

# "FLORA LAKE HILL VIEW"

## A PARCEL OF LAND, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

**COUNTY SURVEYOR'S APPROVAL:**  
STATE OF FLORIDA, COUNTY OF POLK  
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, OF THE FLORIDA STATUTES, RELATING TO MAKING MAPS AND PLATS. THIS \_\_\_\_\_ DAY OF MAY, A.D. 2024.

RICHARD M. "MIKE" BENTON, P.S.M. \_\_\_\_\_ DATE \_\_\_\_\_  
FLORIDA REGISTRATION NO. 6447

**COUNTY COMMISSIONERS CONDITIONAL APPROVAL:**  
STATE OF FLORIDA, COUNTY OF POLK  
THIS PLAT IS CONDITIONALLY APPROVED THIS \_\_\_\_\_ DAY OF MAY, A.D. 2024, 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: \_\_\_\_\_ CLERK \_\_\_\_\_  
CHAIRPERSON

**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 OF "RANCHES AT THE JUNCTION" HAS BEEN APPROVED FOR RECORDING THIS \_\_\_\_\_ DAY OF MAY, A.D. 2024.

CLERK OF THE CIRCUIT COURT \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_

**COUNTY COMMISSIONERS APPROVAL:**  
STATE OF FLORIDA, COUNTY OF POLK  
THIS PLAT HAS RECEIVED FINAL APPROVAL THIS \_\_\_\_\_ DAY OF MAY, A.D. 2024, 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: \_\_\_\_\_ CLERK \_\_\_\_\_  
CHAIRPERSON

**DEDICATION:**  
STATE OF FLORIDA, COUNTY OF POLK  
KNOW ALL MEN BY THESE PRESENTS THAT SUNCOAST BUILDERS OF BARTOW, LLC, THE OWNER OF THE LANDS SHOWN HEREON, HAS CAUSED THIS PLAT OF "FLORA LAKE HILL VIEW" TO BE MADE, SUBJECT TO THE RESTRICTIONS OF RECORD. OWNER HEREBY GRANTS AND DEDICATES TO POLK COUNTY AND TO ALL PUBLIC UTILITIES AND PRIVATE PROVIDERS OF UTILITIES, SOLID WASTE SERVICES, FIRE PROTECTION, LAW ENFORCEMENT, EMERGENCY MEDICAL AND OTHER EMERGENCY SERVICES, PARCEL AND DELIVERY SERVICES, AND OTHER GOVERNMENTAL ENTITIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THE EASEMENT AREAS AS DEPICTED ON THIS PLAT FOR THE PURPOSES OF INGRESS AND EGRESS, GOVERNMENTAL AND PRIVATE SERVICES AND FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES IN ACCORDANCE WITH THE PROVISIONS OF SERVICES AND THE PERFORMANCE OF OFFICIAL DUTIES. OWNER HEREBY GRANTS AND DEDICATES TO THE LOT OWNERS, THEIR SUCCESSORS, ASSIGNEES, GUESTS AND INVITEES, OF SAID "FLORA LAKE HILL VIEW" A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE EASEMENT AREAS AS DEPICTED ON THIS PLAT.

SUNCOAST BUILDERS OF BARTOW, LLC \_\_\_\_\_ WITNESS \_\_\_\_\_  
BY: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
TITLE \_\_\_\_\_ WITNESS \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

**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 MAY, A.D. 2024, BY \_\_\_\_\_ AS \_\_\_\_\_

OF \_\_\_\_\_, ON BEHALF OF THE COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME, OR [ ] HAS

PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

PRINTED NAME

MY COMMISSION EXPIRES

**LEGEND:**

- = SET PRM - PERMANENT REFERENCE MONUMENT  
4"x4" CONCRETE MONUMENT "PRM - FOCUS LB 8160"
- = SET 1/2" IRON ROD AND CAP "FOCUS LB 8160"
- = FOUND RAILROAD SPIKE NO IDENTIFICATION
- = FOUND 5/8" IRON ROD (AS DESCRIBED)
- = FOUND 3/4" IRON PIPE NO IDENTIFICATION
- ✕ = NO MARKER FOUND OR SET  
(CALCULATED POSITION ONLY)

**ABBREVIATIONS:**

- |  |                                   |                                      |
|--|-----------------------------------|--------------------------------------|
| (C) = CALCULATED                           | IRC = IRON ROD AND CAP            | P.O.L. = POINT ON LINE               |
| (D) = DESCRIPTION / DESCRIBED              | LB = LICENSED BUSINESS            | PRM = PERMANENT REFERENCE MONUMENT   |
| COR = CORNER                               | LLC = LIMITED LIABILITY COMPANY   | PG(S) = PAGE(S)                      |
| FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY | LS = LICENSED SURVEYOR            | RLS = REGISTERED LAND SURVEYOR       |
| FCM = FOUND CONCRETE MONUMENT              | M.B. = MAP BOOK                   | PLS = PROFESSIONAL LAND SURVEYOR     |
| FDOT = FL DEPARTMENT OF TRANSPORTATION     | NGS = NATIONAL GEODETIC SURVEY    | PSM = PROFESSIONAL SURVEYOR & MAPPER |
| FIR = FOUND IRON ROD                       | NWI = NATIONAL WETLANDS INVENTORY | R/W = RIGHT-OF-WAY                   |
| FIRC = FOUND IRON ROD & CAP                | NTS = NOT TO SCALE                | RNG. = RANGE                         |
| FL = FLORIDA                               | ORB = OFFICIAL RECORDS BOOK       | SEC. = SECTION                       |
| GIS = GEOGRAPHIC INFORMATION SYSTEM        | P.B. = PLAT BOOK                  | TWP. = TOWNSHIP                      |
| ID = IDENTIFICATION                        | P.O.B. = POINT OF BEGINNING       | U.S. = UNITED STATES                 |
|  | P.O.A. = POINT OF COMMENCEMENT    | WL = WETLANDS                        |

**UTILITY EASEMENT NOTE:**

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.

**SURVEYOR'S NOTES:**

- ALL SURVEYED AND CALCULATED COORDINATES SHOWN HEREON ARE GRID VALUES REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011 AND REFERENCED TO NATIONAL GEODETIC SURVEY STATION "GARFIELD AZ MK 2" POINT IDENTIFICATION NUMBER A8035 PID. BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 89°51'02" EAST.
- ELEVATIONS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM736" BEING A STANDARD 4"x4" F.D.O.T. CONCRETE MONUMENT WITH BRASS DISC STAMPED "BM736" LOCATED 3 MILES SOUTH OF THE INTERSECTION OF MAIN AVENUE & S.R. 37 IN BRADLEY JUNCTION NEAR THE WESTERLY RIGHT-OF-WAY LINE, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION FINANCIAL PROJECT IDENTIFICATION NUMBER 434937-1 FOR ROADWAY SECTION 13250-000, HAVING AN ELEVATION OF 141.989' REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89).
- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12105060G, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISED DATE: 12/22/2016.
- UNDERGROUND IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS, AND/OR UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY, EXCEPT AS SHOWN.
- ENVIRONMENTAL CONCERNS, IF EXISTENT, WERE NOT ASSESSED AS PART OF THIS SURVEY.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE LEGAL DESCRIPTION, EASEMENTS AND OTHER TITLE MATTERS SHOWN HEREON WERE PROVIDED VIA TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT CYNTHIA A. RIDDELL, ISSUING OFFICE FILE NUMBER 22-325-S, DATED JULY 26, 2022 AT 8:00 A.M., WHICH WERE RELED UPON TO BE COMPLETE AND CORRECT. THE SURVEY SHOWN HEREON IS SUBJECT TO THE MATTERS NOTED AND CONTAINED WITHIN SAID COMMITMENT AND OTHER MATTERS OF RECORD AND OF USE. NO OTHER INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON OR NOTED IN SAID COMMITMENT, EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

**NOTES PERTAINING TO THE TITLE OPINION REPORT:**

# PENDING

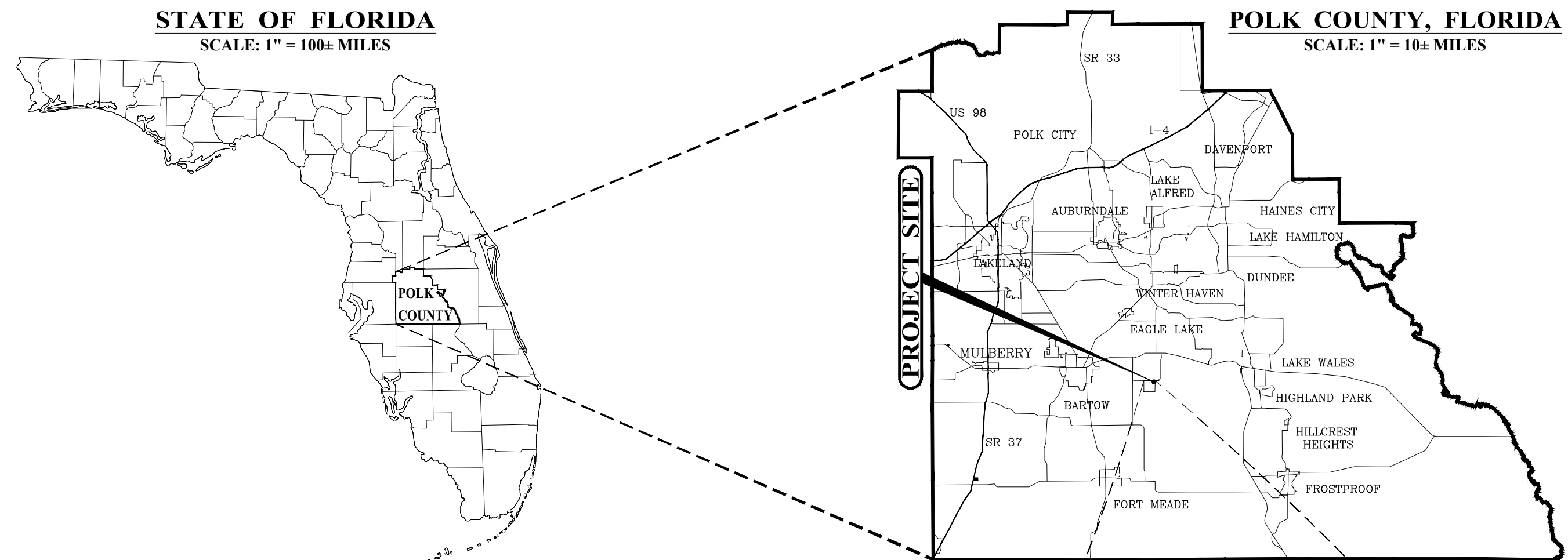
**SURVEYOR'S STATEMENT:**

STATE OF FLORIDA, COUNTY OF POLK  
I HEREBY STATE THAT THIS PLAT OF "FLORA LAKE HILL VIEW" 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 THE P.R.M.'S, AND VERTICAL CONTROL POINTS HAVE BEEN SET AS SHOWN OR NOTED, ALL LOT CORNERS, P.C.P.'S AND OTHER MONUMENTATION WILL BE SET.

ROBERT F. THOMPSON \_\_\_\_\_ DATE: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 7036

**LEGAL DESCRIPTION:** THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 26 EAST, WHICH LIES SOUTH OF STATE ROAD NO. 655-A (COX ROAD) AND WEST OF PIT ROAD, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

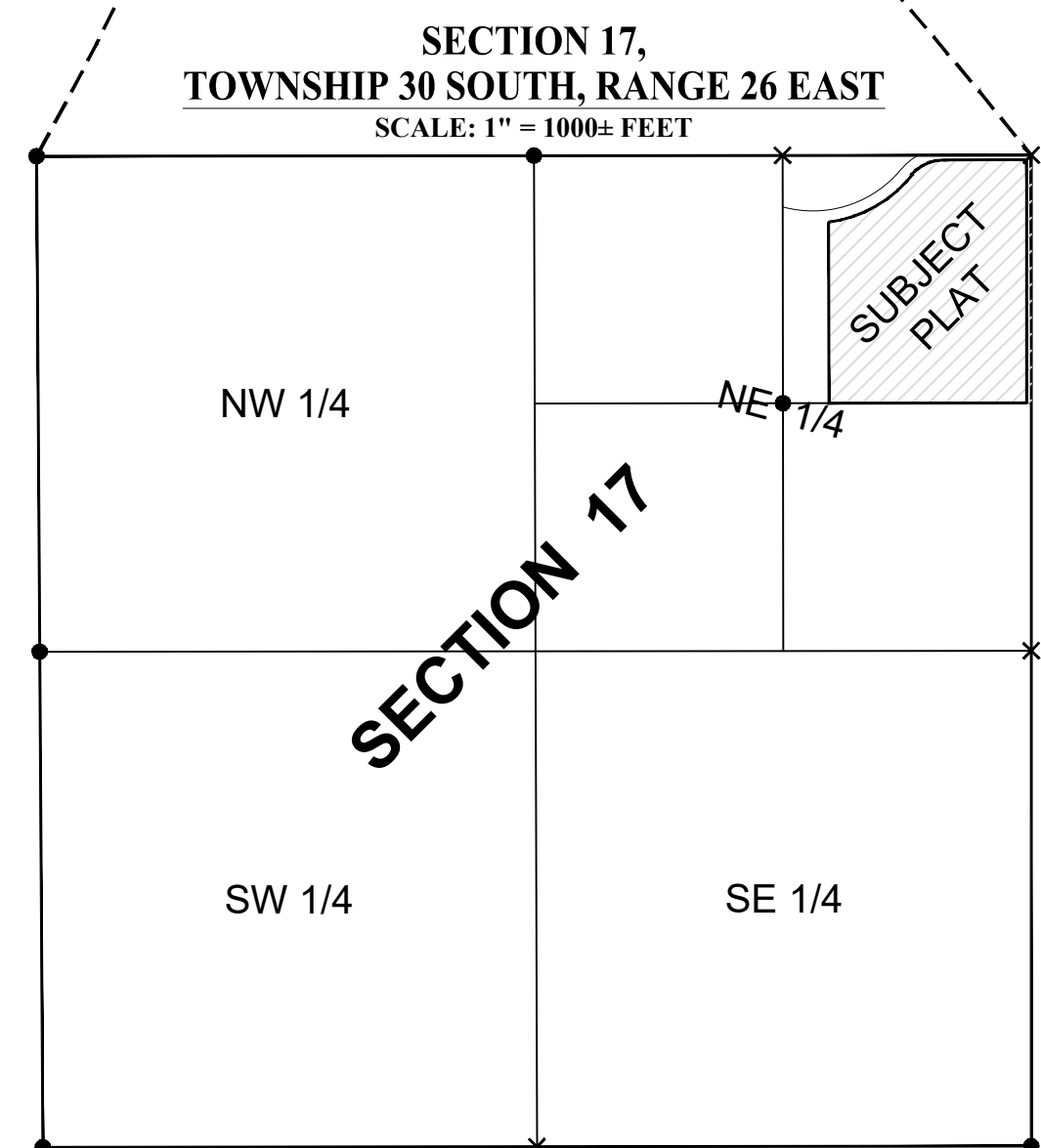
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 230.05 FEET THEREOF; AND LESS AND EXCEPT THE EAST 25.00 FEET THEREOF FOR PIT ROAD; LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR S.R. 655-A (COX ROAD) AND LESS AND EXCEPT ALL REMAINING LANDS NORTH OF SAID ROAD RIGHT-OF-WAY FOR S.R. 655-A (COX ROAD).  
CONTAINING 1,276,060 SQUARE FEET, MORE OR LESS, OR 29.294 ACRES, MORE OR LESS.



BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C 1	060°31'44"	670.844'	708.70'	676.20'	N72°33'56"E
C 2	040°45'45"	670.844'	477.26'	467.26'	N62°40'56"E
C 3	047°48'30"	231.13'	192.86'	187.31'	N65°12'18"E
C 4	023°53'15"	286.13'	119.29'	118.43'	S54°14'41"W
C 5	061°46'38"	610.844'	658.62'	627.18'	S73°11'22"W
C 6	019°45'12"	670.844'	231.28'	230.14'	N73°11'12"E
C 7	021°00'32"	670.844'	245.98'	244.61'	N52°48'20"E
C 8	019°45'59"	670.844'	231.43'	230.29'	S87°03'12"E

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L 1	S42°18'03"W	43.45'
L 2	N47°41'57"W	5.00'
L 3	N42°18'03"E	43.45'
L 4	N42°18'03"E	10.58'
L 5	N42°18'03"E	32.87'
L 6	S89°53'27"E	11.83'

PIT ROAD LINE TABLE		
POLK COUNTY MAINTAINED		
R/W	M.B.	PGS.
MIRW 1	S01°54'45"E	95.43'
MIRW 2	S00°22'41"W	100.00'
MIRW 3	S00°00'11"W	96.74'
MIRW 4	S00°43'46"W	103.27'
MIRW 5	S00°57'04"W	100.01'
MIRW 6	S00°22'41"W	100.00'
MIRW 7	S00°22'41"W	100.00'
MIRW 8	S00°57'04"W	100.01'
MIRW 9	S00°22'41"W	100.00'
MIRW 10	S00°22'41"W	100.00'
MIRW 11	S00°22'41"W	100.00'
MIRW 12	S00°57'04"W	100.01'
MIRW 13	S00°57'04"W	95.76'



**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.

**FLOOD HAZARD WARNING:**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTION BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING THE POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS, SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS, WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

