

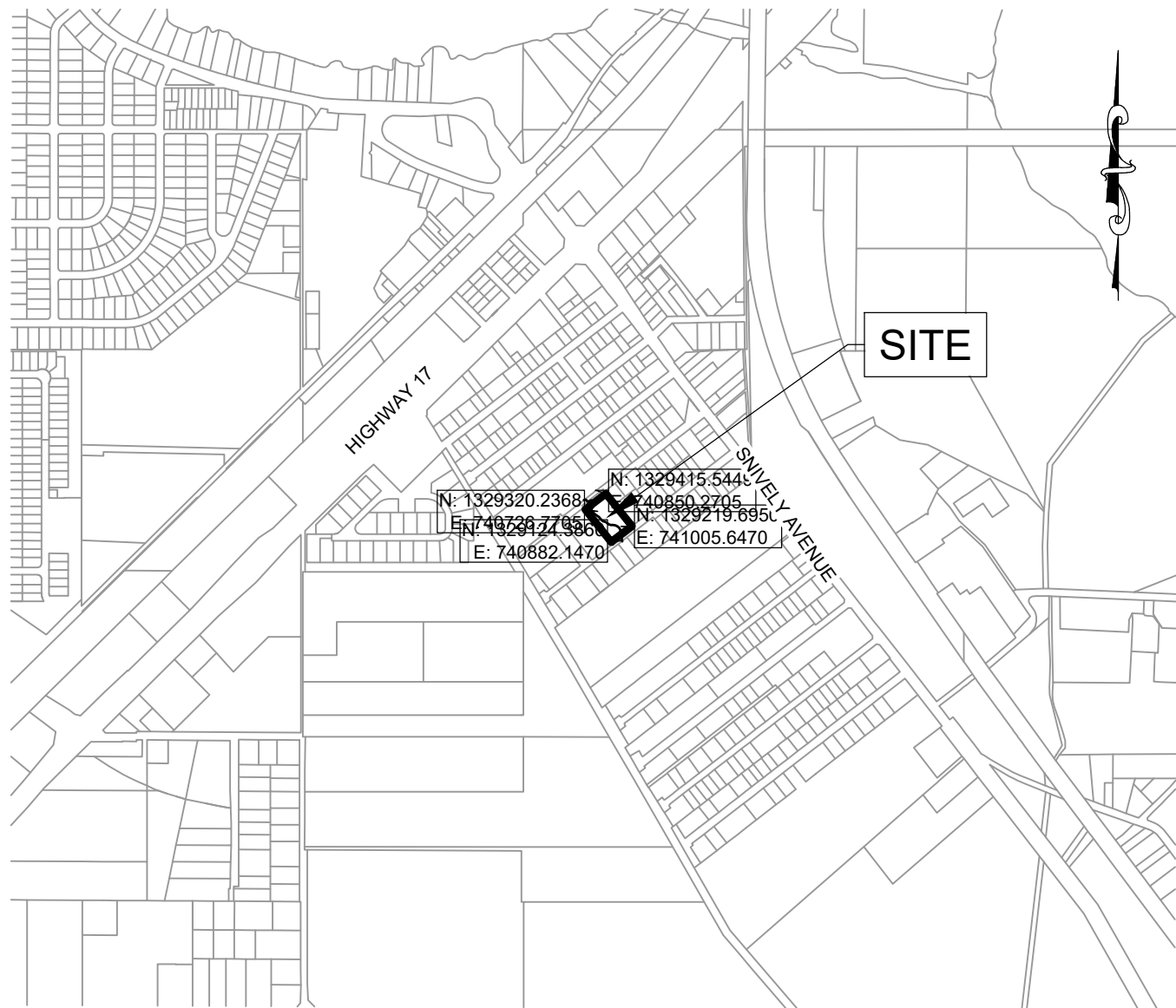
IRWIN SUBDIVISION
A REPLAT OF LOTS 25 AND 26, BLOCK C OF THE EXTENSION OF SOUTH WINTER HAVEN, AS RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 26, TOWNSHIP 29 SOUTH, RANGE 5 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 25 AND 26, BLOCK C, OF THE EXTENSION OF SOUTH WINTER HAVEN, AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6678, PAGE 2138, PUBLIC RECORDS OF POLK COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 24, BLOCK C OF EXTENSION OF WINTER HAVEN, AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF POLK COUNTY FLORIDA; THENCE S38°25'36"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 24, BLOCK C, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4TH STREET ACCORDING TO OFFICIAL RECORDS BOOK 6678, PAGE 2138, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUING S38°25'36"E ALONG AFORESED SOUTHWESTERLY LINE OF LOT 24, BLOCK C, A DISTANCE OF 250.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 24, BLOCK C, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH AVENUE; THENCE S52°20'29"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET, A DISTANCE OF 156.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 27, BLOCK C OF EXTENSION OF WINTER HAVEN, AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS POLK COUNTY, FLORIDA; THENCE N38°25'35"W ALONG SAID NORTHEASTERLY LINE OF LOT 27, BLOCK C, A DISTANCE OF 250.00 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4TH STREET ACCORDING TO OFFICIAL RECORDS BOOK 6678, PAGE 2138, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N52°20'30"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 4TH STREET, A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.94 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 1000'

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 SEWER SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

SHEET INDEX

SHEET 1 COVER SHEET, LEGAL DESCRIPTION
SHEET 2 NOTES
SHEET 3 DETAIL

POLK COUNTY ENGINEER APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ____ DAY OF ____, A.D. 2024.

SIGNED: _____ DATE: _____
COUNTY ENGINEER

LAND DEVELOPMENT DIVISION APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ____ DAY OF ____, A.D. 2024.

SIGNED: _____ DATE: _____
(LAND DEVELOPMENT DIVISION DIRECTOR)

JOINDER AND CONSENT

THE UNDERSIGNED, COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, DOES HEREBY JOIN IN, AND BY IT JOINDER, RATIFY, APPROVE, CONFIRM, AND CONSENT TO THE PLAT OF IRWIN SUBDIVISION AND ALL DEDICATIONS AND RESERVATIONS THEREON.

AUTHORIZED REPRESENTATIVE _____ ATTEST: _____ DATE _____

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS ____ DAY OF ____, A.D. 2024 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.

BOARD OF COUNTY COMMISSIONERS

BY: CHAIRMAN _____ ATTEST: _____ CLERK _____

COUNTY COMMISSIONERS' APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS ____ DAY OF ____, A.D. 2024 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

_____, ATTEST: _____
BY: CHAIRMAN _____ CLERK _____

COUNTY SURVEYOR APPROVAL

STATE OF FLORIDA,
COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ____ DAY OF ____, A.D. 2024.

SIGNED: _____ DATE: _____
RICHARD M. BENTON, PSM #6447
(COUNTY SURVEYOR)

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA,
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS ____ DAY OF ____, A.D. 2024.

BY: _____
CLERK OF THE CIRCUIT COURT

LEGEND AND ABBREVIATIONS

LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
CL	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
EL	ELEVATION
ESMT	EASEMENT
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
OA	OVERALL
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
UE	UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
N.P.	NOT PLATTED
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
S.P.C.	STATE PLANE COORDINATES
SEC	SECTION
(N.R.)	NON-RADIAL
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
PLS	PROFESSIONAL LICENSED SURVEYOR
PRK	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
(M)	MEASURE DISTANCE
■	SET 4"x4" CONCRETE MONUMENT WITH DISK (PRM LB 8129)
●	SET 5/8" IRON ROD AND CAP STAMPED (LB 8129)

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED IRWIN SUBDIVISION WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON AS REQUIRED PER CHAPTER 177, FLORIDA STAUTES, HAS BEEN PROPERLY PLACED.

_____, DATE _____
RYAN, J. KING
PROFESSIONAL SURVEYOR AND MAPPER, NO. LS 6753
GATEWAY ENGINEERING & LAND SURVEYING, LLC
1081 E. BRANDON BOULEVARD
BRANDON, FLORIDA 33511
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8129



1081 East Brandon Boulevard
Brandon, Florida 33511 Phone (813)643-2292 Fax (813)643-2293
License Business No. 8129

IRWIN SUBDIVISION

A REPLAT OF LOTS 25 AND 26, BLOCK C OF THE EXTENSION OF SOUTH WINTER HAVEN, AS RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, IN SECTION 26, TOWNSHIP 29 SOUTH, RANGE 5 EAST, POLK COUNTY, FLORIDA

PLAT NOTES:

1.

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH BEARINGS 2011 ADJUSTMENT AND DERIVING A BEARING OF S89°33'58"W ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 (SW1/4) OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 9 EAST.
2.

ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP(GATEWAY LB 8129), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3.

A STREET CENTERLINE CHANGE IN DIRECTION SHALL BE MONUMENTED WITH A NAIL & DISK (PCP LB 8129), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
4.

ALL INTERSECTING CURVES ARE RADIAL UNLESS NOTED OTHERWISE WITH (N.R.)
5.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; 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.
6.

FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD.
7.

FOR ROAD RIGHTS OF WAY OR DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC OR COUNTY, LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE VEGETATIVE AREAS INCLUDING BUT NOT LIMITED TO: DRAINAGE DITCHES, SWALE OR DRAINAGE EASEMENTS. FOR ROAD RIGHTS OF WAY THAT THE COUNTY OWNS IN FEE SIMPLE, THE COUNTY WILL PERFORM ROUTINE MAINTENANCE, AS DEFINED IN SECTION 334.03(23), FLORIDA STATUES ON ROADWAYS, DITCHES AND SWALES LOCATED IN ROAD RIGHTS OF WAYS. FOR BOTH RIGHTS OF WAY OWNED IN FEE SIMPLE BY THE CITY AND RIGHTS OF WAY AND DRAINAGE EASEMENTS DEDICATED TO THE COUNTY OR PUBLIC, THE LOT OWNER SHALL BE RESPONSIBLE FOR RETAINING THE DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, WITHOUT PRIOR APPROVALS BY ALL AFFECTED GOVERNMENTAL ENTITIES.
8.

THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED IN PUBLIC RECORD AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.
9.

THE FLOODPLAIN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON THE NEW AND MORE DETAILED INFORMATION. ALL FLOODPLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT.
9.

ANY TRACTS DEDICATED AND/OR CONVEYED TO A HOMEOWNERS ASSOCIATION ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
10.

WETLANDS AND WETLAND BUFFERS SHALL REMAIN IN THEIR NATURAL STATE. BUT WILL RECEIVE DESIGNED STORMWATER DRAINAGE. WETLAND AREAS SHALL NOT BE MODIFIED UNLESS UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR IT'S SUCCESSOR AGENCY.
11.

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

12.

THIS PLAT IS AFFECTED BY ITEMS SHOWN IN THE PROPERTY INFORMATION REPORT FILE NUMBER

ITEMS LISTED BELOW ARE INCLUDED IN THE PROPERTY INFORMATION REPORT, THAT AFFECT SUBJECT PLAT:

A.

INDEMNITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10, PAGE 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA [AFFECTS, NOT PLOTTED (INDEMNITY AGREEMENT)]

B.

ROAD USE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN THE OFFICIAL RECORDS BOOK 10, PAGE 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [THIS EASEMENT COVERS A MEANDERING DIRT ROAD ACROSS THIS PLAT SUBJECT PROPERTY AND CANNOT BE PLOTTED]

C.

AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10, PAGE 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AFFECTS BLANKET TYPE EASEMENT, NOT PLOTTED (BLANKET EASEMENT)]

D.

NOTICE OF ESTABLISHMENT RECORDED IN OFFICIAL RECORDS BOOOK 10, PAGE 17 AND AMENDED IN OFFICIAL RECORDS BOOK, PAGE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORDA. [AFFECTS, NOT PLOTTED (BLANKET EASEMENT)]

E.

NOTICE OF ESTABLISHMENT RECORDED IN OFFICIAL RECORDS BOOK, PAGE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. [AFFECTS, NOT PLOTTED (BLANKET EASEMENT)]
13.

THE MAXIMUM GROSS RESIDENTIAL DENSITY FOR THE RL-4 DISTRICY IS 4 LOTS PER ACRE, PER TABLE 2.2, CHAPTER 2, OF THE LDC.



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PLAT BOOK: PAGE:

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