TNCTD = 2022205779

BK 195 Pss 31-33 PG(s)3
RECORDED 11/09/2022 01:09:43 PM
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
RECORDING FEES \$60.00
RECORDED BY shakcamp

Plat Name: Solvita Phase 5D

Section 1

14

Township

27 South

Range

28 East

STATE OF FLORIDA COUNTY OF POLK

FILED FOR RECORD this 9th day of November 2022

Recorded in Plat Book: 195

Page(s) ----- 28-30

Record verified 11/9/2022

Stacy M. Butterfield Clerk of Circuit Court

Stepharie May

Deputy Clerk

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PHASE 5A,
10 THROUGH 21 REPL. A TTING SOLIVITA SWK 7 TRAC A REPLAT
T FD-1, A PORTION OF TRACT P-6 AND A PORTION OF TRACT
ASE 5C, RECORDED IN PLAT BOOK 187, PAGES 26 THROUGH 30
IN SECTIONS 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST
POLK COUNTY, FLORIDA

4 (3) (2) -- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS. # 4044, UNLESS OTHERWISE NOTED. ALL PLATTED 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 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. PCP ( DENOTES A PERMANENT CONTROL POINT LS. # 4044. (P.C.P.) A SET NAIL AND DISK STAMPED

(1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH RIGHT-OF-CYPRESS PARKWAY, AS BEING SOUTH 89°46'58" EAST, PER PLAT OF SOLINTA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SURVEYOR'S NOTES.

6 (5) LOT LINES THAT INTERSECT CURVES ARE RADIAL, UNLESS OTHERWISE NOTED, (N.R.). THERE IS A 5.00 FOOT WIDE DRAINAGE AND IRRIGATION EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS IS DEDICATED TO THE SOLIVITA COMMUNITY ASSOCIATION, INC.

(8) (7) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
AND ARE BASED ON THE PLAT OF SOLIVITA PHASE 5-A, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 165, PAGES 10 THROUGH 21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
VERTICAL CONTROL POINT NO. 1, ELEVATION 71.78'
VERTICAL CONTROL POINT NO. 2, ELEVATION 71.71' THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.

(9) THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 EAST ZONE, ADJUSTMENT OF 1990.

(12) JOINDER AND CONSENT AS TO THE CDD IS EXECUTED AND FILED IN THE PUBLIC RECORDS OF POLK COUNTY. (11) A 5/8" IRON REBAR WITH CAP, STAMPED "LB. # 7808", WILL BE SET OTHERWISE NOTED. (10) THERE IS A 10.00 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY, EXCEPT AS SHOWN AT ALL LOT CORNERS, UNLESS

SUBJECT TO AN EASEMENT FOR CABLE TELEVISION AND COMMUNICATIONS SERVICES IN FAVOR OF BRIGHT HOUSE NETWORKS, LLC, RECORDED IN FEBRUARY 8, 2006 IN OFFICIAL RECORDS BOOK 6629, PAGE 592, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY. SUBJECT TO A DECLARATION OF CONSENT TO JURISDICTION OF COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED APRIL 28, 2000 IN OFFICIAL RECORDS BOOK 4446, PAGE 1706, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

(13) SUBJECT TO A DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6736, RECORDS OF POLK COUNTY, FLORIDA. BASED ON FUTURE FACILITIES.

PAGE 1100, PUBLIC

(17) SUBJECT TO A POINCIANA COMMUNITY DEVELOPMENT DISTRICT'S NOTICE OF IMPOSITION OF SPECIAL ASSESSMENTS RECORDED MAY 23, 2012 IN OFFICIAL RECORDS BOOK 8656, PAGE 297, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (16)SUBJECT TO A NOTICE OF BOUNDARY AMENDMENT OF THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT, RECORDED JUNE 25, 2008 IN OFFICIAL RECORDS BOOK 7661, PAGE 1139, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

(20) SUBJECT TO THE PROVISIONS SHOWN ON THE PLAT OF SOLIVITA PHASE 5C RECORDED SEPTEMBER 24, 2021 IN PLAT BOOK 187, PAGES 26 THROUGH 30, INCLUSIVE, TOGETHER WITH JOINDER AND CONSENT TO PLAT RECORDED SEPTEMBER 24, 2021 IN OFFICIAL RECORDS BOOK 11908, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (19) SUBJECT TO A THIRD AMENDMENT RECORDED FEBRUARY 20, 2018 IN OFFICIAL RECORDS BOOK 10401, PAGE 1687, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

(22)(21) EASEMENT IN FAVOR DUKE ENERGY FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY RECORDED APRIL 16, 2018 IN OFFICIAL RECORDS BOOK 10455, PAGE 326, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY.

(23) THE 8.00 FOOT WIDE IRRIGATION AND WALL EASEMENT SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY THE SOLIVITA COMMUNITY ASSOCIATION, INC. DEED OF CONSERVATION EASEMENT THIRD PARTY BENEFICIARY RIGHTS TO USAGE RECORDED FEBRUARY 20, 2018 IN OFFICIAL RECORDS BOOK 10401, PAGE 1029, AS AFFECTED BY PARTIAL RELEASE OF CONSERVATION RECORDED NOVEMBER 30, 2018 IN OFFICIAL RECORDS BOOK 10683, PAGE 1740, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY.

A TRACT OF LAND, BEING ALL OF TRACT FD-1, A PORTION OF TRACT P-6, AND A PORTION OF TRACT P-8, SOLIVITA PHASE 5C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 187, PAGES 26 THROUGH 30, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST BEING DESCRIBED AS FOLLOWS:

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PLANE COORDINA UTILITY EASEMENT EASEMENT , UNLESS OTHERWISE NOTED. SET 4" X 4" PRM UNLESS OTHERWISE NOTED.

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d OS-4 (Signage, Re d the 8.00 foot wide d to the Solivita Com.

"A" (Roadway Tract), is hereby ublic utilities for the installation, of utilities.

VICINITY
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ration, has cause by its **Division**y of **October** 

y of **February** A.D. sioners of Polk County, Flu APPROVAL ). 2022 Florida. Florida

COMMISSIONERS

CONDITIONAL

4

SEPT 22, I hereby certify thu.
surveyed under my resp
amplies with all the surve
manent referenc
ants of Ci Mussic Kingsion Expires 3/4/83 2202 y that the plat is a true represenmy responsible direction and super the survey requirements of Chapter 17, reference monuments have been se CERTIFICATE

Storain New

4044 veyor's Registration COUNTY SURVEYOR **APPROVAL** 

CLERK 9 CIRCUIT COURT

Book195/Page31A

Page 2 of 4

(18) SUBJECT TO A FIRST AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE POINCIANA COMMUNITY DEVELOPMENT DISTRICT RECORDED OCTOBER 17, 2012 IN OFFICIAL RECORDS BOOK 8776, PAGE 152, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

DEVELOPMENT

DIVISION

**APPROVAL** 

11/4/2. Date

Alas Sack Sarinas

Clerk of the Circuit plat has been app

Court oved 1

for Polk recor

Christic Kill

ЯX

Pereira

COUNTY COMMISSIONERS

APPROVAL

Moderat

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808 Alafaya Trail, Suite 203 · Oviedo, Florida 32765 · 407-542-SURVEYING AND MAPPING,

777

CFN#2022295338

POLK

COUNTY

ENGINEER

<u>APPROVAL</u>

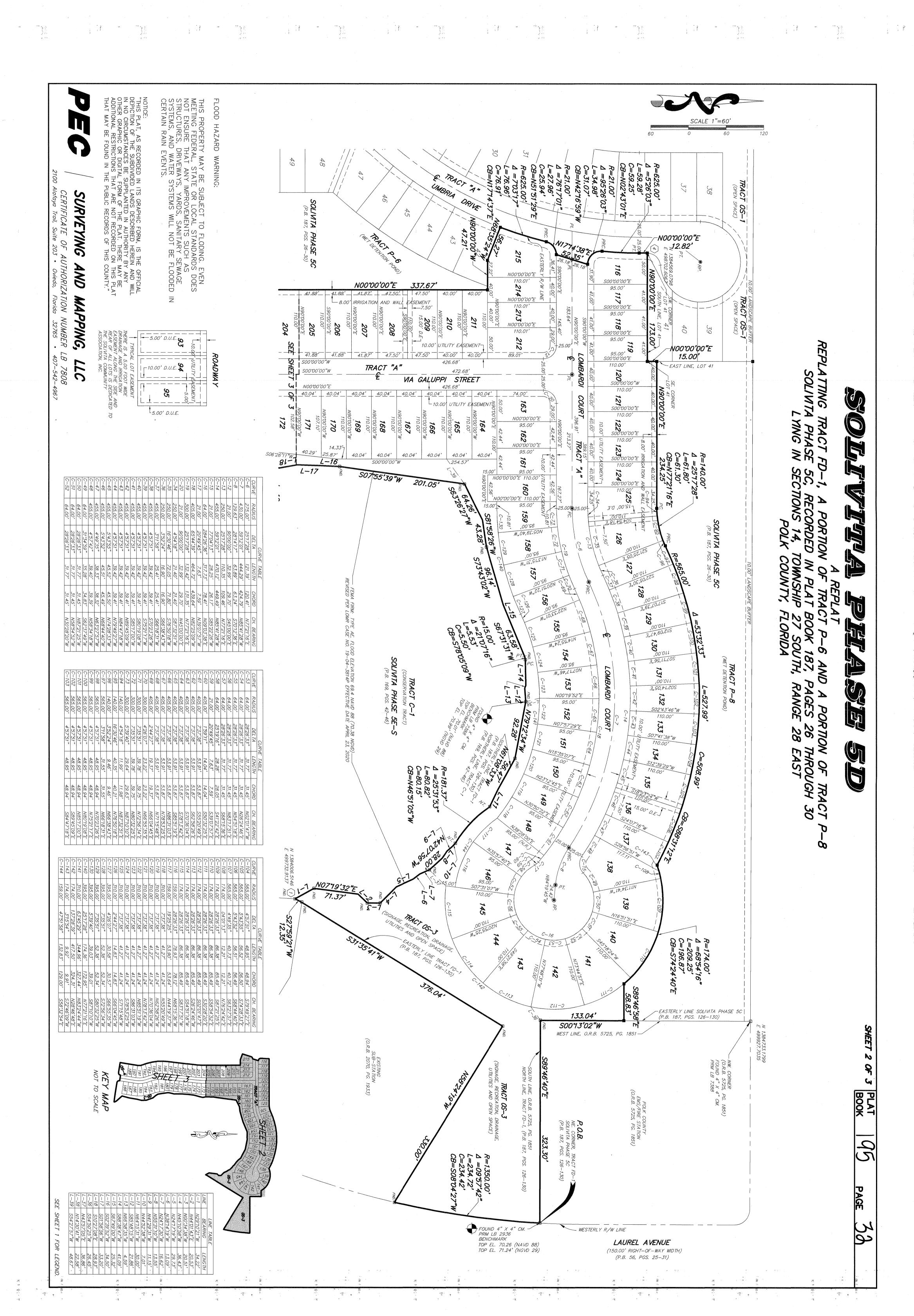
**Stopping** 

G PLAT BOOK

25 PAGE

SOLIVITA PHASE

BY THESE eing the or this plat, her A PHASE 5D



THIS PROPERTY MAY BE SUBJECT TO FLODING. 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. FLOOD HAZARD WARNING: 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." CERTIFICATE OF AUTHORIZATION NUMBER LB 7808 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407–542–4967 SURVEYING MAPPING, 61 TRACT "A"

UMBRIA DRIVE 60 FC 58 57 54 53 SOLIVITA 56 55 52 50 49 51 48 SOLIVITA PHASE 5C (P.B. 187, PGS. 26–30) **SOLIWTA** (P.B. 187, BASE FL ELEVATION 71.2 TRAC T PHA TRACI (WET DETEN R=464.  $\Delta = 27$ . L=224. C=222. CB=NO. R=365.00' \( \Delta = 06.26'11 \) \( L=41.00' \) \( C=40.98' \) \( CB=N0373'6 \) R=9 A = L=4 C=4 CB= 5C, RECO. SECTIONS NO6 26 11"E N09°05'59"E C-91 12.60' 266.84' N00°00'00"E 337.67' SEE SHEET 41.89 S06'26'11"W TRACT "A" 41.89 41.89 41.89 266.84' ROAD S06'26'11"W 266.84' N09'05'59"E 500°00'00"W N06°26'11"E 40.04' 40.0 \$00°00'00"W 472.68' 40.04' 40.04' N00°00'00"E 43.41 C-83 78-0 12.79 40.04' S06°26'11"W 40.04 187. 177H, 45.75' 69.24' S04'32'54"W 54.72 851-0 S1579'55"W EASTERLY LINE, TRACT FD-1 (P.B. 187, PGS. 126-130) L-17 WESTERLY LINE, TRACT C-1 (P.B. 169, PGS. 42-46) 67 - 7**SOLIMTA PHASE 5E** (P.B. 169, PGS. 42–46) 26 TRACT C-1

ONSERVATION TRACE THROUGH EAST TRACT ICH 30 <sup>[</sup>5.00' D.U.E.