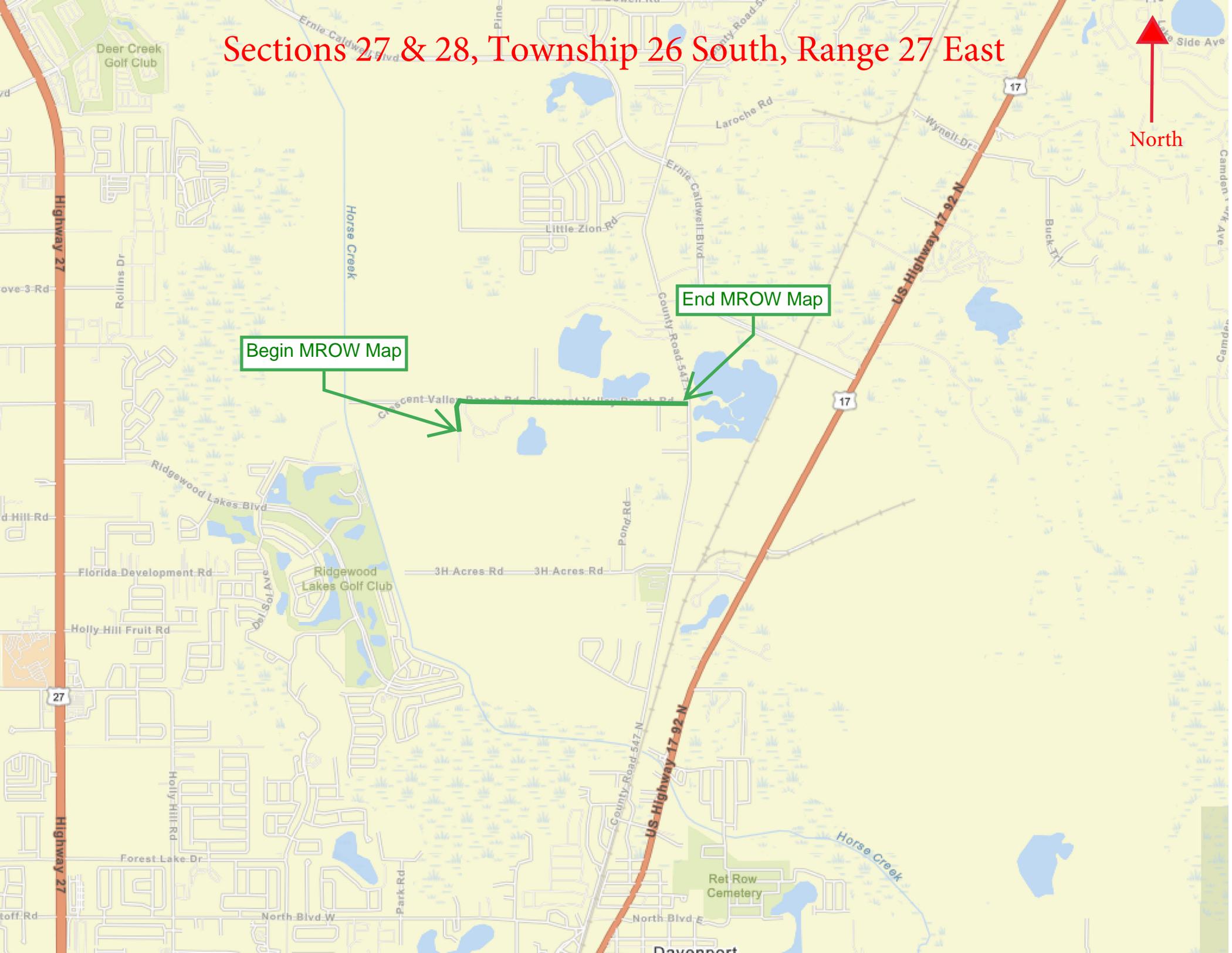


# Sections 27 & 28, Township 26 South, Range 27 East

North

Begin MROW Map

End MROW Map



# POLK COUNTY ROADS AND DRAINAGE DIVISION / SURVEYING AND MAPPING SECTION

## MAINTAINED RIGHT-OF-WAY MAP FOR CRESCENT VALLEY RANCH ROAD POLK COUNTY, FLORIDA

### CERTIFICATE

I hereby certify that the maintained right-of-way as shown on this map has been:  
 \_\_\_\_\_ Maintained or repaired for four or more years by Polk County maintenance forces, \_\_\_\_\_ road having been constructed by Polk County; or  
 \_\_\_\_\_ Maintained or repaired for seven or more years by Polk County maintenance forces.

Area Maintenance Manager \_\_\_\_\_  
 (Print)

Area Maintenance Manager \_\_\_\_\_  
 (Signature)

It is certified that the lands depicted upon this map lying between the lines marked "maintained right-of-way" are vested in Polk County, Florida, pursuant to the provisions of Section 95.361, Florida Statutes, by virtue of said road having been constructed and/or maintained by Polk County as required by Section 95.361.

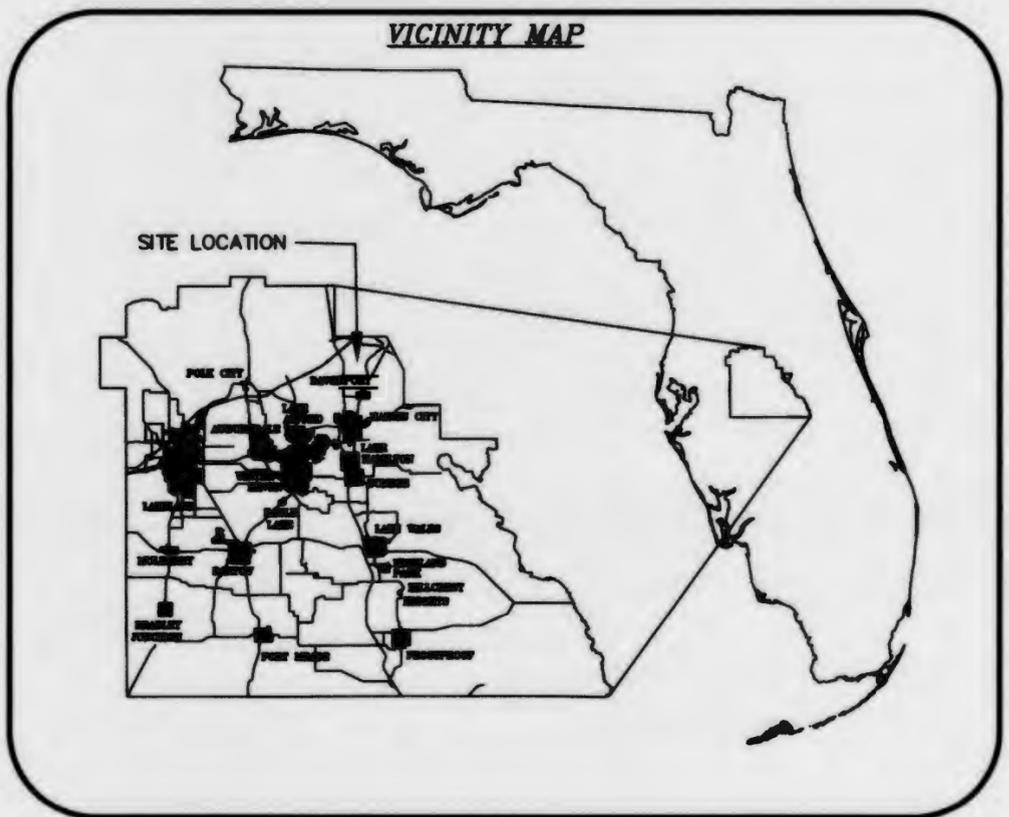
Chairman: \_\_\_\_\_

Clerk: \_\_\_\_\_

Approved for Recording: \_\_\_\_\_ Date \_\_\_\_\_  
 Real Estate Services Administrator

Filed for record in the office of the Clerk of the Circuit Court for the County of Polk, State of Florida, in Map Book \_\_\_\_\_ Page(s) \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Clerk of Circuit Court  
 Polk County, Florida



### SURVEY NOTES:

1. All surveyed and calculated bearings, distances, stationing and coordinates shown hereon are grid values referenced to the State Plane Coordinate System, Florida West Zone North American Datum of 1983, adjustment of 2011.
2. This maintained right-of-way map is an update of a previously recorded map filed in Map Book 1, Pages 260-261, Public Records of Polk County, Florida. This map supersedes the previous map, and shows all relevant information from said map, as well as updated right-of-way information.
3. All parcel lines and section lines shown hereon are for illustrative purposes only.
4. All found monumentation shown hereon are for information purposes only, additional survey work may be required to determine actual section corners, subdivision corners, or parcel corners.
5. The maintained right-of-way lines shown on this map were field located according to mow lines, constructed roads, edge of dirt roads being graded, or areas being maintained with existing boundaries as being fences, power pole lines, or any obstacle establishing a maintenance boundary. These boundaries are all determined by the unit maintenance supervisor.
6. The original of this map was plotted on mylar and contains original signatures. Attention is directed to the fact that this map may have been altered in size by reproduction if acquired from any other source. This must be considered when obtaining scaled data.

### LEGEND:

- |   |                                    |  |
|---|------------------------------------|--|
| (C) = CALCULATED                          | R/W = RIGHT-OF-WAY                 |  |
| CO. = COUNTY                              | RIRC = RECOVERED IRON ROAD AND CAP |  |
| (F) = FIELD                               | SIRC = SET IRON ROD AND CAP        |  |
| DEFL. = DEFLECTION                        | SMND = SET MAG-NAIL AND DISK       |  |
| L = LEFT                                  | STA = STATION                      |  |
| MB = MAP BOOK                             | TRAV. = TRAVERSE                   |  |
| M/R/W = MAINTAINED RIGHT-OF-WAY           |                                    |  |
| NGS = NATIONAL GEODETIC SURVEY            |                                    |  |
| O.R.B. = OFFICIAL RECORDS BOOK            |                                    |  |
| (P) = PLAT                                |                                    |  |
| P.B. = PLAT BOOK                          |                                    |  |
| PG. = PAGE                                |                                    |  |
| P.I. = POINT OF INTERSECTION              |                                    |  |
| P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER |                                    |  |
| R = RIGHT                                 |                                    |  |
- 
- |                       |  |                      |
|-----------------------|--|----------------------|
| ● = IRON ROD AND CAP  |  | M/R/W                |
| ⊙ = MAG-NAIL AND DISK |  | EXISTING R/W & M/R/W |

This maintained right-of-way map was prepared and reviewed under my supervision,

5/1/24  
 Date

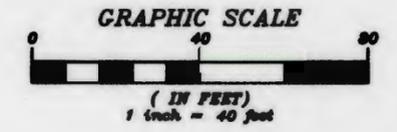
John Richard Noland, Jr.  
 JOHN RICHARD NOLAND, JR. P.S.M.  
 Florida Registration #5923  
 Surveying & Mapping Manager  
 Polk County Surveying and Mapping Section



INDEX	
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2-10	M/R/W DETAIL

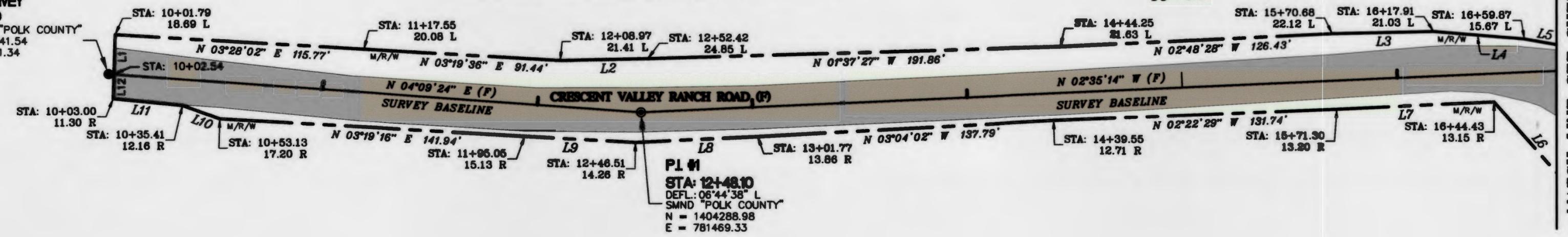
POLK COUNTY SURVEYING AND MAPPING 3000 SHEFFIELD ROAD, WINTER HAVEN, FL. 33880 PH. 863-535-2200			
Polk County Maintained Right-of-Way Map of:	CRESCENT VALLEY RANCH ROAD	Drawn By:	MSK 4/02/24
Township 26 S., Range 27 E.	Maintenance Unit: 4	Field Book No. WMJ-1	Checked By: RMB 4/18/24
Sections 27, 28	County Road Number: 672801	Field Work Date:	3/25/24

SECTION 28 TOWNSHIP 26 SOUTH, RANGE 27 EAST



Line Table			Line Table		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 88°09'30" W	18.71'	L7	N 2°37'20" W	73.13'
L2	N 1°10'40" W	40.67'	L8	N 2°42'13" W	56.92'
L3	N 1°16'03" W	47.24'	L9	N 3°11'52" E	51.47'
L4	N 4°41'02" E	42.30'	L10	N 20°02'35" E	18.41'
L5	N 10°09'56" E	35.44'	L11	N 5°39'45" E	32.43'
L6	N 48°45'36" E	82.79'	L12	S 88°09'30" E	11.31'

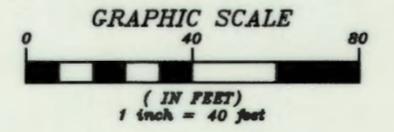
BEGIN SURVEY  
 STA: 10+00  
 SIRC 1/2" "POLK COUNTY"  
 N = 1404041.54  
 E = 781451.34



MATCH LINE SEE SHEET 3

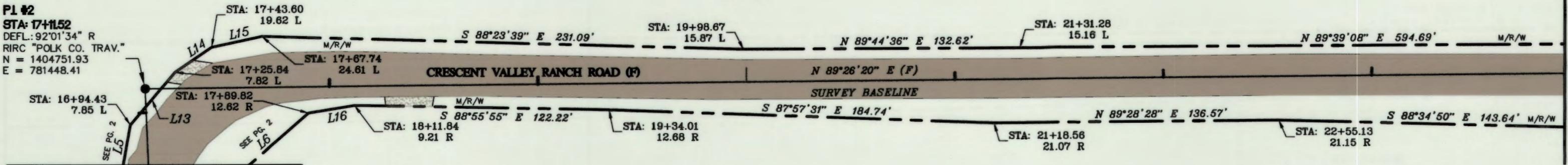
SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST



Line Table		
LINE #	DIRECTION	LENGTH
L13	N 40°01'14" E	33.15'
L14	N 55°49'13" E	21.32'
L15	N 77°46'10" E	24.65'
L16	N 80°36'50" E	22.28'

**PI #2**  
**STA: 17+11.52**  
 DEFL.: 92°01'34" R  
 RIRC "POLK CO. TRAV."  
 N = 1404751.93  
 E = 781448.41

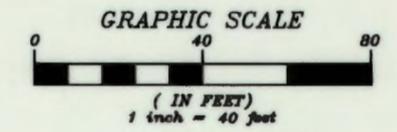


MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

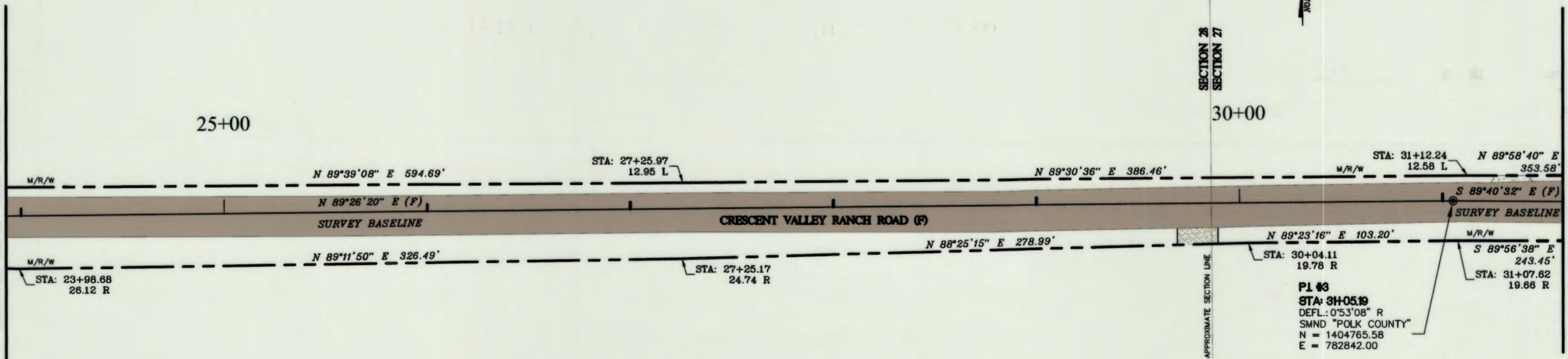
SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 27 & 28 TOWNSHIP 26 SOUTH, RANGE 27 EAST



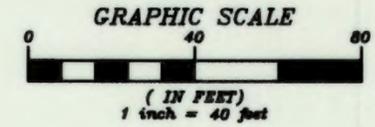
MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5



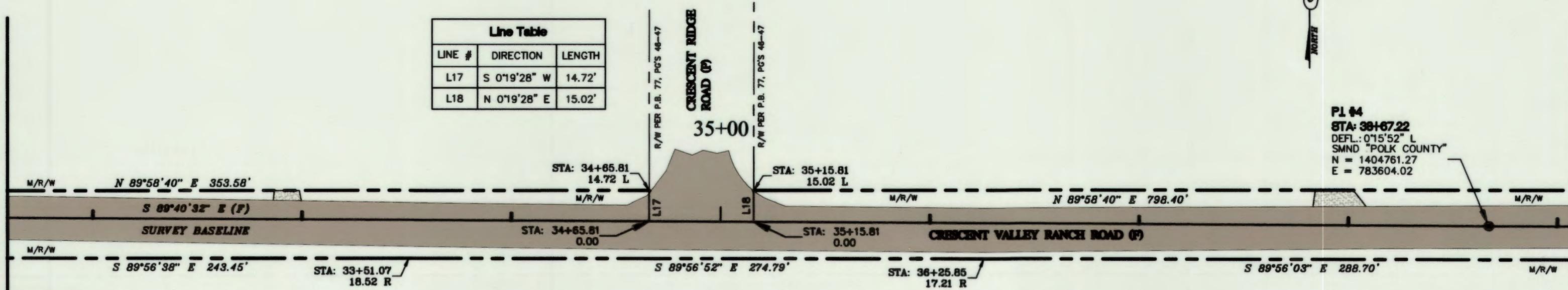
SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST



Line Table		
LINE #	DIRECTION	LENGTH
L17	S 0°19'28" W	14.72'
L18	N 0°19'28" E	15.02'

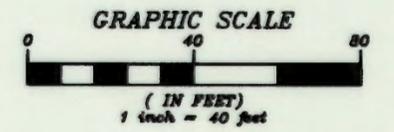
MATCH LINE SEE SHEET 4



MATCH LINE SEE SHEET 6

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST

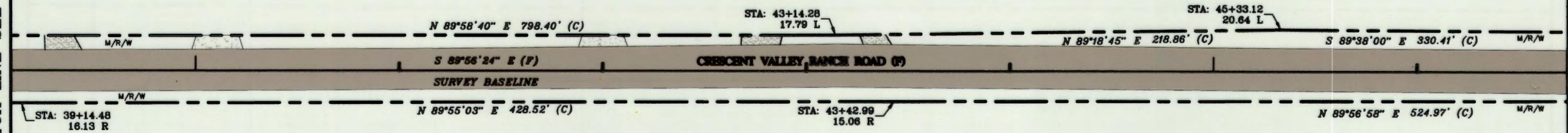


MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

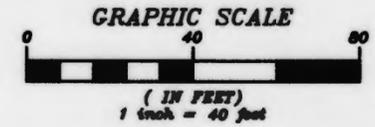
40+00

45+00



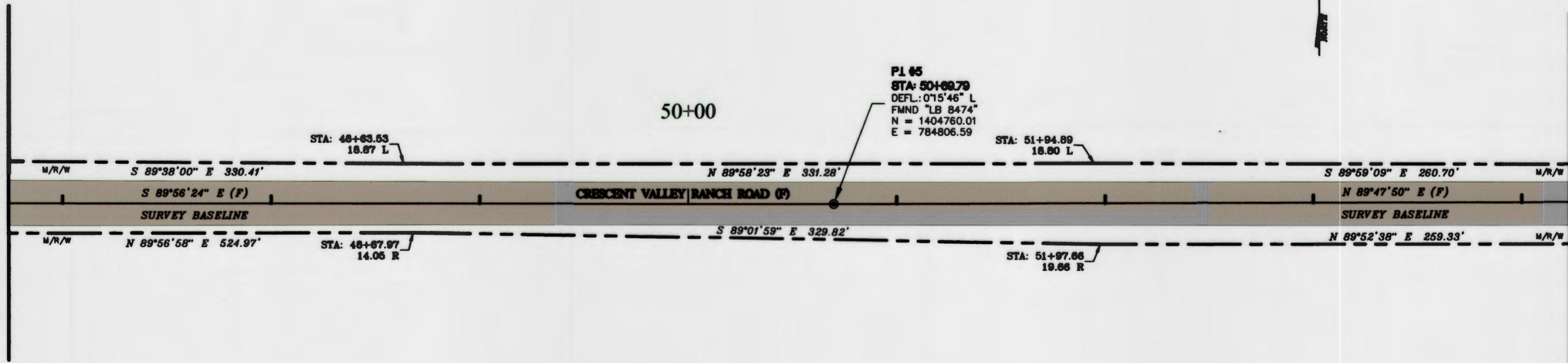
SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST



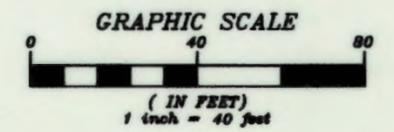
MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 8



SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

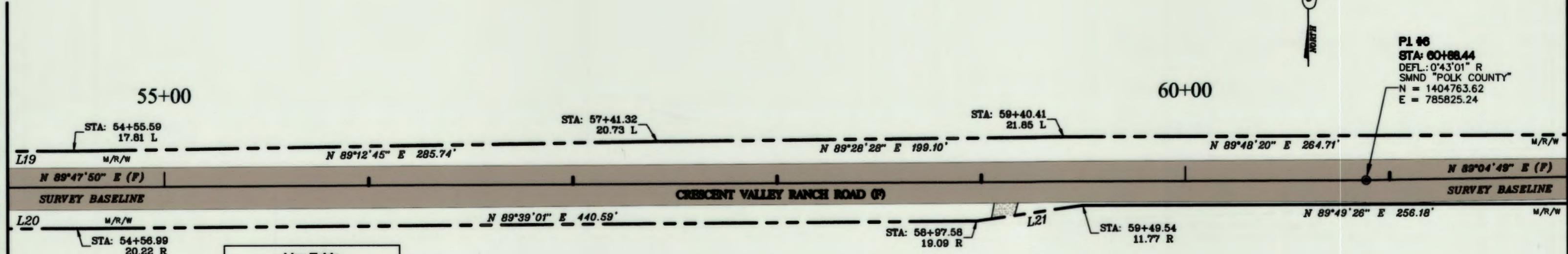
SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST



**PI #6**  
**STA: 60+88.44**  
 DEFL: 0'43'01" R  
 SMND "POLK COUNTY"  
 N = 1404763.62  
 E = 785825.24

MATCH LINE SEE SHEET 7

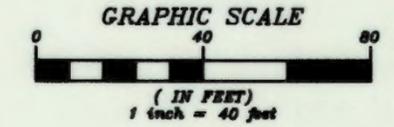
MATCH LINE SEE SHEET 9



Line Table		
LINE #	DIRECTION	LENGTH
L19	S 89°59'09" E	260.70'
L20	N 89°52'38" E	259.33'
L21	N 81°46'38" E	52.48'

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

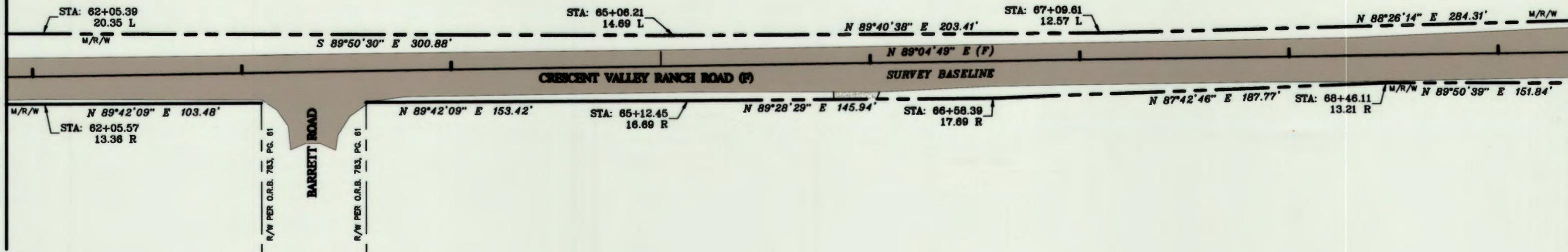
SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST



65+00

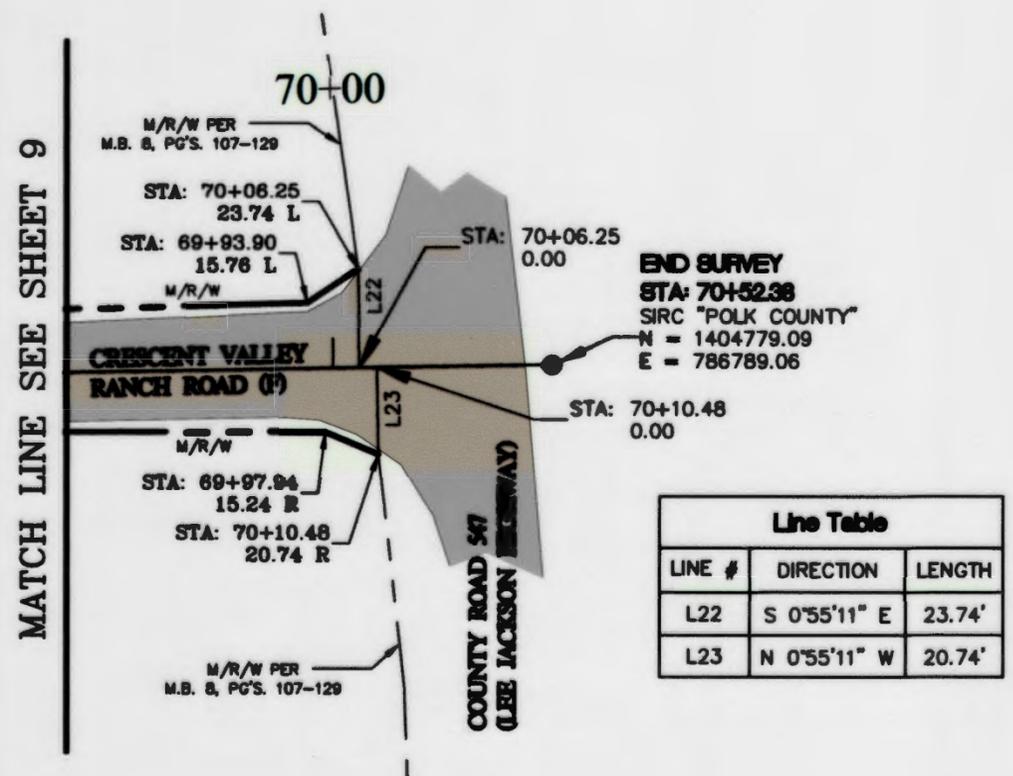
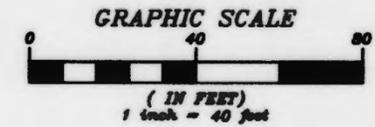
MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 10



SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND

SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST



Line Table		
LINE #	DIRECTION	LENGTH
L22	S 0°55'11" E	23.74'
L23	N 0°55'11" W	20.74'

SEE SHEET #1 FOR SURVEYOR'S NOTES AND LEGEND