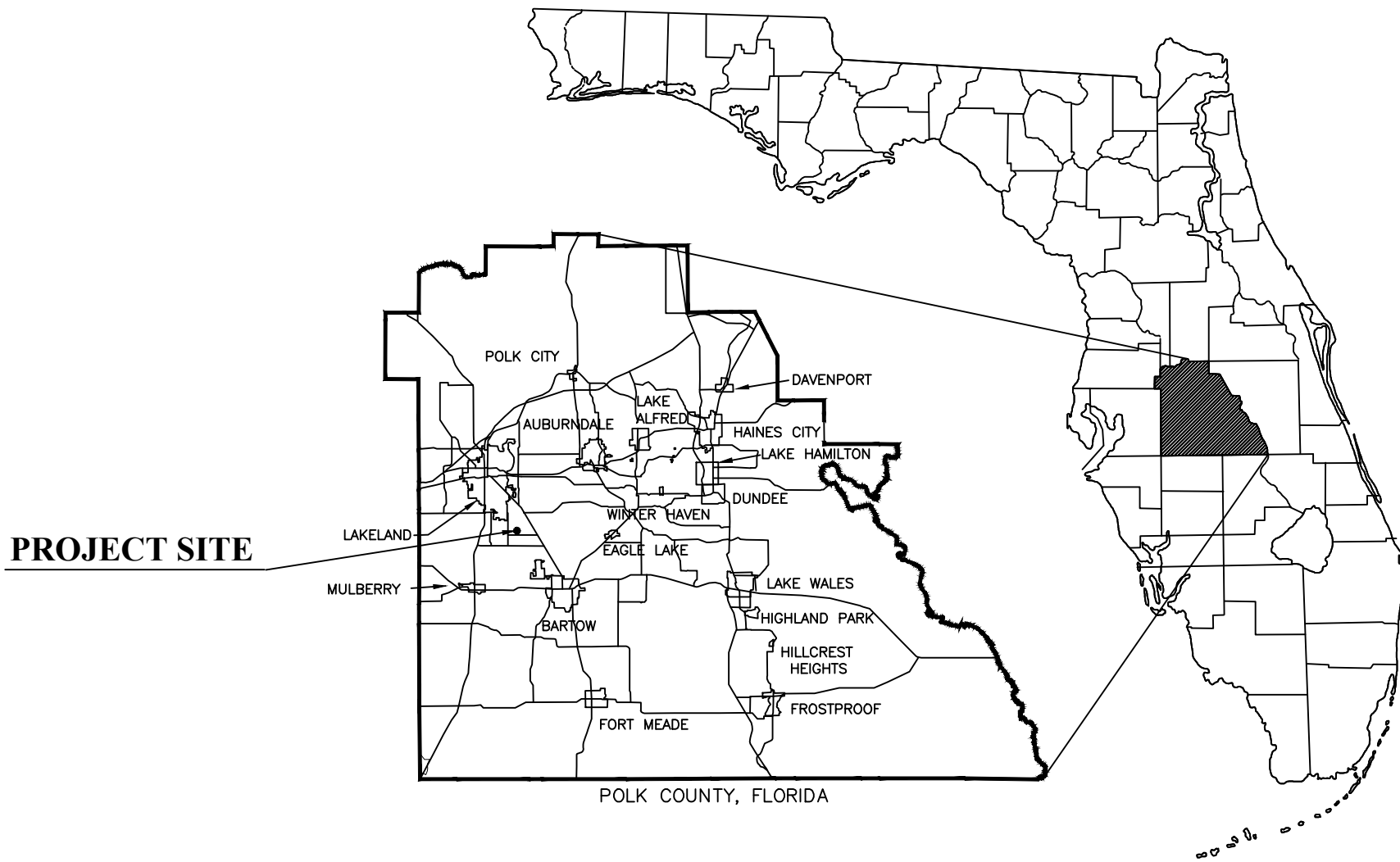
I HEREBY STATE THAT THIS PLAT OF "CLUBHOUSE ACRES PHASE II" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL PRM'S AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.

DIANNE M. COLLINS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 3936

DATE



1453 CR 435, LAKE PANASOFFKEE, FL 33538  
863.606.2155, DCOLLINS@COLLINSURVEY.COM  
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING  
AND MAPPING BUSINESS - LB #7764



## VICINITY MAP

NOT TO SCALE

## NOTICE:

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.

## 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.

## NOTICE:

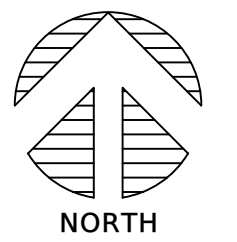
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE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

A REPLAT OF TRACTS A AND B, CLUBHOUSE ACRES PHASE I, AS RECORDED IN PLAT BOOK X, PAGE X, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LYING WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 24 EAST

GRAPHIC & INTENDED DISPLAY SCALE



( IN FEET )  
1 inch = 40 feet.



- ◻ PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK "LB #7764 PRM COLLINS"
- FCM - FOUND CONCRETE MONUMENT 4" X 4"
- SIRC - SET 5/8" IRON ROD AND CAP "CORNER LB #7764"
- FIR - FOUND IRON ROD AS NOTED

* = AND	R/W = RIGHT-OF-WAY
NO# = NUMBER	CONC. = CONCRETE
ID = IDENTIFICATION	± = MORE OR LESS / PLUS OR MINUS
ORB = OFFICIAL RECORDS	N&D = NAIL AND DISK
PG = PLAT BOOK	TBM = TEMPORARY BENCH MARK
PG = PAGE	ELEV. = ELEVATION
PGS = PAGES	
PSM = PROFESSIONAL SURVEYOR AND MAPPER	
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY	
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION	
(D) = DEED CALL	
(C) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS	
(BR) = BEARING REFERENCE	
SEC = SECTION	
SRD = STATE ROAD DEPARTMENT	
N = NORTHING	
E = EASTING	

1. NORTH, THE BEARINGS AND THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) CORRS 2011. THE BEARING OF SOUTH 89°43'30" WEST, BEING THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 340/CLUBHOUSE ROAD, POLK COUNTY, FLORIDA, AS SHOWN HEREON IS HELD AS A BEARING REFERENCE.
2. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
3. ELEVATIONS ARE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88D) AND ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL MARK BG 1394 (PID #FV3773), ELEVATION = 120.72 FEET.
4. UNLESS OTHERWISE NOTED, A 5/8" IRON ROD AND CAP "CORNER LB #7764" OR EQUIVALENT SET AT ALL LOT CORNERS WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM.
5. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 1210SC0485G, EFFECTIVE DATE 12/22/2016.
6. THIS PLAT IS BASED ON A RECENT BOUNDARY SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
7. THE BEARINGS SHOWN IN THE LEGAL DESCRIPTION DO NOT MATCH THE SURVEYED BEARINGS DUE TO A DATUM DIFFERENCE FROM A PRIOR SURVEY PREPARED FOR THE PROPERTY OWNER.

