

|       |   |   |
|-------|---|---|
| ○     | PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK<br>"PCP LB-8135" – UNLESS OTHERWISE NOTED                | R/W = RIGHT-OF-WAY<br>CONC. = CONCRETE  |
| □     | PRM – PERMANENT REFERENCE MONUMENT – SET<br>4"x4" CONCRETE MONUMENT OR 1"IRON<br>PIPE AND CAP "PRM LB-8135" | D/Δ = CENTRAL ANGLE (DELTA)<br>R= RADIUS<br>L= ARC LENGTH<br>T= TANGENT LENGTH<br>CH= CHORD DISTANCE<br>CB= CHORD BEARING |
| ■     | FCM – FOUND CONCRETE MONUMENT AS NOTED  | ±= MORE OR LESS / PLUS OR MINUS<br>N&D = NAIL AND DISK  |
| ●     | FIR – FOUND IRON ROD AS NOTED   |   |
| ○     | FIP – FOUND IRON PIPE AS NOTED  |   |
| ▲     | RRS – FOUND RAILROAD SPIKE AS NOTED   |   |
| ⑫     | = CURVE – SEE CURVE DATA  |   |
| &     | = AND   | PGS = PAGE  |
| (RAD) | = RADIAL  | PGS = PAGES   |
| (NR)  | = NON-RADIAL  | PK = PARKER-KALON NAIL OR "MAG-NAIL"  |
| NO./# | = NUMBER  | FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  |
| I.D.  | = IDENTIFICATION  | (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION   |
| O.R.  | = OFFICIAL RECORDS  | (L) = INFORMATION PER LEGAL DESCRIPTION   |
| PLB   | = PLAT BOOK   | (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS   |
|       |   | F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION   |

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 23 EAST HAVING A "C" BEARING OF NORTH 89°36'47" EAST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "18-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "18-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
8. THE PLATTED LANDS ARE LOCATED FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 121050498 OF DATE 12/22/2016.
9. COORDINATES, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE, COORDINATE SYSTEM, WEST NAD 83, EFFECTIVE JANUARY 1, 1983. IF ANY BEARINGS OR COORDINATES WERE DERIVED BY GPS RTK METHODOLOGY, THEY WERE DERIVED USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
10. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NATIONAL GEODETIC SURVEY CONTROL POINT "GPS 13937" (PID AF7375), BEING A STANDARD ALUMINUM DISK STAMPED "CITY OF LAKELAND FLORIDA GPS 13937" SET IN AN IRREGULAR MASS OF CONCRETE IN THE NORTH CORNER OF A FITZGERALD ROAD APPROXIMATELY 0.2 MILES EAST OF STATE ROAD 37. THE PUBLISHED ELEVATION FOR THIS BENCHMARK IS ELEVATION 190.32, NORTH AMERICAN VERTICAL DATUM OF 1988.

***A PLAT OF A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 14, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA***

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS MAINTAINED RIGHT-OF-WAY AND LESS AND EXCEPT THAT CERTAIN ADDITIONAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

**VICINITY MAP**  
NOT TO SCALE

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.

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 1, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS.

RICHARD M. "MIKE" BENTON, PSM  
COUNTY SURVEYOR  
FLORIDA REGISTRATION No. LS 6447

STATE OF FLORIDA,  
COUNTY OF POLK  
THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER.

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COUNTY ENGINEER
DATE

STATE OF FLORIDA,  
COUNTY OF POLK

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

STATE OF FLORIDA,  
COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025 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

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 PROCEDURE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS

BY: CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CLERK

STATE OF FLORIDA,  
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT CMTC REAL ESTATE ENTERPRISES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "PARKER ESTATES" TO BE MADE AND HEREBY DEDICATES TO THE POLK COUNTY, ITS SUCCESSORS AND ASSIGNS FOREVER THE PUBLIC DRAINAGE EASEMENTS AND THE ROAD RIGHTS-OF-WAY SHOWN HEREON; AND HEREBY DEDICATES TO THE \_\_\_\_\_ HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER, TRACTS "A" AND "B" FOR THE PURPOSES INDICATED TOGETHER WITH THE MAINTENANCE RESPONSIBILITY OF SAID TRACTS, OPEN SPACES AND RETENTION AREAS CONTAINED WITHIN THE SUBDIVISION; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES INDICATED.

\_\_\_\_\_

WITNESS  
PRINTED NAME: \_\_\_\_\_

\_\_\_\_\_

WITNESS  
PRINTED NAME: \_\_\_\_\_

CMTC REAL ESTATE ENTERPRISES, INC.,  
A FLORIDA CORPORATION

BY: \_\_\_\_\_, AS  
\_\_\_\_\_

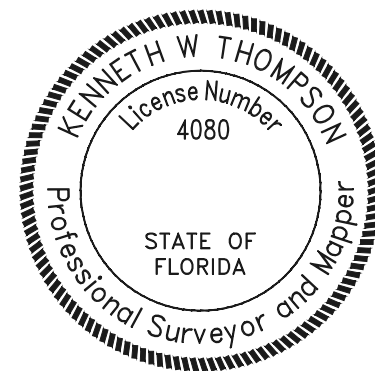
OF CMTC REAL ESTATE ENTERPRISES, INC.,  
FLORIDA CORPORATION

STATE OF FLORIDA,  
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF      PHYSICAL PRESENCE OR      ONLINE NOTARIZATION, THIS          DAY OF                     , 2025, BY                      AS                      OF CMTG REAL ESTATE ENTERPRISES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO      IS PERSONALLY KNOWN TO ME OR      HAS PRODUCED                      AS IDENTIFICATION.

STATE OF FLORIDA  
COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT OF "PARKER ESTATES" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS A SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES. ALL LOT SIZES AND LOT DIMENSIONS ARE CORRECTLY SHOWN HEREON. ALL NECESSARY PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS REQUIRED BY PART 1 OF CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET AND ARE CORRECTLY SHOWN HEREON.



KENNETH W. THOMPSON  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4080



THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY KENNETH W. THOMPSON, P.S.M.  
AS EVIDENCED BY HIS SIGNATURE AFFIXED HERETO.

6700 South Florida Avenue, Suite 4, Lakeland, Florida 33813  
(863) 712-2110 - [kthompson@platinumsurveying.com](mailto:kthompson@platinumsurveying.com)

**STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135**

**KENNETH W. THOMPSON**  
**REGISTRATION NO. 4080**



NOTES AND LEGEND

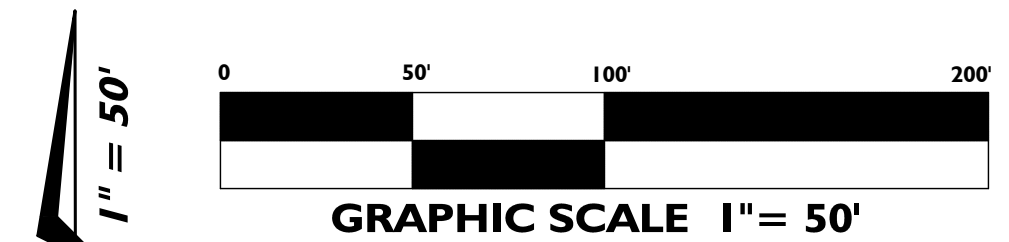
- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
○ "PCP LB-8135" - UNLESS OTHERWISE NOTED  
□ PRM - PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT OR 1"IRON PIPE AND CAP "PRM LB-8135"  
■ FCM - FOUND CONCRETE MONUMENT AS NOTED  
● FIR - FOUND IRON ROD AS NOTED  
○ FIP - FOUND IRON PIPE AS NOTED  
▲ RRS - FOUND RAILROAD SPIKE AS NOTED  
(12) = CURVE - SEE CURVE DATA  
& = AND  
(RAD) = RADIAL  
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NO./# = NUMBER  
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PCS = PAGES  
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F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
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CONC. = CONCRETE  
D/A = CENTRAL ANGLE (DELTA)  
R = RADIUS  
L = ARC LENGTH  
T = TANGENT LENGTH  
CH = CHORD DISTANCE  
CB = CHORD BEARING  
± = MORE OR LESS / PLUS OR MINUS  
N&D = NAIL AND DISK

PARKER ESTATES

A PLAT OF A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA

SURVEYOR'S NOTES:

- BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 23 EAST HAVING A "GRID" BEARING OF NORTH 89°36'47" EAST BETWEEN FIELD MONUMENTATION.
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-8135" - UNLESS OTHERWISE NOTED.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (28).
- THE PLATTED LANDS ARE LOCATED FLOOD ZONE, "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 12105C0480 G, EFFECTIVE DATE OF 12/22/2016.
- COORDINATES, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NATIONAL GEODETIC SURVEY CONTROL POINT "GPS 1393" (PID AF7375), BEING A STANDARD ALUMINUM DISK STAMPED "CITY OF LAKE LAND 1988 - GPS 1393" SET IN AN IRREGULAR MASS OF CONCRETE IN THE NORTH RIGHT-OF-WAY OF FITZGERALD ROAD APPROXIMATELY 0.2 MILES EAST OF STATE ROAD 37. THE PUBLISHED ELEVATION FOR THIS BENCHMARK IS ELEVATION 190.32, NORTH AMERICAN VERTICAL DATUM OF 1988.



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | N89°43'50"E | 45.00' |
| L2         | N89°43'50"E | 45.00' |
| L3         | N89°43'50"E | 45.00' |
| L4         | N89°43'50"E | 45.00' |

| CURVE TABLE |            |         |         |         |               |
|-------------|------------|---------|---------|---------|---------------|
| CURVE #     | DELTA      | RADIUS  | LENGTH  | CHORD   | CHORD BEARING |
| 1           | 090°00'00" | 25.00'  | 39.27'  | 35.36'  | S44°43'50"W   |
| 2           | 078°27'47" | 25.00'  | 34.24'  | 31.62'  | S50°29'57"W   |
| 3           | 011°32'13" | 25.00'  | 5.03'   | 5.03'   | S05°29'57"W   |
| 4           | 090°00'00" | 25.00'  | 39.27'  | 35.36'  | N45°16'10"W   |
| 5           | 040°32'09" | 25.00'  | 17.69'  | 17.32'  | N70°00'05"W   |
| 6           | 049°27'51" | 25.00'  | 21.58'  | 20.92'  | N25°00'05"W   |
| 7           | 090°00'00" | 55.00'  | 86.39'  | 77.78'  | N44°43'50"E   |
| 8           | 090°00'00" | 35.00'  | 54.98'  | 49.50'  | N44°43'50"E   |
| 9           | 090°00'00" | 75.00'  | 117.81' | 106.07' | N44°43'50"E   |
| 10          | 018°27'04" | 75.00'  | 24.15'  | 24.05'  | N08°57'22"E   |
| 11          | 036°20'51" | 75.00'  | 47.58'  | 46.78'  | N36°21'19"E   |
| 12          | 035°12'06" | 75.00'  | 46.08'  | 45.36'  | N72°07'47"E   |
| 13          | 090°00'00" | 190.00' | 298.45' | 268.70' | N44°43'50"E   |
| 14          | 016°26'46" | 190.00' | 54.54'  | 54.35'  | N07°57'13"E   |
| 15          | 037°08'03" | 190.00' | 123.14' | 121.00' | N34°44'38"E   |
| 16          | 036°25'11" | 190.00' | 120.77' | 118.75' | N71°31'15"E   |
| 17          | 090°00'00" | 55.00'  | 86.39'  | 77.78'  | S45°16'10"E   |
| 18          | 090°00'00" | 35.00'  | 54.98'  | 49.50'  | S45°16'10"E   |
| 19          | 090°00'00" | 75.00'  | 117.81' | 106.07' | S45°16'10"E   |
| 20          | 000°51'19" | 75.00'  | 1.12'   | 1.12'   | S89°50'31"E   |
| 21          | 035°06'37" | 75.00'  | 45.96'  | 45.24'  | S71°51'33"E   |
| 22          | 036°20'51" | 75.00'  | 47.58'  | 46.78'  | S36°07'49"E   |
| 23          | 017°41'13" | 75.00'  | 23.15'  | 23.06'  | S09°06'47"E   |
| 24          | 090°00'00" | 190.00' | 298.45' | 268.70' | S45°16'10"E   |
| 26          | 036°19'12" | 190.00' | 120.44' | 118.43' | S71°13'22"E   |
| 27          | 037°07'12" | 190.00' | 123.09' | 120.95' | S34°30'10"E   |
| 28          | 015°40'24" | 190.00' | 51.98'  | 51.81'  | S08°06'22"E   |
| 29          | 090°00'00" | 25.00'  | 39.27'  | 35.36'  | N45°16'10"W   |
| 30          | 090°00'00" | 25.00'  | 39.27'  | 35.36'  | S44°43'50"W   |
| 31          | 049°27'51" | 25.00'  | 21.58'  | 20.92'  | S24°27'46"W   |
| 32          | 040°32'09" | 25.00'  | 17.69'  | 17.32'  | S69°27'46"W   |

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.

