

LEGEND

CHD. CHORD
ID. IDENTIFICATION
L.B. LICENSED BUSINESS
NAD. NORTH AMERICAN DATUM
NAV.D. NORTH AMERICAN VERTICAL DATUM
O.R. OFFICIAL RECORDS
P.C. POINT OF CURVATURE
PCP. PERMANENT CONTROL POINT
P.I. POINT OF INTERSECTION
PRM. PERMANENT REFERENCE MONUMENT
P.T. POINT OF TANGENCY
R.O.W. RIGHT OF WAY
U.E. UTILITY EASEMENT

■ DENOTES 4"x4" CONCRETE MONUMENT "PRM L.B. 966"
○ DENOTES 1/2" IRON ROD W/CAP "L.B. 966"
● DENOTES NAIL AND DISK "L.B. 966 P.C.P."
□ DENOTES 4"x4" CONCRETE MONUMENT AS NOTED (PRM)

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.

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966

BIMINI BAY – PHASE I, TRACT K REPLAT

A REPLAT OF TRACT K, BIMINI BAY – PHASE I
PLAT BOOK 127, PAGES 34 THROUGH 37
SECTION 2, TOWNSHIP 25 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA

LEGAL DESCRIPTION:

TRACT K, BIMINI BAY – PHASE I, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 127
PAGES 34 THROUGH 37, PUBLIC RECORDS OF POLK
COUNTY, FLORIDA

CONTAINING 7.19 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK #110273, ELEVATION = 124.52 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING BEING THE SOUTH LINE OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 26 EAST, AS S89°32'25"W.
- HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) DERIVED FROM LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12105C0200 G DATED DECEMBER 22, 2016, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".
- PER F.S.S. 177.019(28), 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 LOT LINES ALONG CURVES SHOWN HEREON ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- LOTS WITHIN THIS COMMUNITY ARE INTENDED TO BE FOR SHORT TERM RENTALS.
- LOT AND TRACT CORNERS DEPICTED THEREON WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
- TRACTS 1, 2, AND 3, AND RW-1 ARE SUBJECT TO A BLANKET UTILITY EASEMENT.
- THIS PLAT IS SUBJECT TO AND/OR BENEFITED BY THE FOLLOWING MATTERS OF RECORD. EASEMENTS WHICH CAN BE GRAPHICALLY DEPICTED ARE SHOWN HEREON.
 - Distribution Easement in favor of Florida Power recorded April 3, 2003, in Official Records Book 5313, Page 1259, Public Records of Polk County, Florida.
 - Plat of BIMINI BAY – PHASE 1 recorded in Plat Book 127, Page 34–37, Public Records of Polk County, Florida.
 - Recreation Area Access Easement recorded September 30, 2008, in Official Records Book 7728, Page 2107, Public Records of Polk County, Florida.
 - Access, Utility, Drainage and Signage Easement Agreement recorded April 3, 2024, in Official Records Book 13063, Page 165, Public Records of Polk County, Florida.
 - Amended and Restated Declaration of Covenants and Restrictions for Island Club Resort recorded in Official Records Book 12761, Page 1152; together with Certificate of Amendment recorded October 17, 2023, in Official Records Book 12876, Page 1673, Public Records of Polk County, Florida.
 - Right of Entry and Hold Harmless Agreement for Debris Removal recorded July 3, 2024, in Official Records Book 13176, Page 501, Public Records of Polk County, Florida.

COUNTY SURVEYORS 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 Part I, Florida Statutes, relating to the making of maps and plats.

By: _____
Richard M. "Mike" Benton, P.S.M.
Florida Registration No.6447
County Surveyor

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Land Development Division.

By: _____ Date: _____
Land Development Division Director

COUNTY COMMISSIONERS
CONDITIONAL APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is conditionally approved this _____ day of _____, A.D. 2025 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.

By: _____ Attest: _____
Chairperson Clerk

COUNTY COMMISSIONERS APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat has received final approval this _____ day of _____, A.D. 2025 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

PLAT
BOOK

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SHEET 1 OF 2

DEDICATION

BIMINI BAY – PHASE 1, TRACT K REPLAT

KNOW ALL MEN BY THESE PRESENTS, That Stanley Martin Homes, LLC, a Delaware limited liability company, being the owner in fee simple of the lands described herein known as BIMINI BAY – PHASE 1, TRACT K REPLAT, hereby declare and dedicates to the perpetual use of the public the utility easements shown hereon for providers of public utilities forever for the purposes of installation, operation, repair and maintenance of public utilities.

The owner hereby dedicates a perpetual non-exclusive ingress/egress easement over Tract RW-1 shown hereon to the future lot owners, their successors, assigns, invitees and guests, for the purposes stated herein.

The owner hereby dedicates a perpetual exclusive/non-exclusive ingress/egress easement over Tract RW-1 shown hereon to Polk County, its successors and assigns, and to other appropriate entities and agencies, for the purpose of Fire, EMS, Law Enforcement, solid waste, pick up, delivery and mail services and inspections.

The owner hereby dedicates Tracts 1, 2, 3, 4, and RW-1, to the Bimini Bay Homeowners Association.

Utility Easements shown hereon are dedicated forever to the Bimini Bay Homeowners Association for the purposes indicated.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be signed and sealed by the person(s) named below on _____, 2025.

STANLEY MARTIN HOMES, LLC, a Delaware limited liability company

By: _____
Print Name: Richard A. Browning Title: Division President
Signed and sealed in the presence of:

Witness: _____ Witness: _____
Signature Signature

Print Name Print Name

STATE OF _____ FLORIDA _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY Richard A. Browning, AS Division President, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
My Commission expires: _____

CERTIFICATE OF SURVEYOR

I hereby certify that this plat 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 have been set and permanent control points will be set in accordance with Chapter 177, Florida Statutes. Survey data complies with all the requirements of Chapter 177, Florida Statutes.

_____ Dated _____
RICHARD D. BROWN, P.S.M.
State of Florida Registration No. 5700
Professional Surveying Certificate of Authorization No. L.B. 966

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

POLK COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Polk County Engineer.

By: _____ Date: _____
County Engineer

CLERK OF 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 approved for recording this _____ day of _____, A.D. 2025.

By: _____
Stacy M. Butterfield, Clerk of the Circuit Court

BIMINI BAY - PHASE 1, TRACT K REPLAT

SHEET 2 OF 2

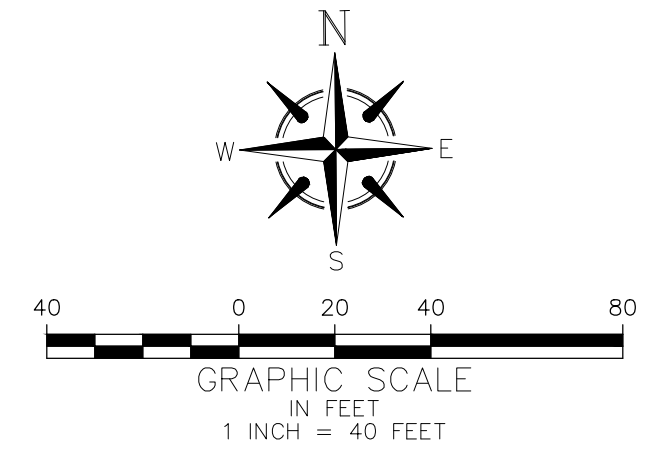
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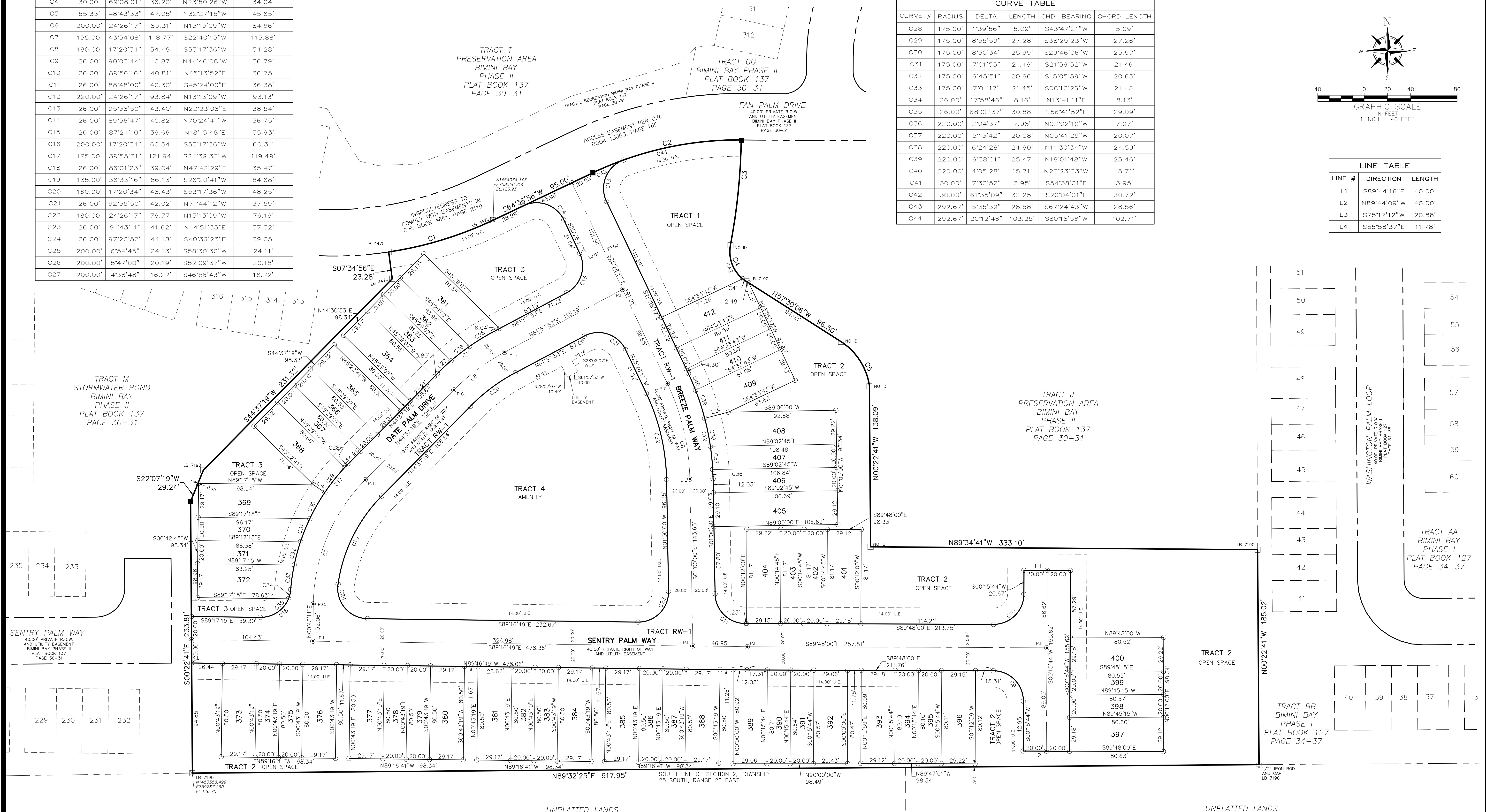
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	320.00'	16°54'22"	94.42'	S73°04'09"W	94.08'
C2	292.67'	25°48'26"	131.82'	S77°31'07"W	130.71'
C3	535.73'	9°44'52"	91.14'	N05°51'08"E	91.03'
C4	30.00'	69°08'01"	36.20'	N23°50'26"W	34.04'
C5	55.33'	48°43'33"	47.05'	N32°27'15"W	45.65'
C6	200.00'	24°26'17"	85.31'	N13°13'09"W	84.66'
C7	155.00'	43°54'08"	118.77'	S22°40'15"W	115.88'
C8	180.00'	17°20'34"	54.48'	S53°17'36"W	54.28'
C9	26.00'	90°03'44"	40.87'	N44°46'08"W	36.79'
C10	26.00'	89°56'16"	40.81'	N45°13'52"E	36.75'
C11	26.00'	88°48'00"	40.30'	S45°24'00"E	36.38'
C12	220.00'	24°26'17"	93.84'	N13°13'09"W	93.13'
C13	26.00'	95°38'50"	43.40'	N22°23'08"E	38.54'
C14	26.00'	89°56'47"	40.82'	N70°24'41"W	36.75'
C15	26.00'	87°24'10"	39.66'	N18°15'48"E	35.93'
C16	200.00'	17°20'34"	60.54'	S53°17'36"W	60.31'
C17	175.00'	39°55'31"	121.94'	S24°39'33"W	119.49'
C18	26.00'	86°01'23"	39.04'	N47°42'29"E	35.47'
C19	135.00'	36°33'16"	86.13'	S26°20'41"W	84.68'
C20	160.00'	17°20'34"	48.43'	S53°17'36"W	48.25'
C21	26.00'	92°35'50"	42.02'	N71°44'12"W	37.59'
C22	180.00'	24°26'17"	76.77'	N13°13'09"W	76.19'
C23	26.00'	91°43'11"	41.62'	N44°51'35"E	37.32'
C24	26.00'	97°20'52"	44.18'	S40°36'23"E	39.05'
C25	200.00'	6°54'45"	24.13'	S58°30'30"W	24.11'
C26	200.00'	5°47'00"	20.19'	S52°09'37"W	20.18'
C27	200.00'	4°38'48"	16.22'	S46°56'43"W	16.22'

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POLK COUNTY, FLORIDA

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C28	175.00'	1°39'56"	5.09'	S43°47'21"W	5.09'
C29	175.00'	8°55'59"	27.28'	S38°29'23"W	27.26'
C30	175.00'	8°30'34"	25.99'	S29°46'06"W	25.97'
C31	175.00'	7°01'55"	21.48'	S21°59'52"W	21.46'
C32	175.00'	6°45'51"	20.66'	S15°05'59"W	20.65'
C33	175.00'	7°01'17"	21.45'	S08°12'26"W	21.43'
C34	26.00'	17°58'46"	8.16'	N13°41'11"E	8.13'
C35	26.00'	68°02'37"	30.88'	N56°41'52"E	29.09'
C36	220.00'	2°04'37"	7.98'	N02°02'19"W	7.97'
C37	220.00'	5°13'42"	20.08'	N05°41'29"W	20.07'
C38	220.00'	6°24'28"	24.60'	N11°30'34"W	24.59'
C39	220.00'	6°38'01"	25.47'	N18°01'48"W	25.46'
C40	220.00'	4°05'28"	15.71'	N23°23'33"W	15.71'
C41	30.00'	7°32'52"	3.95'	S54°38'01"E	3.95'
C42	30.00'	61°35'09"	32.25'	S20°04'01"E	30.72'
C43	292.67'	5°35'39"	28.58'	S67°24'43"W	28.56'
C44	292.67'	20°12'46"	103.25'	S80°18'56"W	102.71'



LINE #	DIRECTION	LENGTH
L1	S89°44'16"E	40.00'
L2	N89°44'09"W	40.00'
L3	S75°17'12"W	20.88'
L4	S55°58'37"E	11.78'



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