

RECKER BUSINESS PARK

A PORTION OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA

PB _____ PG _____

SHEET ONE OF TWO

DEDICATION:

STATE OF FLORIDA,
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT ZF PROPERTY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "RECKER BUSINESS PARK" TO BE MADE AND HEREBY DEDICATES TO RECKER BUSINESS PARK ASSOCIATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOREVER THE INTERNAL STREET, ROAD AND RIGHT-OF-WAY, THE 25' PRIVATE DRAINAGE EASEMENT, AND THE 15' PRIVATE UTILITY EASEMENT, SHOWN HEREON FOR THE PURPOSES INDICATED; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER THE 15' PUBLIC UTILITY EASEMENTS, ALONG WITH AN UTILITY EASEMENT OVER, UNDER AND ACROSS THE INTERNAL STREET, ROAD AND RIGHT-OF-WAY, AS SHOWN ON THIS PLAT FOR THE PURPOSE OF THE INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES, TOGETHER WITH A PERPETUAL NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER THE INTERNAL STREET, ROAD AND RIGHT-OF-WAY SHOWN HEREON FOR THE PURPOSE OF ACCESSING SAID UTILITY EASEMENTS, SUCH USE OF THE 15' PUBLIC UTILITY EASEMENT BY ANY ONE PUBLIC UTILITY PROVIDER SHALL NOT INTERFERE WITH ANY EXISTING PUBLIC UTILITIES INSTALLED THEREIN; AND HEREBY DEDICATE FOREVER TO THE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, GUESTS AND INVITEES, A PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT OVER THE INTERNAL STREET, ROAD AND RIGHT-OF-WAY SHOWN HEREON; AND HEREBY DEDICATES TO POLK COUNTY, ITS SUCCESSORS AND/OR ASSIGNS AN EASEMENT OVER, UNDER, AND ACROSS, AND THE 25' DRAINAGE AND ACCESS FOR MAINTENANCE EASEMENTS DEPICTED HEREON FOR EMERGENCY MAINTENANCE AND REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES AS MAY BE NECESSARY TO PROTECT PUBLIC IMPROVEMENTS, TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE AND REPAIRS TO THE STORM WATER MANAGEMENT FACILITIES THEREIN; AND HEREBY DEDICATE A PERPETUAL EASEMENT FOR INGRESS AND EGRESS ACROSS THE INTERNAL STREET, ROAD AND RIGHT-OF-WAY TO POLK COUNTY, ITS SUCCESSORS AND ASSIGNS, AND TO THE OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF DELIVERY AND PICKUP SERVICES, FIRE PROTECTION, EMERGENCY MEDICAL AND LAW ENFORCEMENT SERVICES AND OTHER AUTHORITIES OF LAW, INCLUDING BUT NOT LIMITED TO UNITED STATES MAIL CARRIERS.

ZF Property Developers, a Florida limited liability company

By: George Guo
George Guo, President

Signed in the presence of:

Witness: Mark D. Porter
Print name: MARK D. PORTER

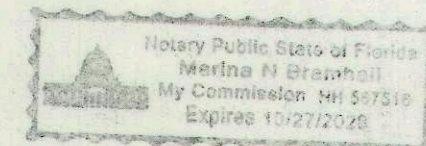
Witness: Linda Staley
Linda Staley

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ or online notarization, this 26 day of March, 2025, by George Guo, as Member of ZF Property Developers, LLC, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public:
Print Name: Marina N. Branham
My Commission Expires: 10/27/2028



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 Circuit Court of Polk County, Florida, do hereby certify that this plat has been accepted for recording this _____ day of _____, 2025.

By: _____
Clerk of the Circuit Court

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 SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

That portion of the Southwest 1/4 of Section 14, Township 28 South, Range 25 East, Polk County, Florida lying West of State Road S-655, being described as:

Begin at the Southwest corner of Section 14, Township 28 South, Range 25 East, Polk County, Florida; run thence North 00°03'19" East, along the West line of said Section 14, a distance of 278.10 feet to the centerline of a ditch; thence meandering with said centerline of a ditch the following five courses: South 56°08'13" East, 26.51 feet; North 69°18'34" East, 142.34 feet; North 62°49'33" East, 770.00 feet; North 64°37'30" East, 816.47 feet; North 60°52'27" East, 196.79 feet to the intersection of said centerline of a ditch and the Western right-of-way line of Recker Highway (State Road S-655); thence South 26°16'00" East, along said Western right-of-way line 1236.10 feet to the intersection of said Western right-of-way line and the South line of aforesaid Section 14; thence South 89°56'20 West along said South line of Section 14, a distance of 2297.14 feet to the Point of Beginning.

NOTES:

- 1) Lands within the vicinity of a stormwater retention/detention pond, ditch or swales may be subject to temporary standing water when conditions decrease the rate of percolation and proper drainage.
- 2) The individual lot owners are responsible for the maintenance of vegetation in the retention areas and roadway swales and the design is to be left unchanged.
- 3) This property is located in Flood Zone X as shown on the Flood Insurance Rate Map Number 12109C0345 G, dated December 22, 2016.
- 4) Recker Business Park Association, LLC is responsible for the maintenance of Lot 7.
- 5) 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.
- 6) Coordinates shown hereon are based on the Florida State Plane Coordinate System, West Zone, NAD 1983 (1999 adjustment).
- 7) Elevations shown hereon are referenced to NAVD 1988.
- 8) Polk County, its employees, contractors, or designees (collectively known as "County") is hereby authorized to enter upon the private roads and rights-of-way for the purpose of removing debris as a result of a disaster in accordance with the Right of Entry Agreement for Debris Removal ("Right of Entry Agreement") recorded in Official Record Book 12163, Page 1197 of the Public Records of Polk County, Florida.

THE FOLLOWING ITEMS WERE FOUND IN THE TITLE REPORT:

1. General or special taxes and assessments required to be paid for the year(s) 2024.
2. Coverage is excepted as to riparian and littoral rights; the possible right of the public to use beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty. Commitment exception #3 is hereby deleted in its entirety.
3. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 9, 2024, under O.K. Book 13223, Page 417, Public Records of Polk County, Florida.
4. Rights of the lessee under unrecorded leases.

LAND DEVELOPMENT DIVISION APPROVAL

STATE OF FLORIDA
COUNTY OF POLK

This Plat is hereby approved by the Land Development Division Director.

By: _____ Date: _____
County Land Development Division Director

COUNTY COMMISSIONERS' APPROVAL

STATE OF FLORIDA
COUNTY OF POLK

This Plat has received final approval this _____ day of _____, 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: _____
Chairperson

_____ Clerk

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

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL

STATE OF FLORIDA
COUNTY OF POLK

This Plat is conditionally approved this _____ day of _____, AD 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.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

by: _____
Chairperson

_____ Clerk

APPROVAL: REVIEWED FOR CONFORMITY:

STATE OF FLORIDA
COUNTY OF POLK

The undersigned Professional Surveyor and Mapper, has reviewed the plat for conformity to Florida Statutes Chapter 177, Part 1, and found it to be substantially in compliance with the provisions of said statute.

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

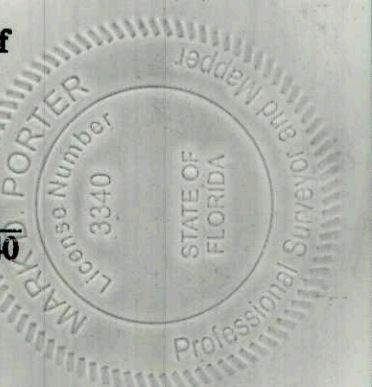
CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that this plat entitled "RECKER BUSINESS PARK" 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 and permanent control points have been set in accordance with Chapter 177 of the Florida Statutes. This Plat complies with all the requirements of Chapter 177 of the Florida Statutes.

Date: MARCH 26, 2025

Mark D. Porter Florida Registration No. 3340



Prepared by:

Porter Geographical Positioning & Surveying
Mark D. Porter, P.L.S., Florida Registration No. 3340 (LB 6765)
5338 U.S. Highway 98 North, Lakeland, Florida 33809
863-853-1496



RECKER BUSINESS PARK

A PORTION OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA

PB PG

SHEET TWO OF TWO

LEGEND

NAVD 1988 = North American
Vertical Datum 1988

R/W	Right of way	°	Degrees
OR	Official Records Book	'	Minutes
FLS	Professional Land Surveyor	"	Seconds
NW	Northwest	TWP	Township
NE	Northeast	RGE	Range
SW	Southwest	SEC	Section
SE	Southeast	ELEV	Elevation
N	North	NR	Not Radial
S	South	POB	Point of Beginning
E	East	MAINT.	Maintained
W	West	(F)	Field Measurement
R	Radial	(D)	Dimension from the deed
UTIL.	Utility	COR.	CORNER
LB	Licensed business	FEMA	Federal Emergency
PB	Plat Book	Management Agency	
PG	Page	SR & C	Steel Rod and Cap
BM	Bench mark	SP	Steel Pipe
ID	Identification		

⊙ = MAG NAIL AND DISK STAMPED "PCP PORTER PLS 3340" UNLESS OTHERWISE NOTED.

⊠ = 4" X 4" CONCRETE MONUMENT WITH A MAG NAIL AND DISK STAMPED "PRM PLS 3340 UNLESS OTHERWISE NOTED.

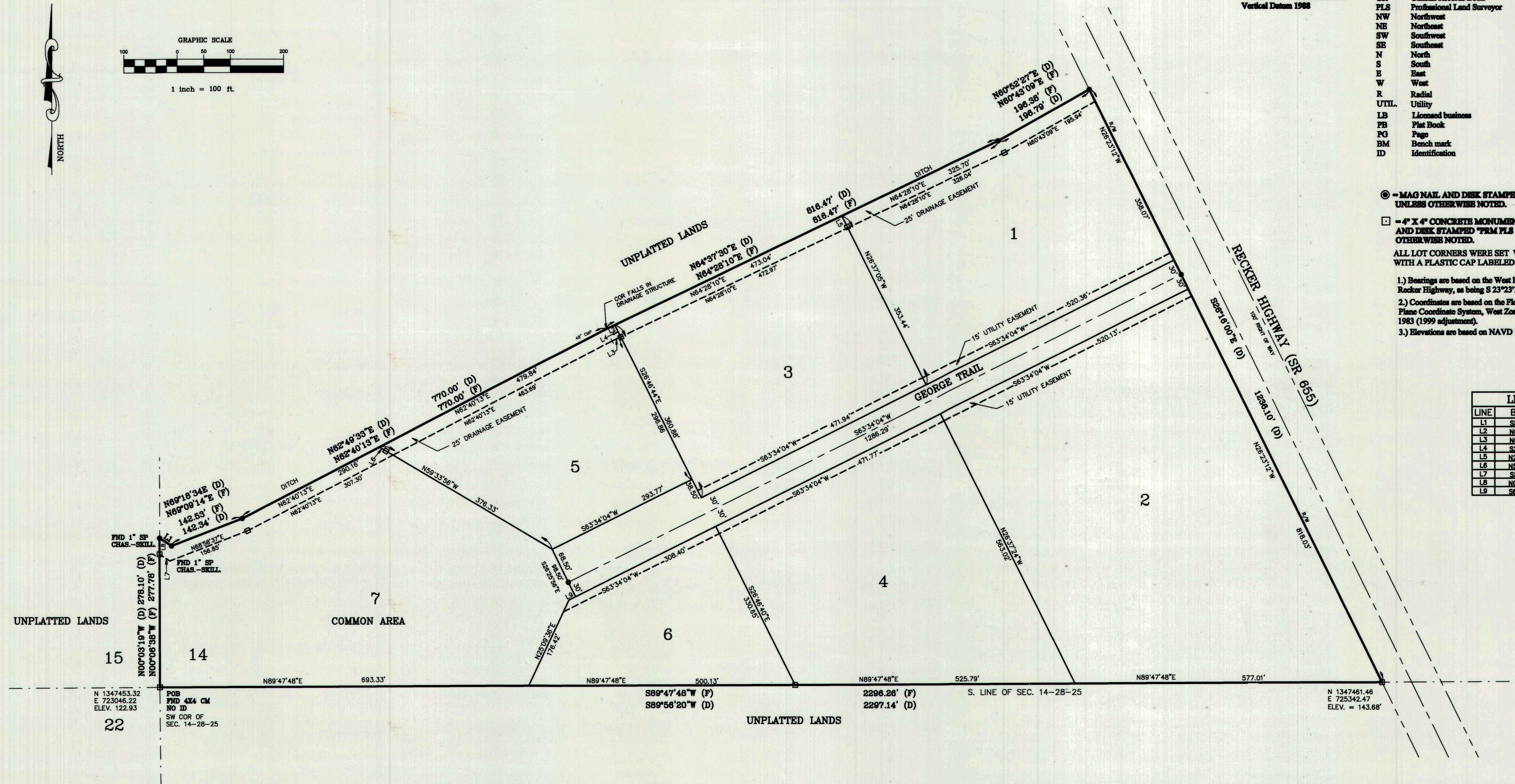
ALL LOT CORNERS WERE SET WITH A 5/8" STEEL ROD WITH A PLASTIC CAP LABELED "PORTER PLS 3340.

1.) Bearings are based on the West line of Recker Highway, as being S 23°23'12" E (grid).

2.) Coordinates are based on the Florida State Plane Coordinate System, West Zone, NAD 1983 (1999 adjustment).

3.) Elevations are based on NAVD 1988.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56°14'54"E	28.82'
L2	N64°28'10"E	17.74'
L3	N64°28'10"E	17.89'
L4	S28°46'44"E	25.14'
L5	N28°37'05"W	22.89'
L6	N52°33'58"W	14.20'
L7	S56°14'54"E	23.00'
L8	N00°08'38"W	30.11'
L9	S63°34'04"W	14.03'



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NOTICE

Polk County, its employees, contractors, or designees (collectively known as "County") is hereby authorized to enter upon the private roads and rights-of way for the purpose of removing debris as a result of a disaster. In accordance with the Right of Entry and Hold Harmless Agreement for Debris Removal ("Right of Entry Agreement") recorded in Official Record Book _____, Pages _____ of the Public Records of Polk County, Florida the Owner and the Owner's assigns and successors agree to indemnify and hold harmless the County, any municipality, the State of Florida, any State of Florida agency, the United States of America, or any federal agency, and their officers, employees, agents, contractors, and subcontractors against any and all claims, deductibles, self-insured retentions, demands, liability, judgments, awards, fines, mechanic's liens or other liens, labor disputes, losses, damages, expenses, personal injury, charges or costs of any kind or character, including attorney's fees and court costs (hereinafter referred to as "Claims"), which arise from the removal of disaster debris or out of the Right of Entry Agreement.



Prepared by:

Porter Geographical Positioning & Surveying
Mark D. Porter, P.L.S., Florida Registration No. 3340 (LB 6765)
5338 U.S. Highway 98 North, Lakeland, Florida 33809
863-853-1496