

DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT JASON MILLIKEN AS MANAGING MEMBER OF SPECIALIZED VENTURES, LLC, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED THIS PLAT OF "VENTURES SUBDIVISION" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

TO THE VENTURES SUBDIVISION HOMEOWNERS ASSOCIATION, INC.; THE 60.00 FOOT INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT.

TO POLK COUNTY, ITS SUCCESSORS AND ASSIGNS; AN EASEMENT ACROSS THE 60.00 FOOT INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT FOR EMERGENCY MAINTENANCE AND REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES AS IS NECESSARY TO PROTECT PUBLIC IMPROVEMENTS TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE AND REPAIRS TO THE STORMWATER MANAGEMENT FACILITIES.

TO THE PROVIDERS OF PUBLIC UTILITIES; AN EASEMENT FOR UTILITY SERVICES OVER THE 60.00 FOOT INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT.

WITNESS
PRINTED NAME: _____

BY: JASON MILLIKEN

AS MANAGING MEMBER OF
SPECIALIZED VENTURES, LLC

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 APPEARED JASON MILLIKEN,

WHO IS [] PERSONALLY KNOWN TO ME OR HAS

PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
(SIGNATURE OF NOTARY PUBLIC)

(PRINTED NAME NOTARY PUBLIC)

MORTGAGEE JOINDER AND CONSENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT WISE SEED COMPANY, INC., THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 12548, PAGE 1527 AND MODIFIED IN OFFICIAL RECORDS BOOK 12938, PAGE 699, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE THIS PLAT AND JOINS IN THIS DEDICATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____
A.D. 2024.

BY: _____
WITNESS
PRINTED NAME: _____

BY: _____
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 APPEARED _____

WHO IS [] PERSONALLY KNOWN TO ME OR HAS

PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
(SIGNATURE OF NOTARY PUBLIC)

(PRINTED NAME NOTARY PUBLIC)

MORTGAGEE JOINDER AND CONSENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT GK REAL PROPERTIES, INC., THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 13066, PAGE 1749 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE THIS PLAT AND JOINS IN THIS DEDICATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF

A.D. 2024.

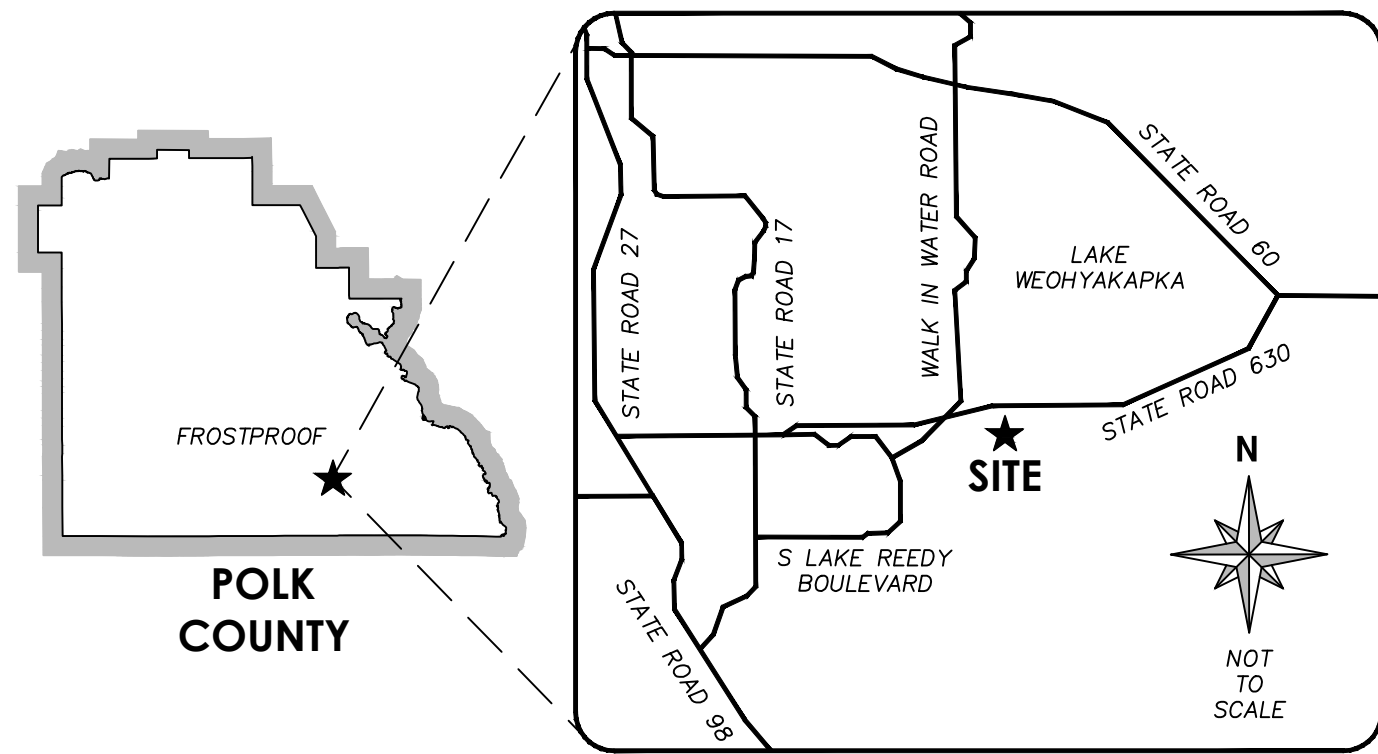
WITNESS
PRINTED NAME: _____

BY: _____
PRINTED NAME

TITLE: _____
WITNESS
PRINTED NAME: _____

VENTURES SUBDIVISION

BEING LOCATED IN SECTION 20,
TOWNSHIP 31 SOUTH, RANGE 29 EAST,
POLK COUNTY, FLORIDA



VICINITY MAP

LEGAL DESCRIPTION:

That part of the East 1/2 of Section 20, Township 31 South, Range 29 East, Polk County, Florida, lying south of State Road 630 and being more particularly described as follows:

Begin at the Southeast corner of said Section 20; thence S89°16'04"W along the south line of said Section 20, a distance of 1533.60 feet; thence N00°00'00"E, a distance of 980.87 feet to a point on the South right of way line of State Road 630 per State Road Department Right of Way Map Job No. 1615-104; thence along said South right of way line the following three courses: (1) N76°39'27"E a distance of 900.16 feet to the beginning of a curve concave southerly having a radius of 2788.82 feet; (2) thence along the curve to the right through a central angle of 13°02'13" an arc distance of 634.56 feet (Chord Bearing N83°10'53"E, Chord 633.19 feet); (3) thence S89°48'00"E a distance of 17.16 feet to the East line of said Section 20; thence S00°32'27"E along said East line a distance of 1244.17 feet to the Point of Beginning.

SURVEYOR's NOTES:

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), ADJUSTMENT OF 2011. THE BEARING OF SOUTH 89°16'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 29 EAST, POLK COUNTY, FLORIDA AS SHOWN HEREON IS HELD AS A BEARING REFERENCE.

ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATION "K 087", HAVING AN ELEVATION OF 77.66'

2) PROPERTY IS LOCATED IN FLOOD ZONE "X - AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 12105C0735G, WITH AN EFFECTIVE DATE OF 12/22/16.

3) THERE MAY BE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE REFERENCED IN THE VENTURES SUBDIVISION HOMEOWNERS ASSOCIATION DOCUMENTS THAT ARE NOT SHOWN ON THIS PLAT. THE DOCUMENTS WILL BE RECORDED IN THE PUBLIC RECORD AS A PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

4) PER FLORIDA STATUTE 177.091 (28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

5) 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.

6) 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 WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL

PRESENCE () OR ONLINE NOTARIZATION APPEARED _____

WHO IS [] PERSONALLY KNOWN TO ME OR HAS

PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
(SIGNATURE OF NOTARY PUBLIC)

(PRINTED NAME NOTARY PUBLIC)

PLAT BOOK

PAGE

SHEET 1 OF 2

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 APPROVED FOR RECORDING THIS

_____ DAY OF _____, A.D. 2024.

BOARD OF COUNTY COMMISSIONERS ATTEST:

BY: CHAIRPERSON CLERK

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.

BOARD OF COUNTY COMMISSIONERS ATTEST:

BY: CHAIRPERSON 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 PROCEDURES ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS ATTEST:

BY: CHAIRPERSON CLERK

COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER THIS _____ DAY OF _____, A.D. 2024.

BY: COUNTY ENGINEER

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION

THIS _____ DAY OF _____, A.D. 2024.

BY: LAND DEVELOPMENT DIRECTOR

APPROVAL REVIEWED FOR CONFORMITY:

STATE OF FLORIDA
COUNTY OF POLK

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER HAS REVIEWED THIS PLAT FOR CONFORMITY TO FLORIDA STATUTES 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 DATE

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT OF "VENTURES SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

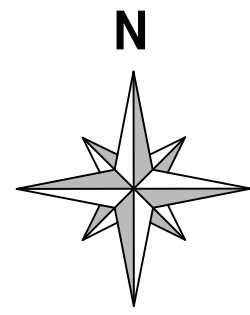
JOHN M. CLYATT, PSM
FLORIDA REGISTRATION NO. 4092 30 SOUTH, LLC DATE



30 SOUTH, LLC
425 SOUTH FIRST AVENUE
BARTOW, FLORIDA 33830
PHONE: (863)-800-3539
LICENSED BUSINESS No. LB 8474

**BEING LOCATED IN SECTION 20,
TOWNSHIP 31 SOUTH, RANGE 29 EAST,
POLK COUNTY, FLORIDA**

SHEET 2 OF 2



(IN FEET)
1 inch = 100 feet.



FND	FOUND
SR	STEEL ROD
IP	IRON PIPE
CM	CONCRETE MONUMENT
CCR	CERTIFIED CORNER RECORD
R/W	RIGHT OF WAY
ID.	IDENTIFYING #
O.R.B.	OFFICIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD
SET PRM ■	PERMANENT REFERENCE MONUMENT SET 4"X4" CM & DISK "PRM LB 9474"
SET WC ●	SET 5/8" SR & CAP "CORNER LB 8474" SET ON EASEMENT LINE AS WITNESS TO LOT CORNER AT CENTER OF EASEMENT
SET ●	SET 5/8" SR & CAP "CORNER LB 8474" SET AT LOT CORNER
R	RADIUS
L	ARC LENGTH
Δ	INTERNAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH

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), ADJUSTMENT OF 2011. THE BEARING OF SOUTH 89°16'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 29 EAST, POLK COUNTY, FLORIDA AS SHOWN HEREON IS HELD AS A BEARING REFERENCE.

ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATION "K 087", HAVING AN ELEVATION OF 77.66'

2) PROPERTY IS LOCATED IN FLOOD ZONE "X - AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 12105C0735G, WITH AN EFFECTIVE DATE OF 12/22/16.

3) THERE MAY BE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE REFERENCED IN THE VENTURES SUBDIVISION HOMEOWNERS ASSOCIATION DOCUMENTS THAT ARE NOT SHOWN ON THIS PLAT. THE DOCUMENTS WILL BE RECORDED IN THE PUBLIC RECORD AS A PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

4) PER FLORIDA STATUTE 177.091 (28) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

5) 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.

6) 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 WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.